

# Marshall County Mixed Ag and Rural Vacant Land Sales: 2019

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed A	
Alma Twp	02.0112.000		Eric & Nancy Mattson	Preston & Brenda Solberg	WD	11/6/2019	\$80,000	\$2,000	
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	NW 1/4 SW1/4 Sec 21 T-156 R-47		<b>Mult Counties:</b>				
<b>Mult Twp:</b>		<b># Acres:</b>	40	<b># Till Acres:</b>	19	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$76,600	
<b>Comments</b>							<b>Ratio</b>	96%	
Como Twp	08.0002.000	08.0003.000	Derek & Melissa Mehr	Scott & genise Schuette	WD	4/22/2019	\$76,000	\$950	
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	S 1/2 NE 1/4 Sec 1 T-158 R-42		<b>Mult Counties:</b>				
<b>Mult Twp:</b>		<b># Acres:</b>	80	<b># Till Acres:</b>	40	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$75,000	
<b>Comments</b>	37 ac of woods on property							<b>Ratio</b>	99%
East Park Twp	12.0068.000		Kevin Roppe	Gregory & Donna Jevne, Brent Jevn	WD	10/29/2019	\$135,000	\$844	
<b>Property Type</b>	Mixed Ag & RVL w/ Outbldgs	<b>Legal:</b>	SE 1/4 Sec 13 T-158 R-44		<b>Mult Counties:</b>				
<b>Mult Twp:</b>		<b># Acres:</b>	160	<b># Till Acres:</b>	92	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$170,800	
<b>Comments</b>	rejected Ecrv 1031661 and combined with 1047641							<b>Ratio</b>	127%
Eckvoll Twp	14.0089.004	14.0089.001	Nathan Peters	Stanley & Myrtle Wilson Trust	TD	10/29/2019	\$433,576	\$1,098	
<b>Property Type</b>	Mixed Ag & RVL w/ Outbldgs	<b>Legal:</b>	NE 1/4, E1/2 NW1/4, E 1/2 SW1/4, Govt Lots 3 & 4 Sec 31 T-156 R-40		<b>Mult Counties:</b>				
<b>Mult Twp:</b>		<b># Acres:</b>	395	<b># Till Acres:</b>	148	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$398,000	
<b>Comments</b>	combined two Ercv's (1045124 with 1045117) into one for good sale							<b>Ratio</b>	92%
Eckvoll Twp	14.0105.000		Jayce & Emily Olson	Steve Aakre etal	WD	6/5/2019	\$255,000	\$1,614	
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	NW 1/4 Sec 36 T - 156 R - 40		<b>Mult Counties:</b>				
<b>Mult Twp:</b>		<b># Acres:</b>	158	<b># Till Acres:</b>	119	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$197,500	
<b>Comments</b>							<b>Ratio</b>	77%	

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Espelie Twp	15.0058.000		Lynn & Ruth Anderson	Mark Schmidt etal	WD	1/30/2019	\$56,000	\$700
<b>Property Type</b>	Mixed Ag & RVL w/ Outbldgs	<b>Legal:</b> S1/2 SE 1/4 Sec 20 T-155 R-39					<b>Mult Counties:</b>	
<b>Mult Twp:</b>			<b># Acres:</b> 80	<b># Till Acres:</b> 7	<b># CRP Acres:</b> 0		<b>EMV Total:</b>	\$73,000
<b>Comments</b>							<b>Ratio</b>	130%
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed A
Espelie Twp	15.0063.000		Paul Swenson & Andrew Swenson	Mark Schmidt etal	WD	1/30/2019	\$530,000	\$1,325
<b>Property Type</b>	Mixed Ag & RVL w/ House	<b>Legal:</b> W 1/2, N1/2 NE1/4 Sec 21 T-155 R-39					<b>Mult Counties:</b>	
<b>Mult Twp:</b>			<b># Acres:</b> 400	<b># Till Acres:</b> 338	<b># CRP Acres:</b> 0		<b>EMV Total:</b>	\$744,500
<b>Comments</b>	40 acres exempt wetlands						<b>Ratio</b>	140%
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed A
Espelie Twp	15.0064.000		Eldon & Lisa Quam	Mark Schmidt etal	WD	1/30/2019	\$360,000	\$1,500
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b> SE 1/4, S1/2 NE1/4 Sec 21 T-155 R-39					<b>Mult Counties:</b>	
<b>Mult Twp:</b>			<b># Acres:</b> 240	<b># Till Acres:</b> 203	<b># CRP Acres:</b> 0		<b>EMV Total:</b>	\$380,200
<b>Comments</b>	20 ac exempt wetlands						<b>Ratio</b>	106%
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed A
Espelie Twp	15.0091.000		Robert & Jean Halvorson	Mark Schmidt etal	WD	1/30/2019	\$44,850	\$575
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b> NE1/4 NW1/4, NW1/4 NE1/4 Sec 28 T-155 R-39					<b>Mult Counties:</b>	
<b>Mult Twp:</b>			<b># Acres:</b> 78	<b># Till Acres:</b> 25	<b># CRP Acres:</b> 0		<b>EMV Total:</b>	\$69,900
<b>Comments</b>							<b>Ratio</b>	156%
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed A
Huntly Twp	21.0111.000	21.0110.005	Ronald Davidson	Lyla Smith & Gula Stromgren	TD	3/20/2019	\$255,000	\$1,500
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b> SW4NE4, SE4NW4, NE4NW4, N2NE4 (less.....) Sec 36 T-158 R-43					<b>Mult Counties:</b>	
<b>Mult Twp:</b>			<b># Acres:</b> 170	<b># Till Acres:</b> 76	<b># CRP Acres:</b> 0		<b>EMV Total:</b>	\$170,800
<b>Comments</b>	use change bought for gravel deposits						<b>Ratio</b>	67%

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Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed A
Nelson Park Twp	29.0023.000		Jurassic Park III LLC	Luther Thompson Trust	WD	3/1/2019	\$74,000	\$925
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	W 1/2 NW 1/4 Sec 3 T-158 R-46		<b>Mult Counties:</b>			
<b>Mult Twp:</b>		<b># Acres:</b>	80	<b># Till Acres:</b>	28	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$65,000
<b>Comments</b>							<b>Ratio</b>	88%
New Maine Twp	31.0043.005		Leonard & Jo Anderson	Kathleen Barry Trust	WD	12/11/2019	\$188,000	\$1,175
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	SE 1/4 Sec 8 T-157 R-44		<b>Mult Counties:</b>			
<b>Mult Twp:</b>		<b># Acres:</b>	160	<b># Till Acres:</b>	115	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$142,600
<b>Comments</b>							<b>Ratio</b>	76%
New Maine Twp	31.0087.000		Kevin Roppe	Wayne Larsen Estate	PerRep	12/16/2019	\$115,000	\$958
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	NW1/4 NE1/4 & N1/2 NW1/4 Sec 17 T-157 R-44		<b>Mult Counties:</b>			
<b>Mult Twp:</b>		<b># Acres:</b>	120	<b># Till Acres:</b>	67	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$101,700
<b>Comments</b>							<b>Ratio</b>	88%
Rollis Twp	35.0131.003		Glen & Charisa Limesand	Jimmy & Carrie Rogers	CD	4/14/2019	\$40,000	\$1,000
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	S1/2W1/2NE1/4 Sec 24 T-157 R-40		<b>Mult Counties:</b>			
<b>Mult Twp:</b>		<b># Acres:</b>	40	<b># Till Acres:</b>	32	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$51,900
<b>Comments</b>							<b>Ratio</b>	130%
Spruce Valley Twp	37.0120.000		Kyle Rehm & Michael Rehm	Bruce Gangelhoff etal	WD	12/2/2019	\$73,000	#Div/0!
<b>Property Type</b>	Mixed Ag & RVL w/ Outbldgs	<b>Legal:</b>	NE1/4 NE1/4 Sec 20 T-157 R-43		<b>Mult Counties:</b>			
<b>Mult Twp:</b>		<b># Acres:</b>	0	<b># Till Acres:</b>	11	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$45,400
<b>Comments</b>							<b>Ratio</b>	62%

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Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed A	
Spruce Valley Twp	37.0154.000		Matthew & Mallory Schaumburg	Alice Matero	WD	9/20/2019	\$196,000	\$760	
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	SW1/4, W1/2 NW1/4, SE1/4 NW1/4 Sec 26 T-157 R-43				<b>Mult Counties:</b>		
<b>Mult Twp:</b>		<b># Acres:</b>	258	<b># Till Acres:</b>	165	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$227,700	
<b>Comments</b>							<b>Ratio</b>	116%	
Valley Twp	40.0177.000		Rick Neuschwander	Mark Schmidt etal	WD	1/30/2019	\$288,000	\$1,800	
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	NW 1/4 Sec 36 T-156 R-39				<b>Mult Counties:</b>		
<b>Mult Twp:</b>		<b># Acres:</b>	160	<b># Till Acres:</b>	139	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$233,300	
<b>Comments</b>	14 ac woods						<b>Ratio</b>	81%	
Viking Twp	43.0103.003		Ed & Renee Rosendahl	Stokke Farms LLC	WD	1/11/2019	\$625,320	\$1,991	
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	N1/2 Sec 21 (less....) T-155 R-45				<b>Mult Counties:</b>		
<b>Mult Twp:</b>		<b># Acres:</b>	314	<b># Till Acres:</b>	276	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$578,300	
<b>Comments</b>							<b>Ratio</b>	92%	
West Valley Twp	46.0231.000		David Lund & Jeffrey Lund	Glen Ekman Estate	PerRep	9/10/2019	\$125,000	\$856	
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	SE 1/4 (less...) Sec 36 T-157 R-45				<b>Mult Counties:</b>		
<b>Mult Twp:</b>		<b># Acres:</b>	146	<b># Till Acres:</b>	22	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$131,100	
<b>Comments</b>							<b>Ratio</b>	105%	
Wright Twp	48.0051.000	48.0051.003	Michael & Chelsie Christensen	Paul & Rojeana Wollin	WD	11/1/2019	\$237,000	\$2,963	
<b>Property Type</b>	Mixed Ag & RVL w/ House	<b>Legal:</b>	E1/2 SE 1/4 Sec 8 T-157 R-46				<b>Mult Counties:</b>		
<b>Mult Twp:</b>		<b># Acres:</b>	80	<b># Till Acres:</b>	47	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$225,400	
<b>Comments</b>	1/B 1392 sq ft, 1/0 288 sq ft, Bsmnt Fnsh 650 sq ft, Garage 780 sq ft, and 3 outbldgs							<b>Ratio</b>	95%

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Wright Twp	48.0074.000	48.0075.000,48.0119.001,48.0135.000	Jason & Christina Linnell	Richard & Diane Abrahamson	CD	1/7/2019	\$340,723	\$1,136
<b>Property Type</b>	Mixed Ag & RVL w/ Outbldgs	<b>Legal:</b> N1/2 N1/2 NW1/4 Sec 26, W1/2 SW1/2, W1/2 SE1/4 SW1/4 Sec 14, W1/2 W1/2 Sec 23 T-157				<b>Mult Counties:</b>		
<b>Mult Twp:</b>			<b># Acres:</b> 300	<b># Till Acres:</b> 92	<b># CRP Acres:</b> 0		<b>EMV Total:</b> \$327,000	
<b>Comments</b>	cabin and outbldgs on property						<b>Ratio</b>	96%