

Marshall County Ag Sales: 2023

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
Big Woods Twp	04.0149.000		Linda Haugen	Shirley Ann Nelson	WD	2/10/2023	3/22/2023	
Property Type: Ag Bare Land		# Acres 80	# Till Acres 77	# CRP Acres 0	Sale Price \$293,094	EMV Total: \$304,000	Price/Deed Ac \$3,664	
Comments:							Ratio:	104%
Legal: S/T/R 28-156-50; E2 NW4					Mult Twp	Mult Counties:		
Bloomer Twp	05.0137.000		Daniel Haugen	Sandra Simonson	WD	2/10/2023	3/22/2023	
Property Type: Ag Bare Land		# Acres 39	# Till Acres 38	# CRP Acres 0	Sale Price \$190,100	EMV Total: \$182,400	Price/Deed Ac \$4,874	
Comments:							Ratio:	96%
Legal: S/T/R 30-156-49; N2 N2 SW4					Mult Twp	Mult Counties:		
Bloomer Twp	05.0137.001		Daniel Haugen	Shirley Ann Nelson	WD	2/10/2023	3/22/2023	
Property Type: Ag Bare Land		# Acres 39	# Till Acres 38	# CRP Acres 0	Sale Price \$190,100	EMV Total: \$182,400	Price/Deed Ac \$4,874	
Comments:							Ratio:	96%
Legal: S/T/R 30-156-49; S2 N2 SW4					Mult Twp	Mult Counties:		
Eagle Point Twp	11.0001.000	11.0002.000, 11.0002.001	Thomas & Alison Grzadzielski	Agassiz Acres, LLC	WD	1/23/2023	1/27/2023	
Property Type: Ag Bare Land		# Acres 641	# Till Acres 632	# CRP Acres	Sale Price \$2,728,500	EMV Total: \$2,591,200	Price/Deed Ac \$4,257	
Comments:							Ratio:	95%
Legal: SECT-01 TWP-158 RANG-50, N2, SW4, SE4					Mult Twp	Mult Counties:		
Eagle Point Twp	11.0037.000		Blake & Rebecca Johnson	Agassiz Acres, LLC	WD	1/26/2023	1/31/2023	
Property Type: Ag Bare Land		# Acres 160	# Till Acres 157	# CRP Acres	Sale Price \$656,000	EMV Total: \$673,700	Price/Deed Ac \$4,100	
Comments:							Ratio:	103%
Legal: SECT-11 TWP-158 RANG-50, E2 E2					Mult Twp	Mult Counties:		

