

Marshall County Ag Sales: 2020

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Alma Twp	02.0088.000		CAP Investment Partnership LLLP	Amundgaard Trust	TD	2/25/2020	3/25/2020
Property Type	Ag Bare Land	# Acres 40	# Till Acres 39	# CRP Acres 0	Sale Price \$190,000	EMV Total: \$126,800	Price/Deed Ac \$4,750
Comments						Ratio:	67%
Legal:	SW1/4 SE1/4 Sec 17 T-156 R-47		Mult Twp		Mult Counties:		
Bloomer Twp	05.0098.000		Bradley Rivard	LeRoy Pagnac etal	WD	12/1/2020	1/29/2021
Property Type	Ag Bare Land	# Acres 160	# Till Acres 156	# CRP Acres 0	Sale Price \$640,000	EMV Total: \$507,000	Price/Deed Ac \$4,000
Comments						Ratio:	79%
Legal:	NE 1/4 Sec 21 T-156 R-49		Mult Twp		Mult Counties:		
Boxville Twp	06.0034.000		William & Cynthia Franks	Donna Omdahl	WD	1/10/2020	1/21/2020
Property Type	Ag Bare Land	# Acres 20	# Till Acres 19	# CRP Acres 0	Sale Price \$70,000	EMV Total: \$65,000	Price/Deed Ac \$3,500
Comments						Ratio:	93%
Legal:	S 1/2 SE 1/4 NE 1/4 Sec 10 T-154 R-48		Mult Twp		Mult Counties:		
Boxville Twp	06.0034.005		William & Cynthia Franks	Eldor & Bonnie Ornquist	WD	1/10/2020	1/21/2020
Property Type	Ag Bare Land	# Acres 40	# Till Acres 40	# CRP Acres 0	Sale Price \$140,000	EMV Total: \$138,000	Price/Deed Ac \$3,500
Comments	not a good sale, relative per State of MN					Ratio:	99%
Legal:	SW 1/4 NE 1/4 Sec 10 T-154 R-48		Mult Twp		Mult Counties:		
Cedar Twp	07.0010.003		Jake Thompson	Michael Rehm	WD	6/29/2020	6/30/2020
Property Type	Ag Bare Land	# Acres 66	# Till Acres 61	# CRP Acres 0	Sale Price \$102,300	EMV Total: \$82,400	Price/Deed Ac \$1,550
Comments						Ratio:	81%
Legal:	S1/2 SE 1/4 Sec 2 (less....) T-157 R-42		Mult Twp		Mult Counties:		

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Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
Como Twp	08.0016.000		Aaron Beito	Steven Letnes	WD	4/13/2020	5/6/2020	
Property Type	Ag Bare Land	# Acres 81	# Till Acres 0	# CRP Acres 0	Sale Price \$20,000	EMV Total: \$22,800	Price/Deed Ac \$247	
Comments	WRP Easement						Ratio:	114%
Legal:	W1/2 NW1/4 Sec 4 T-158 R-42				Mult Twp	Mult Counties:		
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
Eagle Point Twp	11.0007.005	11.0008.001	Lynn Johnson	Brian Dahl	WD	12/30/2020	1/4/2021	
Property Type	Ag Bare Land	# Acres 75	# Till Acres 70	# CRP Acres 0	Sale Price \$281,200	EMV Total: \$189,500	Price/Deed Ac \$3,749	
Comments							Ratio:	67%
Legal:	SW1/4NW1/4, NW1/4SW1/4 (Less.....) Sec 3 T-158 R-50				Mult Twp	Mult Counties:		
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
Eagle Point Twp	11.0098.001	11.0105.001	Craig & Darcy Smith	Allan Smith	CD	1/23/2020	1/24/2020	
Property Type	Ag Bare Land	# Acres 80	# Till Acres 78	# CRP Acres 0	Sale Price \$200,000	EMV Total: \$200,900	Price/Deed Ac \$2,500	
Comments							Ratio:	100%
Legal:	SW1/4 SW1/4 Sec 27 & SE1/4 SE1/4 Sec 28 T-158 R-50				Mult Twp	Mult Counties:		
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
Espelie Twp	15.0013.000	15.0007.005	Brian & Bonnie Sue Stanley	Wayne & Sandra Warne	WD	12/30/2020	2/9/2021	
Property Type	Ag Bare Land	# Acres 159	# Till Acres 155	# CRP Acres 0	Sale Price \$277,560	EMV Total: \$248,000	Price/Deed Ac \$1,746	
Comments							Ratio:	89%
Legal:	S1/2 SW1/4 Sec 2, E1/2 SE1/4 Sec 3 T-155 R-39				Mult Twp	Mult Counties:		
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
Espelie Twp	15.0094.000	15.0095.000	John & Connie Stinar	Steven & Julie Olson	WD	8/11/2020	8/12/2020	
Property Type	Ag Bare Land	# Acres 158	# Till Acres 157	# CRP Acres 0	Sale Price \$316,000	EMV Total: \$290,500	Price/Deed Ac \$2,000	
Comments							Ratio:	92%
Legal:	W1/2 NW1/4 & W1/2 SW1/4 Sec 29 T-155 R-39				Mult Twp	Mult Counties:		

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Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Excel Twp	16.0225.009		Daryl & Terese Rupprecht	Richard & Sharon Jorde	WD	3/12/2020	4/28/2020
Property Type	Ag Bare Land	# Acres 55	# Till Acres 54	# CRP Acres 0	Sale Price \$121,000	EMV Total: \$113,400	Price/Deed Ac \$2,200
Comments						Ratio: 94%	
Legal:	that part of SE SE 1/4, Govt Lots 9,10 & 11 Sec 4 T-154 R-43			Mult Twp		Mult Counties:	
Fork Twp	18.0015.000		Phillip Schaffhauser	Edwin & Eleanor Osowski	WD	12/29/2020	12/31/2020
Property Type	Ag Bare Land	# Acres 69	# Till Acres 68	# CRP Acres 0	Sale Price \$106,454	EMV Total: \$129,200	Price/Deed Ac \$1,543
Comments						Ratio: 121%	
Legal:	E1/2 SE1/4 NW1/4 & S 48.68 Rods of S1/2NE1/4 Sec 4 T-157 R-50			Mult Twp		Mult Counties:	
Fork Twp	18.0048.000		Kevin Hanson	Martha Nygard Revocable Trust	TD	6/11/2020	6/16/2020
Property Type	Ag Bare Land	# Acres 80	# Till Acres 77	# CRP Acres 0	Sale Price \$176,000	EMV Total: \$192,500	Price/Deed Ac \$2,200
Comments						Ratio: 109%	
Legal:	N1/2 NE1/4 Sec15 T-157 R-50			Mult Twp		Mult Counties:	
Fork Twp	18.0091.000		Leif & Cheryl Aakre	Amundgaard Trust	TD	2/25/2020	3/18/2020
Property Type	Ag Bare Land	# Acres 160	# Till Acres 158	# CRP Acres 0	Sale Price \$416,000	EMV Total: \$395,000	Price/Deed Ac \$2,600
Comments						Ratio: 95%	
Legal:	SE1/4 Sec 26 T-157 R-50			Mult Twp		Mult Counties:	
Grand Plain Twp	19.0036.000		Brody Marquis	Gerald Wayne	CD	1/29/2020	1/30/2020
Property Type	Ag w/ Outbldgs	# Acres 159	# Till Acres 137	# CRP Acres 0	Sale Price \$306,571	EMV Total: \$364,100	Price/Deed Ac \$1,928
Comments						Ratio: 119%	
Legal:	S1/2 N1/2 less one acre Sec 27 T-155 R-41			Mult Twp		Mult Counties:	

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Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Holt Twp	20.0079.000	20.0083.000, 20.0084.000	Eider Farms GP	Duane Sandage	WD	11/25/2020	12/3/2020
Property Type	Ag Bare Land	# Acres 487	# Till Acres 481	# CRP Acres 0	Sale Price \$795,300	EMV Total: \$702,800	Price/Deed Ac \$1,633
Comments							Ratio: 88%
Legal:	N1/2 Sec 16 E of Hwy 32 & W1/2 W1/2 & part of NE1/4NW1/4 Sec 15 T-156 R43				Mult Twp	Mult Counties:	
Holt Twp	20.0102.000		Joseph & Julie Borchardt	Jon & Donna Fosholm	WD	12/29/2020	12/31/2020
Property Type	Ag Bare Land	# Acres 40	# Till Acres 39	# CRP Acres 0	Sale Price \$42,000	EMV Total: \$46,800	Price/Deed Ac \$1,050
Comments							Ratio: 111%
Legal:	SW1/4 SE1/4 Sec 19 T-156 R-43				Mult Twp	Mult Counties:	
Holt Twp	20.0142.000		Aaron Knoll	Tommy Steinhauer	WD	6/3/2020	6/4/2020
Property Type	Ag Bare Land	# Acres 145	# Till Acres 142	# CRP Acres 0	Sale Price \$175,000	EMV Total: \$195,200	Price/Deed Ac \$1,207
Comments							Ratio: 112%
Legal:	SE 1/4 (less.....) Sec 26 T-156 R-43				Mult Twp	Mult Counties:	
Lincoln Twp	22.0008.003		Nicholas Anderson, Ryan & Ashlee	Johnson Ag Enterprises Inc	WD	5/26/2020	6/1/2020
Property Type	Ag Bare Land	# Acres 160	# Till Acres 155	# CRP Acres 0	Sale Price \$184,392	EMV Total: \$195,400	Price/Deed Ac \$1,152
Comments							Ratio: 106%
Legal:	SE 1/4 Sec 3 T-158 R-45				Mult Twp	Mult Counties:	
Lincoln Twp	22.0037.000	22.0040.003	Mark McGregor	Johnson Ag Enterprises Inc	WD	5/26/2020	6/3/2020
Property Type	Ag w/ Outbldgs	# Acres 240	# Till Acres 210	# CRP Acres 0	Sale Price \$292,824	EMV Total: \$285,500	Price/Deed Ac \$1,220
Comments							Ratio: 97%
Legal:	SE 1/4 Sec 8 T-158 R-45				Mult Twp	Mult Counties:	

