

**2025 AG LAND SALES
MITCHELL COUNTY**

Parcel Number	Seller	Buyer	Sale Date	Recording	Ag Acres	CSRs	Sale Amount	\$/Acres	\$/CSR	Appraised Value	Ave CSR
06-26-200-003	WOOD, ANTHONY A & KELLY A	SPV MITCHELL FARM LLLP	2/7/2025	2025/193	78.18	7271.87				\$218,960.00	
06-26-200-004	WOOD, ANTHONY A & KELLY A	SPV MITCHELL FARM LLLP	2/7/2025	2025/193	69.29	6329.55				\$190,580.00	
					*M 147.47	13601.42	\$2,225,000.00	\$15,088	\$164	\$409,540.00	92.23
02-10-400-005	ANDERSON, ARTHUR E & MARIAN M REVOCABLE TRUST	GROTH, STEVEN P & CONSTANCE A	2/14/2025	2025/281/284	75.58	7049.67	\$1,057,000.00	\$13,985	\$150	\$212,270.00	93.27
08-36-400-010	SCHWARCK, JORDAN	HOWLAND, BRANDON & DANA	2/17/2025	2025/232	33.00	1551.50	\$225,000.00	\$6,818	\$145	\$40,300.00	47.02
12-25-300-002	GRAUPMAN, JANE A REVOCABLE TRUST	KLAES, JEFFREY ROBERT & SHARI ANN	2/24/2025	2025/269	116.00	8468.20				\$252,220.00	
12-25-400-002	GRAUPMAN, JANE A REVOCABLE TRUST	KLAES, JEFFREY ROBERT & SHARI ANN	2/24/2025	2025/269	76.50	6129.97				\$184,420.00	
					*M 192.50	14598.17	\$3,000,000.00	\$15,584	\$206	\$436,640.00	75.83
10-12-200-004	WEBB, TERRY ESTATE	HAVIG, SPENCER & JAYNE	2/26/2025	2025/291	52.05	4924.65				\$148,280.00	
10-23-202-012	WEBB, TERRY ESTATE	HAVIG, SPENCER & JAYNE	2/26/2025	2025/291	10.92	778.42				\$22,700.00	
					*M 62.97	5703.07	\$750,000.00	\$11,910	\$132	\$170,980.00	90.57
05-03-400-001	FELDT, DELORES M TRUST	TCI LLC	2/28/2025	2025/277	70.60	4371.90				\$135,660.00	
05-03-200-007	FELDT, DELORES M TRUST	TCI LLC	2/28/2025	2025/277	10.57	432.21				\$12,010.00	
05-03-300-002	FELDT, DELORES M TRUST	TCI LLC	2/28/2025	2025/277	39.00	3213.72				\$96,770.00	
05-03-200-004	FELDT, DELORES M TRUST	TCI LLC	2/28/2025	2025/277	2.40	18.76				\$570.00	
05-03-400-002	FELDT, DELORES M TRUST	TCI LLC	2/28/2025	2025/277	24.00	1099.45				\$32,990.00	
					*M 146.57	9136.04	\$1,125,000.00	\$7,676	\$123	\$278,000.00	62.33
06-32-300-005	NEUMANN, ROBERT D	GOODHUE, DARRELL J & EVADNE P	3/18/2025	2025/385	105.06	10298.35				\$310,080.00	
06-31-400-001	NEUMANN, ROBERT D	GOODHUE, DARRELL J & EVADNE P	3/18/2025	2025/385	2.04	201.96				\$6,080.00	
06-32-300-004	NEUMANN, ROBERT D	GOODHUE, DARRELL J & EVADNE P	3/18/2025	2025/385	16.09	1592.91				\$47,960.00	
					*M 123.19	12093.22	\$1,671,000.00	\$13,564	\$138	\$364,120.00	98.17
14-04-200-002	TOILLION, BONNIE A LIVING TRUST	BERG, PETER K & PAMELA J	4/9/2025	2025/565	26.51	1650.86				\$48,730.00	
14-03-100-001	TOILLION, BONNIE A LIVING TRUST	BERG, PETER K & PAMELA J	4/9/2025	2025/565	2.00	152.52				\$4,380.00	
					*M 28.51	1803.38	\$215,000.00	\$7,541	\$119	\$53,110.00	63.25
15-17-151-001	ROGERS, MONTE J & PATRICIA	SCHLUTER, LARRY V	4/22/2025	2025/531	53.76	3255.41				\$97,950.00	
15-17-101-010	ROGERS, MONTE J & PATRICIA	SCHLUTER, LARRY V	4/22/2025	2025/531	1.63	96.38				\$2,900.00	
15-17-126-001	ROGERS, MONTE J & PATRICIA	SCHLUTER, LARRY V	4/22/2025	2025/531	39.16	2403.38				\$72,050.00	
15-17-300-002	ROGERS, MONTE J & PATRICIA	SCHLUTER, LARRY V	4/22/2025	2025/531	0.75	42.72				\$1,290.00	
15-17-101-012	ROGERS, MONTE J & PATRICIA	SCHLUTER, LARRY V	4/22/2025	2025/531	12.22	783.80				\$22,490.00	
					*M 107.52	6581.69	\$848,000.00	\$7,887	\$129	\$196,680.00	61.21
06-34-400-005	ROGERS, BERNARD E TRUST U/W	NIESS, CALVIN D & JANET I	5/13/2025	2025/627	36.32	3215.19	\$635,776.00	\$17,505	\$198	\$96,810.00	88.52
06-34-400-004	ROGERS, THOMAS E	HAVIG, DOUGLAS E & REBECCA L	5/14/2025	2025/637	116.07	10897.35	\$2,065,803.00	\$17,798	\$190	\$328,120.00	93.89
05-36-200-012	BENTZINGER, CHRISTOPHER & RACHEL	BEACHY, RODNEY DALE	5/15/2025	2025/658	24.90	1327.19	\$212,500.00	\$8,534	\$160	\$31,930.00	53.30
13-08-100-004	MOUNTAIN, ROBERT S REVOCABLE TRUST U/A	BIRKEDAL, PHILIP L REVOCABLE TRUST	5/20/2025	2025/716	74.88	6856.86	\$1,225,000.00	\$16,360	\$179	\$206,460.00	91.57
13-06-100-001	BIRKEDAL, PHILIP & JULIE	SPRUNG, SANDRA J	5/23/2025	2025/673	77.11	7268.77	\$1,225,000.00	\$15,886	\$169	\$210,940.00	94.26

*M = MULTI-PARCEL SALE

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02-23-400-003	STREIT, LEO J & DOROTHY E TRUST	CARDINAL FARMS IOWA LLC	6/5/2025	2025/801/804	110.12	10432.74	\$2,489,080.00	\$22,603	\$239	\$314,130.00	94.74	
11-11-200-003	DUNKEL, F E COMPANY	FRIESEN, TYLER M	7/18/2025	2025/1056	59.10	4074.65	\$623,708.00	\$10,553	\$153	\$117,950.00	68.95	
11-12-100-002	DUNKEL, F E COMPANY	FRIESEN, MYRON B & LISA K	7/18/2025	2025/1055	116.00	9134.04	\$1,250,542.00	\$10,781	\$137	\$272,520.00	78.74	
11-13-100-004	NOLT, PETER Z & ROSANNE M	MARTIN, REUBEN N & SUZANNA O	7/30/2025	2025/1077	49.38	4304.43	\$730,000.00	\$14,783	\$170	\$121,730.00	87.17	
03-29-100-004	HACKENMILLER, SHIRLEY A	JOHNSON, RANDI S & LAURIE J	9/30/2025	2025/1429	55.00	4460.28				\$133,870.00		
03-29-200-002	HACKENMILLER, SHIRLEY A	JOHNSON, RANDI S & LAURIE J	9/30/2025	2025/1429	20.00	1668.01				\$50,220.00		
					*M	75.00	6128.29	\$600,000.00	\$8,000	\$98	\$184,090.00	81.71
14-02-200-017	NORBY, DANA J & MARLENE C	BUTTJER, BENJAMIN R	10/3/2025	2025/1557	29.74	1922.82	\$292,500.00	\$9,835	\$152	\$57,030.00	64.65	
08-24-200-003	SHROCK, KENDALL J & BRENDA F	HURST, ABRAHAM	10/7/2025	2025/1475	60.90	4981.31	\$800,000.00	\$13,136	\$161	\$149,990.00	81.79	
05-29-100-008	ROSENBERG, BETTY J	TESO LLC	11/5/2025	2025/1682	38.79	3448.06				\$103,820.00		
05-29-100-007	ROSENBERG, BETTY J	TESO LLC	11/5/2025	2025/1682	34.41	2986.81				\$89,930.00		
					*M	73.20	6434.87	\$1,035,450.00	\$14,145	\$161	\$193,750.00	87.91
07-35-100-001	MC PHAIL, RUSSELL G	THEIS, MICHAEL & RACHEL	11/10/2025	2025/1686	77.00	6686.44				\$201,330.00		
11-03-200-003	MC PHAIL, RUSSELL G	THEIS, MICHAEL & RACHEL	11/10/2025	2025/1686	35.61	2855.63				\$85,980.00		
						112.61	9542.07	\$1,934,066.00	\$17,175	\$203	\$287,310.00	84.74
11-09-300-001	FUNK, TODD	NEWTON, WILLIAM J & KRISTIN R	11/14/2025	2025/1692	117.75	10116.61	\$1,440,000.00	\$12,229	\$142	\$303,970.00	85.92	
10-31-300-002	NORBY, EDNA M	POPP, DENNIS J & KIM ELLEN	11/24/2025	2025/1767	78.27	6871.73	\$565,024.00	\$7,219	\$82	\$206,910.00	87.80	
13-06-400-002	MC CREADY, DORIS REVOCABLE TRUST AGREEMENT	R&S KHATER LLC & RKHATER LLC	12/13/2025	2025/1894	115.50	10038.83				\$301,760.00		
13-06-200-004	MC CREADY, DORIS REVOCABLE TRUST AGREEMENT	R&S KHATER LLC & RKHATER, LLC	12/13/2025	2025/1894	68.30	5919.94				\$178,250.00		
13-06-400-004	MC CREADY, DORIS REVOCABLE TRUST AGREEMENT	R&S KHATER LLC & RKHATER, LLC	12/13/2025	2025/1894	31.02	2619.74				\$78,880.00		
					*M	214.82	18578.51	\$3,051,721.00	\$14,206	\$164	\$558,890.00	86.48
10-02-300-002	G & G HOLDINGS LLC	MOSTEK, JEREMY J & KATHERINE L	12/13/2025	2025/1882	78.65	7423.65	\$1,422,500.00	\$18,086	\$192	\$226,710.00	94.39	
05-19-200-003	IOWA FARMLAND LLC	R & S KHATER LLC	12/16/2025	2025/1895	76.10	7074.53				\$213,010.00		
05-19-200-002	IOWA FARMLAND LLC	R & S KHATER LLC	12/16/2025	2025/1895	79.00	7037.48				\$211,900.00		
					*M	155.10	14112.01	\$2,880,000.00	\$18,569	\$204	\$424,910.00	90.99
14-07-100-003	NORBY, EDNA M	NORBY, DANA J & MARLENE C	12/18/2025	2025/1916	82.15	5825.38	\$348,849.00	\$4,246	\$60	\$165,650.00	70.91	
06-23-100-004	MICHELS, PATRICK JOSEPH	D&S AG LLC	12/30/2025	2025/1957	33.00	2940.37	\$640,000.00	\$19,394	\$218	\$88,540.00	89.10	
06-22-200-004	MICHELS, PATRICK JOSEPH	EASTMAN, STEPHEN & DEANNA	12/30/2025	2025/1956	75.68	6544.10	\$1,417,168.00	\$18,726	\$217	\$197,040.00	86.47	

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