

2023 AG LAND SALES
MITCHELL COUNTY

											SALE SUMMARY				
PARCEL #	SELLER	BUYER	SALE DATE	SALE AMT	RECORDING	NUTC DESCR	REMARKS	LAND USE	TOTAL ACRE	TOTAL CSR	SALE ACRE	SALE CSR	AVE CSR	\$/ACRE	\$/CSR
16-18-200-006	RAYMOND, JAMES L & JUDITH	MILLER, CHRISTOPHER P IRREVOCABLE TRUST	1/25/2023	\$375,000	2023/169	Normal	CONTRACT SALE	Non Crop	0.62	36.84					
16-18-200-006	RAYMOND, JAMES L & JUDITH	MILLER, CHRISTOPHER P IRREVOCABLE TRUST	1/25/2023	\$375,000	2023/169	Normal	CONTRACT SALE	Cropland	54.41	3743.07					
16-18-200-006	RAYMOND, JAMES L & JUDITH	MILLER, CHRISTOPHER P IRREVOCABLE TRUST	1/25/2023	\$375,000	2023/169	Normal	CONTRACT SALE	Building Sites	0.06	4.08	55.09	3783.99	68.69	\$6,807	\$99
06-34-100-002	YOUNKER, SALLY M	FRIESEN, TYLER MITCHELL	2/28/2023	\$1,343,333	2023/282	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)		Non Crop	1.19	112.43					
06-34-100-002	YOUNKER, SALLY M	FRIESEN, TYLER MITCHELL	2/28/2023	\$1,343,333	2023/282	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)		Cropland	77.75	7196.18					
06-34-100-002	YOUNKER, SALLY M	FRIESEN, TYLER MITCHELL	2/28/2023	\$1,343,333	2023/282	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)		Building Sites	0.06	5.70	79.00	7314.31	92.59	\$17,004	\$184
06-34-300-001	YOUNKER, SALLY M	FRIESEN, MYRON B & LISA K	2/28/2023	\$2,686,667	2023/289	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)		Cropland	156.00	14076.87	156.00	14076.87	90.24	\$17,222	\$191
05-02-200-002	PATTERSON, CHRISTOPHER L & PATTERSON, TERRY J	HALVORSON, WAYNE N & KATHRYN A REV LIV TRUST	3/20/2023	\$180,000	2023/382	Normal		Cropland	14.19	1341.37	14.19	1341.37	94.53	\$12,685	\$134
07-09-200-001	RESSLER REALTY LP	HALE, CARSON JOHN	3/29/2023	\$406,083	2023/434	Normal		Non Crop	6.30	537.85					
07-09-200-001	RESSLER REALTY LP	HALE, CARSON JOHN	3/29/2023	\$406,083	2023/434	Normal		Cropland	32.70	2265.63	39.00	2803.48	71.88	\$10,412	\$145
05-18-400-005	WYBORNY, MICHAEL G & SHELLEY K	PIGSKIN FARMS LLC	4/3/2023	\$707,634	2023/426	Normal		Cropland	50.10	4319.39	50.10	4319.39	86.22	\$14,124	\$164
13-03-300-003	WYBORNY, MICHAEL G & SHELLEY K & RONI A	AZE3 PROPERTIES LLC	4/3/2023	\$1,061,960	2023/428	Normal	INCLUDES 13-03-400-006	Cropland	39.00	3475.71					
13-03-400-006	WYBORNY, MICHAEL G & SHELLEY K & RONI A	AZE3 PROPERTIES LLC	4/3/2023	\$1,061,960	2023/428	No consideration	SEE PARCEL 13-03-300-003	Cropland	36.21	3280.41	75.21	6756.12	89.83	\$14,120	\$157
07-05-300-004	RESSLER REALTY LP	HALE, NATHAN J & SHANNA R	4/4/2023	\$572,171	2023/448	Normal	INCLUDES 07-06-400-007	Cropland	34.28	2434.57					
07-06-400-007	RESSLER REALTY LP	HALE, NATHAN J & SHANNA R	4/4/2023	\$572,171	2023/448	No consideration	SEE PARCEL 07-05-300-004	Cropland	19.50	1682.11	53.78	4116.68	76.55	\$10,639	\$139
07-10-100-003	RESSLER REALTY LP	BHC FARMS LLC	4/4/2023	\$1,371,746	2023/447	Normal		Cropland	131.92	10357.61	131.92	10357.61	78.51	\$10,398	\$132
13-11-200-003	SUMMIT AG FUND III LLP	CARDINAL FARMS IOWA LLC	4/19/2023	\$2,020,000	2023/507	Normal	INCLUDES 13-12-101-003	Cropland	77.85	7091.11					
13-11-200-003	SUMMIT AG FUND III LLP	CARDINAL FARMS IOWA LLC	4/19/2023	\$2,020,000	2023/507	Normal	INCLUDES 13-12-101-003	Building Sites	0.15	13.69					
13-12-101-003	SUMMIT AG FUND III LLP	CARDINAL FARMS IOWA LLC	4/19/2023	\$2,020,000	2023/507	No consideration	SEE PARCEL 13-11-200-003	Cropland	54.88	4288.15					
13-12-101-003	SUMMIT AG FUND III LLP	CARDINAL FARMS IOWA LLC	4/19/2023	\$2,020,000	2023/507	No consideration	SEE PARCEL 13-11-200-003	Building Sites	0.77	49.50	133.65	11442.45	85.62	\$15,114	\$177
08-36-400-009	RASMUSSEN, BETTE JO	HOWLAND, BRANDON D & DANA	5/16/2023	\$150,000	2023/631	Normal		Non Crop	2.22	161.08					
08-36-400-009	RASMUSSEN, BETTE JO	HOWLAND, BRANDON D & DANA	5/16/2023	\$150,000	2023/631	Normal		Cropland	17.03	1237.64	19.25	1398.72	72.66	\$7,792	\$107
05-35-300-005	FLAIG, KEVIN M	SCHULZ, STEVEN & CRAIG	5/30/2023	\$691,817	2023/757	Normal		Permanent Pasture	2.73	150.22					
05-35-300-005	FLAIG, KEVIN M	SCHULZ, STEVEN & CRAIG	5/30/2023	\$691,817	2023/757	Normal		Cropland	36.51	2745.18					
05-35-300-006	FLAIG, KEVIN M	SCHULZ, STEVEN & CRAIG	5/30/2023	\$691,817	2023/757	Normal		Permanent Pasture	11.84	591.63					
05-35-300-006	FLAIG, KEVIN M	SCHULZ, STEVEN & CRAIG	5/30/2023	\$691,817	2023/757	Normal		Cropland	27.40	1942.88	78.48	5429.91	69.19	\$8,815	\$127
09-02-200-001	FLAIG, KEVIN M	SCHULZ, GEROLD & STEVEN & CRAIG	5/30/2023	\$604,939	2023/756	Normal		Permanent Pasture	0.66	36.55					
09-02-200-001	FLAIG, KEVIN M	SCHULZ, GEROLD & STEVEN & CRAIG	5/30/2023	\$604,939	2023/756	Normal		Cropland	66.72	4313.88	67.38	4350.43	64.57	\$8,978	\$139
11-05-400-004	NANNENGA, CHRIST TRUST, THE	SWANN, DANIEL H & DEBORAH A	6/1/2023	\$110,000	2023/734/735	Normal	DOV's 118 & 119 WORKED TOGETHER	Cropland	10.00	849.42	10.00	849.42	84.94	\$11,000	\$130
05-33-300-003	JORDAN, GARTH	BERG, JOSHUA THOR & ASHLEY SUE	6/8/2023	\$480,000	2023/918	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)		Non Crop	0.77	67.07					
05-33-300-003	JORDAN, GARTH	BERG, JOSHUA THOR & ASHLEY SUE	6/8/2023	\$480,000	2023/918	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)		Cropland	36.73	2903.88	37.50	2970.95	79.23	\$12,800	\$162
05-34-100-001	JORDAN, GARTH DEAN	BERG, KENDRICK W & THERESA I	6/8/2023	\$720,000	2023/925	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)		Non Crop	6.04	353.17					
05-34-100-001	JORDAN, GARTH DEAN	BERG, KENDRICK W & THERESA I	6/8/2023	\$720,000	2023/925	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)		Cropland	70.96	5057.76	77.00	5410.93	70.27	\$9,351	\$133
10-16-400-004	JORGENSEN, GEORGIA	WALK, MARK L & TRACY L	8/21/2023	\$427,685	2023/1252	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)		Cropland	38.00	3351.30	38.00	3351.30	88.19	\$11,255	\$128