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Eagle Point Twp	11.0039.000		Richard & Susan Mitzel	Agassiz Acres, LLC	WD	1/26/2023	1/31/2023
Property Type: Ag Bare Land		# Acres 320	# Till Acres 318	# CRP Acres	Sale Price \$1,364,250	EMV Total: \$1,303,800	Price/Deed Ac \$4,263
Comments:						Ratio:	96%
Legal: SECT-12 TWP-158 RANG-50, W2						Mult Twp	Mult Counties:
East Park Twp	12.0001.000	12.0057.000	Generations Land LLC	Middle River Farms LLP	LWD	3/8/2023	3/13/2023
Property Type: Ag Bare Land		# Acres 580	# Till Acres 564	# CRP Acres 0	Sale Price \$1,305,000	EMV Total: \$819,700	Price/Deed Ac \$2,250
Comments:						Ratio:	63%
Legal: S/T/R 1-158-44 & 12-158-44; For full legal see doc# 34453						Mult Twp	Mult Counties:
East Valley Twp	13.0081.000	01.0018.000, 13.0079.000	Ray Kvalvog	Lawrence Gutterud Estate	PerRep	4/6/2023	4/14/2023
Property Type: Ag w/ House		# Acres 222	# Till Acres 202	# CRP Acres 0	Sale Price \$722,000	EMV Total: \$517,800	Price/Deed Ac \$3,252
Comments: 1st parcel-1.75/0 592sf, 1/0 200sf, det gar 572sf, multiple outbldgs -other 2 parcels are bare ag land. Rejected for State Study						Ratio:	72%
Legal: S/T/R 07-155-42; Gov't lots 7&8(less .39ac for hwy R/W) for full legat see doc#343249						Mult Twp East Valley & Agder	Mult Counties:
Espelie Twp	15.0080.000		Mitchell Srnsky	Richard Carlson Etal	WD	2/1/2023	3/7/2023
Property Type: Ag w/ House		# Acres 160	# Till Acres 123	# CRP Acres 0	Sale Price \$370,000	EMV Total: \$342,300	Price/Deed Ac \$2,313
Comments: 1/B 1056SF, DECK 230SF						Ratio:	93%
Legal: S/T/R 25-155-39; NW4						Mult Twp	Mult Counties:
Espelie Twp	15.0154.005		Taylor Netland	Terry & Lana Anderson	WD	3/24/2023	3/29/2023
Property Type: Ag Bare Land		# Acres 160	# Till Acres 0	# CRP Acres 0	Sale Price \$58,000	EMV Total: \$54,400	Price/Deed Ac \$363
Comments: 157ac in Conservation Easement						Ratio:	94%
Legal: S/T/R 12-154-39; NE4						Mult Twp	Mult Counties:

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McCrea Twp	25.0168.001		Joseph Bienek	Mark Sinn	WD	2/2/2023	2/7/2023
Property Type: Ag Bare Land		# Acres 307	# Till Acres 241	# CRP Acres	Sale Price \$1,570,000	EMV Total: \$867,500	Price/Deed Ac \$5,114
Comments:						Ratio:	55%
Legal: SECT-34 TWP-155 RANG-47, E2 (For full legal, see Doc. #342867)						Mult Twp	Mult Counties:
Moose River Twp	27.0048.000		Brett Dale	Kyle & Arrie Klasen	WD	2/10/2023	2/15/2023
Property Type: Ag Bare Land		# Acres 156	# Till Acres 93	# CRP Acres 0	Sale Price \$123,800	EMV Total: \$153,100	Price/Deed Ac \$794
Comments: 58 Acres are pastured						Ratio:	124%
Legal: SECT-12 TWP-158 RANG-40						Mult Twp	Mult Counties:
New Folden Twp	30.0067.005		Jake Thompson	Donald & Bonita Magner	CD	2/8/2023	2/16/2023
Property Type: Ag Bare Land		# Acres 40	# Till Acres 39	# CRP Acres 0	Sale Price \$80,000	EMV Total: \$62,400	Price/Deed Ac \$2,000
Comments:						Ratio:	78%
Legal: SECT-12 TWP-156 RANG-44, NE4 NE4						Mult Twp	Mult Counties:
New Solum Twp	32.0039.001		Joseph & Casey Pierce	Leonard & Anita Blazejewski	WD	3/1/2023	3/3/2023
Property Type: Ag Bare Land		# Acres 46	# Till Acres 44	# CRP Acres	Sale Price \$92,900	EMV Total: \$63,800	Price/Deed Ac \$2,020
Comments:						Ratio:	69%
Legal: SECT-06 TWP-155 RANG-44, THAT PART OF LOT 2 & SW4 NE4 LYING W OF THE CENT						Mult Twp	Mult Counties:
Vega Twp	41.0031.002		Stuart & Julie Nordling	Arthur & Bonita DeMeyere	WD	3/15/2023	4/7/2023
Property Type: Ag Bare Land		# Acres 62	# Till Acres 61	# CRP Acres 0	Sale Price \$313,100	EMV Total: \$298,900	Price/Deed Ac \$5,050
Comments: 61 ac tillable						Ratio:	95%
Legal: S/T/R 05-155-49; West 63 rods of the SE4 Less 1 ac in SW corner of SE4						Mult Twp	Mult Counties:

