

2025 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
Anderson, Scot & Arin	Harfmann, Godfrey Etal	Eden	7/24/2025	Part of NW 1/4 11 100 25 lying East of tr desc by Plat of Survey Doc # 2024-0761 AND W1/2 NE1/4 11 100 25	Deed	\$1,101,702	88.33	5.09	7339.08	83.09	\$12,473	\$150	02-11-100-007, 02-11-200-001, 02-11-200-003	Split deed
Chose, Jeffrey A & Sheila M	Harfmann, Godfrey Etal	Eden	7/24/2025	Part of NW 1/4 11 100 25 lying West of tr desc by Plat of Survey Doc # 2024-0761	Deed	\$748,297	58.14	0.00	4926.20	84.73	\$12,871	\$152	02-11-100-005	Split deed
Foos, James B & Cathrine E	Chaplin, Lori & David; Hadacek, Ella; Foos, James B & Cathrine E	Forest	11/12/2025	A tr loc in SE 1/4 15-98-24 desc as Parcel "H" by Plat of Survey doc # 2025-0613	Deed	\$60,000	9.5	0.00	504.86	53.14	\$6,316	\$119	11-15-400-015	Split deed
Hadacek, Thomas J	Chaplin, Lori & David; Hadacek, Ella; Foos, James B & Cathrine E	Forest	11/12/2025	A tr loc in SE 1/4 15-98-24 desc as Parcel "F" by Plat of Survey doc # 2025-0613	Deed	\$146,090	20.55	0.00	1446.37	70.38	\$7,109	\$101	11-15-400-013	Split deed
Torkelson, James & Jodi	Chaplin, Lori & David; Hadacek, Ella; Foos, James B & Cathrine E	Forest	11/12/2025	A tr loc in SE 1/4 15-98-24 desc as Parcel "G" by Plat of Survey doc # 2025-0613	Deed	\$337,960	48.06	3.00	3388.87	70.51	\$7,032	\$100	11-15-400-014	Split deed
Voortmann, Dylan & Marissa	Johnson, Steven & Kay	Forest	3/7/2025	W 1/2 E 1/2 SW 1/4 9-98-24	Contract	\$540,000	39.5	0.00	3427.48	86.77	\$13,671	\$158	11-09-300-006	
Adams, Cody Ronald	Lowe, Elroy Clifton Estate	King	6/27/2025	A tr in NE 1/4 NW 1/4 & NW 1/4 NE 1/4 12 99 25 desc by metes & bnds by Plat of Survey Doc #91-1280 EX Parcel "A" desc by Plat of Survey Doc # 2025-0376	Deed	\$275,000	34.85	0.00	2343.52	67.25	\$7,891	\$117	06-12-200-007	
Divan, Jeff	Finer, Wendell	King	3/7/2025	S 1/2 NE 1/4 SE 1/4 33-99-25	Contract	\$204,750	19.5	0.00	1597.92	81.94	\$10,500	\$128	06-33-400-007	
Larson, Joseph E & Sheila M	Charlotte Rognehaugh Revocable Trust	King	1/2/2026	NE1/4 SW1/4 6-99-25	Deed	\$370,000	40	0.00	2617.95	65.45	\$9,250	\$141	06-06-300-004	
Matson, Brent D & Diane J Trust	Brandstad Verneil Trust	King	12/19/2025	SW 1/4 28-99-25	Deed	\$1,840,000	154.98	3.00	12344.20	79.65	\$11,872	\$149	06-28-300-001, 06-28-300-002, 06-28-300-003, 06-28-300-004	
Olsen, Steven P	Garst, Gary W & Debby L	King	9/24/2025	NW 1/4 SW 1/4 27-99-25 Ex Parcel "B" desc by Plat of Survey Doc # 93-2267 (Bk 5 Pg 185)	Deed	\$488,950	36.98	0.00	2943.90	79.61	\$13,222	\$166	06-27-300-001	
Nordskog, Chad	Sturgal, Jason & Lyne	Leland Corp	8/28/2025	Parcel "L" in Lot 12 Ambrosen's Add NE 1/4 NW 1/4 1-98-24 desc by Plat of Survey Doc # 2025-0540	Deed	\$7,000	1.05	0.00	56.36	53.68	\$6,667	\$124	11-01-102-018	Split Deed
Wooge, Shad L	Twait, Allen J.	Linden FC3	4/29/2025	That part of the SW 1/4 28-98-25 desc as Parcel "C" by Plat of Survey Doc # 2014-0526	Deed	\$351,840	29.32	0.61	2480.83	84.61	\$12,000	\$142	10-28-300-002	
Wooge, Shad L	Twait, Randall L	Linden FC3	4/29/2025	That part of the SW 1/4 28-98-25 desc as Parcel "D" by Plat of Survey Doc # 2014-0526	Deed	\$260,640	21.72	0.71	1851.27	85.23	\$12,000	\$141	10-28-300-004	
Benning, Paul D & Debra S	Hopson, Jane K	Linden NI6	11/14/2025	W 1/2 NE 1/4 and SE 1/4 NE 1/4 16-98-25	Deed	\$1,272,000	105.88	6.62	8531.80	80.58	\$12,014	\$149	10-16-200-001, 10-16-200-003, 10-16-200-004	
Cox, Cory L & Tracy L	Miller, Kathryn I & Dietrich, Joseph C & Christina M	Logan	3/7/2025	NE 1/4 31024 Ex. A parcel in SE 1/4 NE 1/4 208' x 241'	Deed	\$1,113,000	146.95	3.73	7328.14	49.24	\$7,574	\$152	03-34-200-003, 03-34-200-001, 03-34-200-002, 03-34-200-004	
Cox, Cory L & Tracy L	Swenson, Michel G & Janet E	Newton	5/5/2025	NW 1/4 NE 1/4 24-99-24	Contract	\$345,000	39	1.84	2450.86	62.84	\$8,846	\$141	07-24-200-001, 07-24-200-002	

2025 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
Ruby, Gerald & Bonna Rae	Charlson, Jerry	Newton	6/3/2025	SW 1/4 SE 1/4 34-99-24 and Parcel "A" in NW 1/4 SE 1/4 desc in Plat # 01736	Deed	\$266,000	37.54	2.32	2852.62	75.99	\$7,086	\$93	07-34-400-003, 07-34-400-0050	
Iowa Natural Hereitage Foundation	Estes, Kathleen M. & Harold D.	Norway	8/19/2025	N 1/2 SE 1/4 15-100-23	Deed	\$402,500	79.25	0.00	2903.30	36.63	\$5,079	\$139	04-15-400-001, 04-15-400-002	

2025 Parcels with Dwelling AND/OR Outbuilding or Parcles 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	
Prestegard, Richard	Thilges Bros Land, LLC	Buffalo Center Corp	3/18/2025	A tr of land loc in NW1/4 20-99-26 desc as Parcel "E" by Plat Doc # 2025-0089	Deed	\$100,000	1.14	55.91	\$39,310	N/A	05-20-102-018	Split deed	
Hugoson Family Farms, LLLP	MDT, LLC	Buffalo	6/13/2025	N 388' of W 450' of the N 77.92 Ac of NE fr 1/4 1-99-26	Deed	\$350,000	3.66	62.23	\$85,330	N/A	05-01-200-008	\$150,000 Personal Property	
Johnson Brothers Ag, LLC	Severin, Travis D & Jessica R	Center	8/15/2025	Parcel "A" loc in NW1/4 NE1/4 26 99 23 desc by Plat of Survey Doc # 96-00350 (Bk 6 Pg 88)	Deed	\$340,000	5.04	39.95	\$83,410	N/A	08-26-200-011	Hog confinement	
Tuma, Bruce J & Julie L	Skogen, Joel N & Geraldine M Trust	Eden	4/30/2025	Parcel "E" in NW1/4 NW1/4 20 100 25 as desc by Plat of Survey Doc # 2025-0253	Deed	\$204,000	1.94	50.58	\$4,660	\$123,580	02-20-100-006	Splt deed	
Julius, Troy Dennis	Eisenman Cynthia Life Estate	Grant	4/3/2025	NE 1/4 24-98-26	Deed	\$1,767,000	154.98	78.96	\$5,550	N/A	09-24-200-002, 09-24-200-004, 09-24-200-001, 09-24-200-003		
Meinders Livestock LLC	Ostermann Farmstead Inc	Grant	1/13/2025	Parcel B in the NE1/4 18-98-26 Desc by Plat 2024-1653	Deed	\$200,000	3.7	89	\$19,880	\$132,970	09-18-200-008		
CB Pork, LLC	Abels, Ronald J & Linda K Trust	King	8/6/2025	Hog confnement loc in NW 1/4 Nefrl 1/4 1 99 25 desc as N 437.5' of E 250'	Deed	\$285,000	2.32	43.14	\$79,830	N/A	06-01-200-006	Split deed	
Doyle, Chad & Tracy N	Lowe, Elroy Clifton Estate	King	6/27/2025	Parcel "A" loc in NW 1/4 NE 1/4 & NE 1/4 NW 1/4 12 99 25 desc by Plat of Survey Doc # 2025-0376	Deed	\$38,000	4.26	48.82	N/A	N/A	06-12-200-006	Split deed	
Hugoson Family Farms, LLLP	Abels, Ronald J & Linda K Trust	King	6/13/2025	S 400' of W 430' of SE 1/4 6 99 25	Deed	\$717,500	4.01	49.54	\$170,530	N/A	06-06-400-008	Split deed	
Larson, Reece D	Lowe Elroy Clifton Estate	King	10/10/2025	A tr in S 1/2 SW 1/4 1-99-25 desc in Plat #89-1340 and all grain bins and other ag bldgs contained in 06-01-300-901	Deed	\$61,950	5.84	47.02	\$13,050	N/A	06-01-300-006 06-01-300-901		
Anderson, Jeremiah Dewayne & Hannah Kathleen	Goche, Nicholas	Lincoln	5/16/2025	Com 1029.33' W of SE cor 28-100-26 th W 768.67' th N 680.03' th E 768.67' th S 680.03' to pob	Deed	\$180,000	11.42	47.51	\$18,260	\$56,640	01-28-400-004		
Thorland, Tonnes	Jacobs, John M Trust	Linden	8/6/2025	Parcel "B" in the E 1/2 of NE 1/4 3 98 25 desc by Plat of Survey Doc # 2025-0793	Deed	\$235,000	7.09	49.42	\$9,600	\$107,190	10-03-200-006	Split deed	
Henely Strauss Tina M & Blake R	Ross, Carolyn Jean Trust & Rondeau William T	Logan	6/9/2025	Parcel "A" loc in part of the SW 1/4 29-100-24 dkesc by Plat of Survey Doc # 2024-1353 cont 6.20 Net ac	Deed	\$525,000	6.20	70.6	\$34,690	\$358,370	03-29-300-007		
Iowa Dept of Natural Resources	Iowa Natural Heritage Foundation	Mt. Valley	5/7/2025	Parcel "A" in W 1/2 Nefr 1/4 6-98-23 desc by Plat Doc # 2014-1523	Deed	\$42,000	8.74	37.76	\$0	\$9,240	12-06-200-001		
Swanson, Matthew D & Diane L	Nyhus, Roger A Trust	Mt. Valley	09/29/2025	NW 1/4 36-98-23 Ex. a tr desc Plat of Survey Doc # 98-02536 Bk 6, Pg 224-5	Contract	\$1,090,656	129.88	37.76	\$6,640	\$900	12-36-100-003	21.50 Ac Forest Cover	

**2025 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	
Sanders, Joseph	Carlson, Gary L	Buffalo	12/22/2025	A tr in NW 1/4 15-99-26 desc as comm 1294' E NW cor th S 541' th E 500' th N 541' th W 500' to beg. Also desc by Plat Survey # 91-1980	Deed	\$25,850	5.82	48	\$0	\$2,660	05-15-100-002	Also an Auction Sale	
Cox, Cody W	Rognes, Dennis C & Luanne	Center	11/10/2025	Parcel "A" in S 1/2 SE 1/4 5-99-23 desc in Plat of Survey Doc # 2025-1299	Deed	\$500,000	10.68	48.44	\$36,950	\$366,030	08-05-400-009		
Rusley, David R & Rita M	Rusley Pauk, Diane a/k/a Rusley Rauk,Diane	Center	11/18/2025	Parcel "A" in the SW1/4 SE1/4 31-99-23 as desc in Plat of Survey Doc #2013-2144	Contract	\$43,500	3.73	74.04	\$3,660	\$50,490	08-31-400-003		
Johnson, John A & Nancy B	Wenger Pork LLC	Forest FC	11/18/2025	That part of the N1/2 SE1/4 10-98-24 400' x 500' desc by Plat of Survey Doc # 98-00370 (Bk 6 Pg 245)	Deed	\$1,100,000.00	4.29	81.34	\$79,350	\$0	11-10-400-006		
Norske 5 LLP	Wenger Pork LLC	Forest FC	11/18/2025	That part of the NE1/4 10-98-24 desc as N 400' of E 500' by Plat of Survey Doc # 98-00361 (Bk 6 Pg 244)	Deed	\$1,000,000.00	3.75	60.55	\$79,350	\$0	11-10-200-007		
Conis, Heidi L	Reines, Alpha Trust	Newton	8/2/2025	Parcel "A" loc in part of SW 1/4 21-99-24 desc by Plat of Survey Doc # 2024-0778	Deed	\$260,400.00	5	49.7	\$5,350	\$156,760	07-21-300-009	Split	
Rygh, William P & Laurie B	Hengesteg, Michael D & Donna M	Norway	3/14/2025	A tr in NW1/4 SW1/4 22-100-23 desc by metes & bnds by Plat Doc # 93-2305	Deed	\$215,000	11.77	57.83	\$0	\$80,240	04-22-300-005		

2025 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
Price, Joel D	Price, Dale L & Elaine I Trust	Buffalo	12/18/2025	SW 1/4 NW 1/4 8-99-26 Ex S 613.38' of W 377.8' And SE 1/4 NW 1/4 Ex open ditch & Ex tr to City of Buffalo Center	Deed	\$836,400	67.22	5255.48	78.18	\$12,442.73	\$159	05-08-100-004, 05-08-100-005	Family Sale and Adjoining Properties
Rusley, David & Paar Rachael	Pauk, Michelle & Hinz, Derik & Mattucci Stephanie & Adam	Center	10/29/2025	W1/2 SE 1/4 31-99-23 also known as Parcel "C" from Plat of Survey Doc # 2025-1423 Ex. Parcel "A" Plat of Survey Doc # 2013-2144	Deed	\$90,000	74.45	5236.89	70.34	\$1,209	\$17	08-31-400-001 & 08-31-400-005	Family Sale and Partial Interest
Frein Daniel	Frein Lisa	Eden	7/2/2025	SW 1/4 NW 1/4 25 100 25	Deed	\$59,000	39	3249.75	83.33	\$1,513	\$18	02-25-100-003	Partial Interest
Peterson, Cole Jeffrey	Peterson, Jeffrey A & Staci L	Eden	12/29/2025	A 7.98 Ac tr in SW 1/4 SE 1/4 17-100-25 desc by Plat of Survey Doc # 99- 01940	Deed	\$180,000	7.46	379.30	50.84	\$24,129	\$475	02-17-400-006	Family Sale
Peterson, Cole Jeffrey	Peterson, Jeffrey A & Staci L	Eden	12/29/2025	A 7.98 Ac tr in SW 1/4 SE 1/4 17-100-25 desc by Plat of Survey Doc # 99- 01940	Deed	\$220,000	7.46	379.30	50.84	\$29,491	\$580	02-17-400-006	Family Sale Re- recorded to correct purchase price
Matson, Bryan S & Jeremiah	Matson, Brent D & Diane J Trust	Grant	4/29/2025	W 320' of S 560' of N 830" of E 1,730' of N 1/2 Nefrl 1/4 2-98-26	Deed	\$200,000	4.11	198.72	48.35	\$48,662	\$1,006	09-02-200-007	Family Sale and Split
Swingen, Douglas C Trust & Lisa Trust	Kloser, Pamela S & Daniel J	Grant	9/3/2025	N 1/2 NW 1/4 26-98-26 And A tr in NE 1/4 26-98- 26 desc as Parcel "A" in Survey # 2025-1145	Deed	\$60,000	174.56	14607.14	83.68	\$344	\$4	09-26-100-001, 09-26-100-002, 09-26-200-005	Split and Family Sale
Thorland Farms, Inc	Thorland, Joel L Trust; Sachs, Rena L & David W; Whitcome Farm Trust	King	11/25/2025	W 1/2 SE 1/4 28-99-25 And N 1/2 NE 1/4 33-99- 25 Ex. a tr desc by Survey in Bk 232 Pg 242	Deed	\$1,435,000	153.83	11894.10	77.32	\$9,328.48	\$121	06-28-400-001, 06-28-400-003, 06-33-200-001, 06-33-200-003	Family Sale
Thorland, Joel L Trust; Sachs, Rena L & David W; Whitcome Farm Trust	Thorland Farms, Inc	Lincoln	11/25/2025	W 1/2 NE 1/4 28-100-26	Deed	\$720,000	79.00	6,644.09	84.1	\$9,113.92	108.37	01-28-200-001, 01-28-200-003	Family Sale
Yegge, Derek	Yegge, Dennis A & Edna J Trust	Lincoln	4/22/2025	N 448' of W 1071' NW 14/ NW 1/4 32-100-26 desc by Plat of Survey Doc # 05-1025	Contract	\$90,000	9.72	755.90	77.77	\$9,259.26	119.06	01-32-100-005	
Wooge, Shad L.	Wooge, Lynn J	Linden FC3	4/29/2025	That part of SW 1/4 28- 98-25 desc as Parcel "E" by Plat of Survey Doc # 2014-0526	Deed	\$271,590	24.69	2049.90	83.03	\$11,000.00	132.49	10-28-300-005	

2025 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
Voortmann, Dylan Douglas & Marissa Jean	Voortmann, Mary Ann Trust	Linden N13	6/6/2025	That part of SW 1/4 19 98 25 desc in Plat Survey Doc # 87-1830 & N 1/2 of Tract 2 in S 1/2 29 100 25 desc by Plat 02-1574	Deed	\$1,325,737	118.2	9841.16	83.26	\$11,216.05	134.71	10-19-300-001 & 02-29-400-007	Family Sale & split
Branstad, Michael P Trust	Branstad, Grace R. Trust	Newton	12/11/2025	E 1/2 NE 1/4 17-99-24	Deed	\$837,000	74.58	5427.67	72.78	\$11,222.85	\$154	07-17-200-002, 07-17-200-004	Family Sale

2025 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 1/5/2026										#DIV/0!	#DIV/0!		