14-04-300-004	HAM, JANELLE L	GROFF, JORDON R & KAYLA D	8/21/2023	\$446,000	2023/1206	Normal		Non Crop	1.65	89.10					
14-04-300-004	HAM, JANELLE L	GROFF, JORDON R & KAYLA D	8/21/2023	\$446,000	2023/1206	Normal		Cropland	37.85	2815.42	39.50	2904.52	73.53	\$11,291	\$154
14-09-200-001	HAM, JANELLE L	RUEHLOW, DARWIN K & JOYCE E	8/24/2023	\$852,000	2023/1241	Normal		Non Crop	0.15	8.25					
14-09-200-001	HAM, JANELLE L	RUEHLOW, DARWIN K & JOYCE E	8/24/2023	\$852,000	2023/1241	Normal		Cropland	76.26	5344.49					
14-09-200-001	HAM, JANELLE L	RUEHLOW, DARWIN K & JOYCE E	8/24/2023	\$852,000	2023/1241	Normal		Building Sites	0.09	4.95	76.50	5357.69	70.04	\$11,137	\$159
12-17-100-005	HELFTER, ANTHONY & KRISTY	RANSOM, SAMUEL OTTO & LINDA JO	9/14/2023	\$85,000	2023/1403	Normal		Permanent Pasture	15.77	887.67					
12-17-100-005	HELFTER, ANTHONY & KRISTY	RANSOM, SAMUEL OTTO & LINDA JO	9/14/2023	\$85,000	2023/1403	Normal		Cropland	3.54	203.70	19.31	1091.37	56.52	\$4,402	\$78
07-24-100-002	WELLS, JULIE	HANKE, JOSHUA R & KIMBERLY N	10/6/2023	\$1,417,682	2023/1544	Normal		Permanent Pasture	34.76	3058.27					
07-24-100-002	WELLS, JULIE	HANKE, JOSHUA R & KIMBERLY N	10/6/2023	\$1,417,682	2023/1544	Normal		Cropland	117.21	9997.66	151.97	13055.93	85.91	\$9,329	\$109
09-36-400-002	FOX, THEODORE J & JENNIFER L	KUPER, DANE T & EMILY B	10/17/2023	\$2,410,500	2023/1528	Normal	INCLUDES 09-36-300-006	Permanent Pasture	0.11	9.63					
09-36-400-002	FOX, THEODORE J & JENNIFER L	KUPER, DANE T & EMILY B	10/17/2023	\$2,410,500	2023/1528	Normal	INCLUDES 09-36-300-006	Cropland	149.07	13117.43					
09-36-300-006	FOX, THEODORE J & JENNIFER L	KUPER, DANE T & EMILY B	10/17/2023	\$2,410,500	2023/1528	No consideration	SEE PARCEL 09-36-400-002	Permanent Pasture	1.31	112.70					
09-36-300-006	FOX, THEODORE J & JENNIFER L	KUPER, DANE T & EMILY B	10/17/2023	\$2,410,500	2023/1528	No consideration	SEE PARCEL 09-36-400-002	Cropland	5.65	486.55	156.14	13726.31	87.91	\$15,438	\$176
16-13-300-002	TUDOR, MARJORIE L	FOX, THEODORE J & JENNIFER L	10/26/2023	\$2,325,000	2023/1590	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)		Non Crop	16.30	1465.07					
16-13-300-002	TUDOR, MARJORIE L	FOX, THEODORE J & JENNIFER L	10/26/2023	\$2,325,000	2023/1590	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)		Cropland	137.02	12277.74	153.32	13742.81	89.63	\$15,164	\$169
01-27-100-002	SUNSHINE CAPITAL LLC	STRICKER, JERAD M & AMBER M	11/7/2023	\$2,116,782	2023/1661	Normal	INCLUDES 01-27-200-001	Cropland	78.00	6285.76					
01-27-200-001	SUNSHINE CAPITAL LLC	STRICKER, JERAD M & AMBER M	11/7/2023	\$2,116,782	2023/1661	No consideration	SEE PARCEL 01-27-100-002	Cropland	69.82	6264.30	147.82	12550.06	84.90	\$14,320	\$169

LEGEND:

LOW QUALITY

AVERAGE QUALITY

HIGH QUALITY