

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	
Yegge, Dan Revocable Trust & Yegge, Pam Revocable Trust	Maurania Corporation	Buffalo-NI	12/14/2023	The NW 1/4 7-99-26	Deed	\$1,629,440	128.2	7.09	9694.44	75.62	\$12,710.14	\$168.08	05-07-100-001 - 004	
Peterson Cole	Wempen, Irene M. Estate & George A. Estate	Buffalo- NI	12/27/2023	Parcel B Desc. by Survey in Doc#: 2023-1187 -NW 1/4 4-99-26	C.O.D.	\$928,750	75.83	0.83	6006.57	79.21	\$12,247.80	\$154.63	05-04-100-006 & 002	1/2 Int from George's TRUST & 1/2 Int from Irene's Estate
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	Sale to Government
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	0.79	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	
Olson, Matthew E.	Hanna, Wanda K. Estate	Center - LM	12/15/2023	the SW 1/4 of the SE 1/4 25-99-23 Ex. a Tr. 8.55 Ac. Desc. in Plat of Survey Doc.#: 92-2112	C.O.D.	\$339,163	29.93	1.54	2326.97	\$77.75	\$11,331.88	145.75	08-25-400-005	
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	11,433.81	80.22	\$12,082.90	\$150.63	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	39.50	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	37.20	1.16	3134.19	84.26	\$14,877.02	\$176.56	02-28-200-001	
Frerichs, Kyle & Mara	Ambrosion, 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	

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Lackore, Adam John & Darcy Ann	Smidt, Donovan Ray & Holly Jane Kusserow-Smidt	Forest	12/11/2023	The E 1/2 of the NE 1/4 of the NE 1/4 Ex. a 2.63 Ac. Tr. Desc in Deed Bk. 303 Pg. 190 or by Plat of Survey in doc. #: 95-00123	Cont.	\$169,000	16.1	none	1098.58	68.24	\$10,496.90	\$153.83	11-34-200-011	
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	
Oen, Myron Trust & Oen, Wilma Trust	Otto, Adam J. & Jessica S.	Grant- #1	12/1/2023	The SW 1/4 12-98-26	Deed	\$1,622,244	156	6.17	10004.5	64.14	\$10,399.00	\$162.13	09-12-300-001 - 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	
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	
Abels, Ronald & Linda Trusts	Gray Family Revocable Trust	King	12/15/2023	The N1/2 of the NE 1/4 14-99-25	Deed	\$1,021,900	77	None	5902.94	\$76.67	\$13,271.43	\$173.10	06-14-200-001 & 002	
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 Ambrosion 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	Ambrosion 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, 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	5.45	3472.93	74.4	\$11,246.79	\$151.17	03-14-200-014	Split

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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	At Owner's Request, these parcels were combined into 07-24-400-010
Cox, Cory L. & Tracy L.	Lacke, Janel D. ETAL	Newton -LM #5	12/21/2023	The E 1/2 of the SW 1/4 2-99-24 Ex. a Tr desc by M & B by Plat of Survey Doc. #: 96-00498	Deed	\$1,066,800	76.76	None	6162.47	80.29	\$13,897.87	\$173.10	07-02-300-004 & 006	
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
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
Johnson, Michael A. & Cassie L.	Johnson, John A. & Nancy B.	Mt. Valley - LM	1/28/2023	The E 490' of the W 1185' of the S 470' of the SW 1/4 of the SE 1/4 ect	Contract	\$200,000	5.94	328.46	\$56,260	none	12-03-400-008	Also a Family Sale
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	
Beery, Joshua Gilbert & Rebecca Sue	Arnold Wilson, Cathy Lee	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
Milbrandt, Steven	Milbrandt, David & Ruth Ann	Grant- NI #2	12/22/2023	The NW 1/4 of the NW 1/4 28-98-26 Ex. the S 15' of the N 60' for ROW	Deed	\$495,800	37.21	2632.18	70.74	\$13,324.38	\$188.36	09-28-100-001	Family Sale & Auction Sale
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	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, 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	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

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Vold, Larry	Vold, Betty	Mt. Valley- LM	12/28/2023	6 Parcels desc. by QCD in Section 1-98-23 in Doc.#: 2023-1650	QCD	\$33,750	164.23	9569.52	58.27	\$205.51	\$3.53	12-01-300-003, 001, 002, & 004, 12-01-400-001, & 12-01-100-004	Und 1/16th Interest between family members
Thorson, James & Anna M.	Thorson, John & Stacy	Newton- NI	12/15/2023	The NW 1/4 of the NE 1/4 19-99-24 AND The S 1/2 of the SE 1/4 21-99-24	Deed	\$225,000	113.38	9261.64	81.69	\$1,984.48	\$24.30	07-19-200-001 & 07-21-400-003 & 004	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 2/1/2024													