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Veldt Twp	42.0007.000	35.0044.000, 42.0010.000	John W. & Dawn M. Larson	Estated of Eugene Fay Peterson	PerRep	3/2/2023	3/8/2023
Property Type: Ag w/ Outbldgs		# Acres 320	# Till Acres 289	# CRP Acres 0	Sale Price \$600,000	EMV Total: \$553,500	Price/Deed Ac \$1,875
Comments: 1/B 968sf, Multiple outbldgs						Ratio:	92%
Legal: S/T/R 05-157-39; SW4(for full legal see doc # 343031)						Mult Twp	Mult Counties:
Viking Twp	43.0001.003		Evan Gerszewski Etal	Rick King Etal	WD	3/15/2023	4/19/2023
Property Type: Ag Bare Land		# Acres 324	# Till Acres 321	# CRP Acres 320	Sale Price \$629,123	EMV Total: \$433,400	Price/Deed Ac \$1,942
Comments: 320 crp acres, combined 3 partial interest sales together						Ratio:	69%
Legal: S/T/R 01-155-45; Gov't lots 1,2,3,4 & the S2 N2						Mult Twp	Mult Counties:
Viking Twp	43.0001.005		Patrick & Nancy Gerszewski	Rick King Etal	WD	3/15/2023	4/19/2023
Property Type: Ag Bare Land		# Acres 200	# Till Acres 178	# CRP Acres 180	Sale Price \$390,804	EMV Total: \$275,300	Price/Deed Ac \$1,954
Comments: Qnst S FR 4500sf, combined 3 partial interest sales together						Ratio:	70%
Legal: S/T/R 01-155-45; SE4, W2 E2 SW4						Mult Twp	Mult Counties:
Warrenton Twp	45.0101.005		J.W. Peterson Inc	Ralph & Cynthia Melgard	WD	1/13/2023	3/2/2023
Property Type: Ag Bare Land		# Acres 40	# Till Acres 39	# CRP Acres 0	Sale Price \$312,000	EMV Total: \$156,000	Price/Deed Ac \$7,800
Comments:						Ratio:	50%
Legal: S/T/R 27-155-48; The E 996.2264ft of the E2(for full legal see doc # 342980)						Mult Twp	Mult Counties:
Warrenton Twp	45.0101.007		J.W. Peterson, Inc.	John & Marsha Melgard	WD	1/17/2023	3/6/2023
Property Type: Ag Bare Land		# Acres 50	# Till Acres 49	# CRP Acres	Sale Price \$390,000	EMV Total: \$196,000	Price/Deed Ac \$7,800
Comments:						Ratio:	50%
Legal: SECT-27 TWP-155 RANG-48, THE W 1233.645' OF THE W2 OF SECTION 27 (LESS THE N 1						Mult Twp	Mult Counties:

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Warrenton Twp	45.0101.008		Jarod Peterson	Charles & Alice Matthews	CD	1/18/2023	3/6/2023
Property Type: Ag Bare Land		# Acres 107	# Till Acres 104	# CRP Acres	Sale Price \$826,800	EMV Total: \$416,000	Price/Deed Ac \$7,727
Comments:						Ratio:	50%
Legal: SECT-27 TWP-155 RANG-48, W2 OF THE S 1765.5' THEREOF						Mult Twp	Mult Counties:
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Whitford Twp	47.0041.001		Bradley & Lisa Berg	Russ & Rose Iverson	CD	3/16/2023	4/13/2023
Property Type: Ag Bare Land		# Acres 320	# Till Acres 311	# CRP Acres 0	Sale Price \$800,000	EMV Total: \$610,000	Price/Deed Ac \$2,500
Comments: 311 Till ac, 3 ac woods						Ratio:	76%
Legal: S/T/R 11-157-41; NW4, S2 NE4, E2 SE4						Mult Twp	Mult Counties: