

2023 Bare Land Sales

Buyer	Seller	Township	Date Recorded	Brief Legal	Deed or Contract	Sale Price	Net Acres	Non Crop	Total CSR's	Ave. CSR	\$ Per Acre	\$ Per CSR	Parcel Number	Comments
Peterson, Jeffrey A. & Staci L.	Wempen, Irene M. Estate & George A. Estate	Buffalo-NI	10/23/2023	Parcel "A" being a part of the NW Fr 1/4 4-99-26 Desc. by Plat in Doc. # 2023-1187 containing 16.23 Acres more or less & subj. to any easements, & Ex 3.48 Ac. Drainage Ditch	C.O.D.	\$146,250	10.23	2.76	696.90	68.13	\$14,296.19	\$209.33	05-04-100-005	
Knudtson, Kerby A. & Karen K.	First Complete and Superseding Amendment to the Trust Agreement	Center - LM	02/21/2023	The SW 1/4 of the SE 1/4 20-99-23	TWD	\$425,000	38.65	0	2536.82	65.64	\$10,996.12	\$167.53	08-20-400-003	
Iowa Department of Natural Resources	Helgeland, Dale E. & Susan M.	Center - LM	9/14/2023	Com 4 Rods N & 1435' W of the SE Cor NW 1/4 of the SW 1/4 10-99-23 ect	Deed	\$72,000	47.22	47.22	1416.7	30.01	\$1,524.78	\$50.81	08-10-400-008, 08-11-301-014, 08-10-400-009, 08-11-301-007 & 08-11-351-002	
Groe, Colby Amos	Cory L. & Tracy L. Cox	Center - LM	11/15/2023	Parcel "B" located in the E 1/2 of the SE 1/4 Desc. by Plat in Doc. #: 2023-0959	Deed	\$380,071	36.36		1511.27	41.57	\$10,453.00	\$251.46	08-35-400-008	
Groe, Amos T. & Marna L.	Cox, Cory L. & Tracy L.	Center - LM	11/20/2023	Parcel "C" in the E 1/2 SE 1/4 35-99-23 Ex. Open Ditch 2.84 Ac. desc. by Plat in Doc. #: 2023-0959	Deed	\$311,039	30.55	1.65	1435.12	46.98	\$10,181.31	\$216.72	08-35-400-007	
Nelson, Robert D. & Nicole	Helgeson Rebecca J. ETAL	Eden	1/3/2023	The NW Fr 1/4 31-100-25	Cont	\$1,722,296	142.54	5.53	11428.94	80.18	\$12,082.90	\$150.70	02-31-100-001, 002, 003, & 004	
Aalgaard, Perry & Ann	Jutting, Charlotte Trust	Eden	1/27/2023	Und 1/2 interest in the E 1/2 of the W 1/2 of the NE 1/4 28-100-25	TWD	\$553,425	39.5	0	3336.68	84.48	\$14,010.76	\$165.85	02-28-200-003	
Ennen, Ronny	Jutting, Charlotte Trust	Eden	1/27/2023	The W 1/2 of the W 1/2 of the NE 1/4 28-100-25	TWD	\$553,425	37.2	1.16	3134.19	84.26	\$14,877.02	\$176.56	02-28-200-001	
Frerichs, Kyle & Mara	Ambroson, Judy ETAL	Forest	4/14/2023	The W 1/2 of the SW 1/4 2-98-24	Deed	\$680,000	76.5	8.14	5557.32	72.65	\$8,888.89	\$122.36	11-02-300-001 & 003	
Otto, Adam J & Jessica S.	Lensing Enterprises, LLC	Grant #1	4/24/2023	The SW 1/4 12-98-26	Deed	\$1,344,000	156	6.17	10004.5	64.14	\$8,615.39	\$134.33	09-12-300-001 thru 004	
Johnson, Ryan & Katie	Ruth W. & Herman R. Chandler Amended and restated Living Trust	Grant FC #2	11/14/2023	The SE 1/4 34-98-26	TWD	\$2,320,000	156	none	13,163.43	84.38	\$14,871.80	\$176.25	09-34-400-001 thru 004	
Milbrandt, David & Ruth Ann	Hopkes, Alvin L. & Ruby V. Trust(s)	Grant NI #2	8/25/2023	The NW 1/4 of the NW 1/4 28-98-26 Ex. the S 15' of the N 60'	TWD	\$688,200	37.21	0	2632.18	70.74	\$18,495.03	\$261.45	09-28-100-001	

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Four T-Farms, INC.	Gilbert, Mary ETAL	King	4/4/2023	An Und. 1/2 interest in the NW 1/4 of the NW 1/4 AND the N 13.34 Acres of the SW 1/4 of the NW 1/4 10-99-25	Deed	\$591,071	50.5	4.69	3663.35	72.55	\$11,704.38	\$161.33	06-10-100-001 & 003	
Nordskog, Chad	Amboson, Judy K. ETAL	Leland Corp	3/9/2023	Lots 1-7 Blk. 6 Benson (AKA Parcel "E") desc by Plat in Doc. #: 2023-0187, Parcels F, G , & H located in the NW 1 /4 of the NW 1/4 AND the E 1/2 of the NW 1/4 1-98-24 Ambroson Addition Desc. by same Plat above, and corrected by Affidavit 2023-0187, & Parcel "C & D" located in Blk. 1 desc by same Plat Doc. above	Deed	\$133,850	27.1	0.99	1327.6	48.99	\$4,939.12	\$100.82	11-01-156-002, 11-01-102-013 & 11-01-153-005	Split Sale
Branstad Farms Land LLC	Ambroson Farms Land LLC	Leland Corp	3/10/2023	The NE 1/4 AND the NW 1/4 of the SE 1/4 11-98-24 Ex. Parcels "C" & "D" & Ex. a tract of land located in the E 1/2 of the NE 1/4 and Ex Parcel "E" & Ex RR ROW	Deed	\$850,000	107.25	5.64	6577.25	61.33	\$7,925.41	\$129.23	11-11-200-005, 11-11-200-003, 11-11-200-007-& 11-11-400-006	
Asmus, Garrett & Megan	Garst, Gary W. & Debby L.	Lincoln	11/7/2023	The S 1/2 of the NE 1/4 22-100-26 Ex. A Tr. desc. by Plat in Doc. #: 96-00319 containing 1.14 Acres	Deed	\$1,170,000	77.86	none	6255.05	80.34	\$15,026.98	\$187.05	01-22-200-003 & 007	
Hartman Family Trust	Finer, Keith R. Trust & Beverly J. Trust	Linden NI #6	11/3/2023	The S 1/2 SE 1/4 7-98-25	Deed	\$1,216,600	77	none	6562.23	85.22	\$15,800.00	\$185.40	10-07-400-003 & 004	
Andersland, Eric & Erin	Schmidt, Cheryll C. & Roger	Logan - LM	1/11/2023	The NE 1/4 14-100-24 lying SWly of the Railroad ROW	Deed	\$525,000	46.68	5.45	3472.93	74.4	\$11,246.79	\$151.17	03-14-200-014	Split
Perry, Charles V. & Ann	Schmidt, Cheryll C. & Roger	Logan - LM	1/11/2023	That part of the NE 1/4 14-100-24 lying NEly of the RR ROW Ex. Tract "A" desc. by Plat in Bk. 6 Pg. 92	Deed	\$665,000	44.83	1.72	3205.44	71.51	\$14,833.82	\$207.44	03-14-200-015	Split
Abele, Brian & Barbara R.	Norris, Rodney I. & Shellene ETAL	Newton LM #5	1/17/2023	All interest in the NWfr 1/4 of the NE fr 1/4 and the Wfr 1/2 of the NEfr 1/4 of the NEfr 1/4 4-99-24	Deed	\$466,666	69.17	0	5333.01	77.1	\$6,746.66	\$87.51	07-04-200-001 & 007	Transfer of partial interest
Acorn Associates L.C.	Kalskett, Craig & Margaret	Newton LM #5	2/13/2023	ROW located in the SE 1/4 of the SE 1/4 24-99-24 AND A Tr. of land desc. as Parcel "B" located in the SE 1/4 of the SE 1/4 24-99-24 desc. by Plat of Survey in Doc. # 93-1052 (Bk 5 Pg. 219)	Deed	\$35,000	11.56	7.63	177.74	15.38	\$3,027.69	\$196.86	07-24-400-005 & 008	

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Deseret Trust Company Trust # 0250	Brakke, Jeffrey A.	Norway	6/12/2023	The S 1/2 of Section 10 Ex. Parcel "A" located in the SW 1/4 of the SW 1/4 of said Sec. 10 ect. 10-100-23	Deed	\$9,050,000	833.69	5.38	54,937.01	65.9	\$10,855.36	\$65.90	04-10-300-005 + 21 other parcels	Sale to Exempt Organization

2023 Parcels with Dwelling AND/OR Outbuilding or Parcels 10 Acres or Under

BUYER	SELLER	TOWNSHIP	DATE RECORDED	BRIEF LEGAL	DEED OR CONTRACT	SALE PRICE	NET ACRES	AVE. CSR	OUT BLDG. ASSM'T	DWELLING ASSM'T	PARCEL NUMBER	ADD'L COMMENTS
Meinders, Sherill R.	Torkelson, Dewayne N. ETAL	Buffalo - NI	3/20/2023	All interest in the S 1/2 of the NW 1/4 21-99-26	DEED	\$202,666.68	79.3	80.7	\$660	\$51,170	05-21-100-005 & 006	Fullfillment of Contract
Sprecher, Michael & Elizabeth	Hauan, Douglas & Michael	Eden	2/24/2023	A tr of land in SE 1/4 SE 1/4 25-100-25 desc as comm at SE cor th W 264' th N 330' th E 264' th S 330' to pt of beg	Cont	\$100,000	1.55	49.83	\$36,380	none	02-25-400-005	
Akkerman, Job W. & Amber L.	Thompson Family Enterprises LLC	Forest	11/2/2023	Parcel "C" in the SW 1/4 of the SW 1/4 26-98-24 Desc. by Plat in Doc. #: 2023-0685	Deed	\$12,000	2.06	63.86	none	none	11-36-351-012	Split Sale
Ennen, Randy M. Rev. Trust	Ites, Duane J. ETAL	Grant NI #1	10/9/2023	Parcel "A" in the NE 1/4 of the SE 1/4 5-98-26 Desc. by Plat in Doc. #: 2023-1142 containing 4.44 Net Acres	Deed	\$44,400	3.34	44.71	none	none	09-05-400-005	Trade Sale
Aukes, Ronald E.	Perpetual Financial Solutions LLC	King	11/1/2023	Tr. "A" desc. as being part of the SW 1/4 29-99-25 desc. by Plat in Doc. #: 2019-0663	Deed	\$70,000	14.29	47.32	none	\$44,490	06-29-300-007	
Nefzger, Timothy W. & Sue A.	Gibson, Frank & Pamela	Lake Mills Corp	10/4/2023	The SW 1/4 of the NW 1/4 of the NW 1/4 2-99-23 Lying S & W of County Road "H" Ex. several trs.	Deed	\$30,000	2.49	86.67	none	none	08-02-102-005	
Tweeten, Dennis	Nordskog, Chad	Leland Corp.	10/19/2023	Parcel "I" located in part of Lot 3 AND Lots 4-7 Blk. 6 Desc. by Amended Plat Doc#: 2023-1291	Deed	\$15,000	0.61	42.00	\$700.00	\$4,780	11-01-156-011	Split Sale
Miller, Ross	Miller, Brian D.	Mt. Valley FC	1/9/2023	That part of the SE 1/4 AND that part of the NE 1/4 27-98-23 desc. by Plat in Doc. #: 2017-1655 containing 4.55 Net Ac.	Deed	\$33,047.00	4.55	43.92	\$13,430	NONE	12-27-400-009	ALSO A FAMILY SALE

2023 Parcels with Dwelling AND/OR Outbuilding or Parcels 10 Acres or Under

BUYER	SELLER	TOWNSHIP	DATE RECORDED	BRIEF LEGAL	DEED OR CONTRACT	SALE PRICE	NET ACRES	AVE. CSR	OUT BLDG. ASSM'T	DWELLING ASSM'T	PARCEL NUMBER	ADD'L COMMENTS
Brackey, Spenser A. & Ashley	Hengesteg, Donald E. & Judy A.	Norway	1/3/2023	A Tr. in the E 1/2 of the SW 1/4 27-100-23 desc. by metes & bounds by Plat of Survey in Doc. #: 88-1699	Cont.	\$290,000	24.98	43.91	none	\$159,110	04-27-300-004	
Arnold Wilson, Cathy Lee	Beery, Joshua Gilbert & Rebecca Sue	Norway	5/18/2023	Part of the W 1/2 of the NW 1/4 33-100-23 Desc. as com @ the NW Cor of the NW 1/4 ect. Desc. by Deed in Doc. #: 2023-0578	Deed	\$34,443	3.55	48.8	\$4,640	none	04-33-100-005	
St. John, Casey	Rodberg, Jim D.	Norway	6/27/7463	That part of the W 1/2 of the NW 1/4 34-100-23 desc. by Plat in Doc. #: 2011-0613 (AKA Parcel "A") & Ex. Parcel "B" desc. by Plat in Doc. #: 2020-1271	Deed	\$20,273	5.99	43.82	none	none	04-34-100-008	Buyer owns adjoining Residential property

2023 Family Other Sales

Buyer	Seller	Township	Date Recorded	Brief Legal	Deed or Contract	Sale Price	Net Acres	Total CSR's	Ave. CSR	\$ Per Acre	\$ Per CSR	Parcel Number	Comments
Yegge, Derek J.	Yegge, Dennis A. & Edna J.	Buffalo - NI	7/6/2023	A tr. in the NWfr 1/4 7-99-26 Desc. by Plat in Doc.#: 99-00097 Or Deed Doc. 99-0817	Deed	\$46,000.00	8.31	693.57	66.32	\$5,535.50	\$83.47	05-07-300-006	Fullfillment of Contract - Family Sale
Anderson, Scott D. & Ann L.	Anderson, Michelle	Eden	06/08/2023	The S 1/2 of the SW 1/4 12-100-25	Deed	\$356,000	77	2295.76	29.82	\$4,623.38	\$155.05	02-12-300-003 & 004	Family Sale
Andersland, Eric & Erin	Schmidt, Cheryl C. & Roger	Logan - LM	1/11/2023	The NE 1/4 14-100-24 lying Swly of the Railroad ROW	Deed	\$525,000	46.68	3472.93	74.4	\$11,246.79	\$151.17	03-14-200-014	see previous page for Bare Land Sale - also a family sale & Split
Perry, Charles V. & Ann	Schmidt, Cheryl C. & Roger	Logan - LM	1/11/2023	That part of the NE 1/4 14-100-24 lying NEly of the RR ROW Ex. Tract "A" desc. by Plat in Bk. 6 Pg. 92	Deed	\$665,000	44.83	3205.44	71.51	\$14,833.82	\$207.44	03-14-200-015	See previous page for Bare land Sale also a family sale & a Split
Miller, Ross	Miller, Brian	Mt. Valley FC											See previous page for under 10 Ac. parcel
Johnson, Eric S.	Johnson, John A. & Nancy B.	Mt. Valley LM	1/9/2023	Parcel "B" designated as a parcel of land located in part of the SW 1/4 12-98-23 & desc. by Plat in Doc. #: 06-1229	Contract	\$399,000	67.42	5063.5	75.11	\$5,918.13	\$78.80	12-12-300-003	Family Sale
Johnson, Michael A.	Johnson, John A. & Nancy B.	Mt. Valley LM	1/9/2023	Parcel "A" designated as a parcel of land located in part of the SW 1/4 12-98-23 desc. by Plat in Doc. #: 06-1228	Contract	\$399,000	66.03	5227.72	79.18	\$6,042.71	\$76.32	12-12-300-001	Family Sale

WRP SALES

Buyer	Seller	Township	Date Recorded	Brief Legal	Deed or Contract	Sale Price	Net Acres	Total CRS's	Ave. CSR	\$ Per Acre	\$ Per CSR	Parcel Number	Comments
none as of 12/1/2023													