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Marsh Grove Twp	24.0063.001		Randy & Kari Lindemoen	Rokke Family Farm LLC	WD	12/4/2020	12/16/2020
Property Type	Ag Bare Land	# Acres 147	# Till Acres 143	# CRP Acres 0	Sale Price \$230,256	EMV Total: \$245,600	Price/Deed Ac \$1,566
Comments						Ratio:	107%
Legal:	SE1/4 NW1/4, E1/2SW1/4, SW1/4SW1/4 less Sec 11 T-156 R-45			Mult Twp		Mult Counties:	
McCrea Twp	25.0180.000	25.0181.000	Jeffrey Monroe	Gary Carlson Estate	Other	2/10/2020	2/11/2020
Property Type	Ag w/ Outbldgs	# Acres 320	# Till Acres 286	# CRP Acres 0	Sale Price \$820,500	EMV Total: \$854,400	Price/Deed Ac \$2,564
Comments	PR Deed but fair market rate					Ratio:	104%
Legal:	SE1/4 Sec 36 T-155 R-47 & NE1/4 Sec 1 T-154 R-47			Mult Twp		Mult Counties:	
Middle River Twp	26.0126.000		Donald Yutrzenka	Ted Yutrzenka Estate	PerRep	9/16/2020	10/1/2020
Property Type	Ag Bare Land	# Acres 80	# Till Acres 79	# CRP Acres 0	Sale Price \$280,000	EMV Total: \$264,700	Price/Deed Ac \$3,500
Comments						Ratio:	95%
Legal:	E1/2 NW1/4 Sec 25 T-156 R-48			Mult Twp		Mult Counties:	
Moose River Twp	27.0064.000		Louis Cater	Marty Sieve & Colleen Shannon	TD	7/7/2020	7/8/2020
Property Type	Ag Bare Land	# Acres 40	# Till Acres 39	# CRP Acres 0	Sale Price \$38,000	EMV Total: \$37,100	Price/Deed Ac \$950
Comments						Ratio:	98%
Legal:	NE1/4 NE1/4 Sec 15 T-158 R-40			Mult Twp		Mult Counties:	
Nelson Park Twp	29.0005.000		Jeremy & Tracy Folland	Gerald Pietruszewski etal	QC	1/27/2020	6/6/2020
Property Type	Ag Bare Land	# Acres 40	# Till Acres 38	# CRP Acres 0	Sale Price \$38,732	EMV Total: \$31,400	Price/Deed Ac \$968
Comments						Ratio:	81%
Legal:	SE 1/4 NW 1/4 Sec 1 T-158 R-46			Mult Twp		Mult Counties:	

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New Folden Twp	30.0085.003	30.0128.000	Deland & Jana Bakke	James Nelson etal	WD	11/25/2020	11/30/2020	
Property Type	Ag Bare Land	# Acres 341	# Till Acres 311	# CRP Acres 0	Sale Price \$597,000	EMV Total: \$458,700	Price/Deed Ac \$1,751	
Comments	eCRV 1185257 combined for 1 good sale, 3/4 interest on WD & 1/4 interest on PR deed						Ratio:	77%
Legal:	SW1/4 (less...) Sec 15 & NE1/4NW1/4, W1/2NW1/4,W1/2SW1/4 Sec 22 T-156 R-44						Mult Twp	Mult Counties:
New Maine Twp	31.0030.000		Michael & Jennifer Benke	Jane Graupman	TD	12/21/2020	1/20/2021	
Property Type	Ag Bare Land	# Acres 306	# Till Acres 305	# CRP Acres 0	Sale Price \$250,000	EMV Total: \$320,300	Price/Deed Ac \$817	
Comments							Ratio:	128%
Legal:	N 1/2 (less.....) Sec 6 T-157 R-44						Mult Twp	Mult Counties:
New Solum Twp	32.0167.000		Larson Investments LLC	Joyce Kron	WD	12/17/2020	12/29/2020	
Property Type	Ag Bare Land	# Acres 80	# Till Acres 70	# CRP Acres 0	Sale Price \$88,000	EMV Total: \$76,600	Price/Deed Ac \$1,100	
Comments							Ratio:	87%
Legal:	E1/2 NE1/4 Sec 25 T-155 R-44						Mult Twp	Mult Counties:
New Solum Twp	32.0298.000		Gabriel & Danielle Jo Carlson	Carl Roger & Linda Van Horn	CD	12/31/2020	3/3/2021	
Property Type	Ag Bare Land	# Acres 82	# Till Acres 81	# CRP Acres 0	Sale Price \$150,000	EMV Total: \$99,200	Price/Deed Ac \$1,829	
Comments							Ratio:	66%
Legal:	E1/2 NE1/4 Sec 9 T-154 R-44						Mult Twp	Mult Counties:
Oak Park Twp	33.0057.000		Richard Rosecrance	Joseph D Phelps	PerRep	10/20/2020	10/28/2020	
Property Type	Ag Bare Land	# Acres 80	# Till Acres 77	# CRP Acres 0	Sale Price \$261,120	EMV Total: \$234,900	Price/Deed Ac \$3,264	
Comments							Ratio:	90%
Legal:	N1/2 NE 1/4 Sec 12 T-155 R-50						Mult Twp	Mult Counties:

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Parker Twp	34.0018.000		Richard & Kimberly Gajeski	Douglas Thibodo etal	WD	12/14/2020	12/18/2020
Property Type	Ag Bare Land	# Acres 213	# Till Acres 208	# CRP Acres 0	Sale Price \$746,733	EMV Total: \$627,400	Price/Deed Ac \$3,506
Comments						Ratio:	84%
Legal:	S1/2 Sec 5 less the N 53 1/3 rods T-157 R-49			Mult Twp			Mult Counties:
Parker Twp	34.0019.000		Justin & Kristen Gajeski	Douglas Thibodo etal	WD	12/14/2020	12/18/2020
Property Type	Ag Bare Land	# Acres 107	# Till Acres 106	# CRP Acres 0	Sale Price \$373,367	EMV Total: \$318,000	Price/Deed Ac \$3,489
Comments						Ratio:	85%
Legal:	North 53 1/3 rods of the S 1/2 Sec 5 T-157 R-49			Mult Twp			Mult Counties:
Parker Twp	34.0111.000		Linda Haugen	Amundgaard Trust	TD	2/25/2020	3/18/2020
Property Type	Ag Bare Land	# Acres 159	# Till Acres 155	# CRP Acres 0	Sale Price \$560,000	EMV Total: \$465,000	Price/Deed Ac \$3,522
Comments						Ratio:	83%
Legal:	NW 1/4 Sec 28 T-157 R-49			Mult Twp			Mult Counties:
Tamarac Twp	38.0087.000		Jonathan Anderson	Jeffrey Field	WD	6/8/2020	6/16/2020
Property Type	Ag Bare Land	# Acres 159	# Till Acres 154	# CRP Acres 0	Sale Price \$480,000	EMV Total: \$485,100	Price/Deed Ac \$3,019
Comments						Ratio:	101%
Legal:	NE 1/4 Sec 18 T-157 R-48			Mult Twp			Mult Counties:
Valley Twp	40.0077.000	40.0082.000	Dustin Neuschwander	Wayne Warne etal	WD	7/31/2020	8/3/2020
Property Type	Ag w/ House	# Acres 315	# Till Acres 242	# CRP Acres 0	Sale Price \$425,000	EMV Total: \$508,000	Price/Deed Ac \$1,349
Comments						Ratio:	120%
Legal:	SE1/4 SE1/4, S1/2 SW1/4, N1/2 SE1/4 (less....) Sec 20 T-156 R-39			Mult Twp			Mult Counties:

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Valley Twp	40.0116.000		John Frahm	Robert & Mary Wetmore	WD	7/23/2020	8/11/2020
Property Type	Ag Bare Land	# Acres 117	# Till Acres 100	# CRP Acres 106	Sale Price \$162,000	EMV Total: \$166,200	Price/Deed Ac \$1,385
Comments						Ratio:	103%
Legal:	NE 1/4 Sec 26 (less....) T-156 R-39		Mult Twp		Mult Counties:		
Vega Twp	41.0110.003		Shane & Megan Dagoberg	Bruce & Beverly Ranstrom	WD	12/21/2020	12/31/2020
Property Type	Ag Bare Land	# Acres 80	# Till Acres 77	# CRP Acres 0	Sale Price \$270,358	EMV Total: \$258,000	Price/Deed Ac \$3,379
Comments						Ratio:	95%
Legal:	E1/2 NE1/4 Sec 19 T-155 R-49		Mult Twp		Mult Counties:		
Wanger Twp	44.0117.001		Travis Anderson & Reece Setterhol	Alan & Janet Lindstrom	WD	2/24/2020	3/9/2020
Property Type	Ag Bare Land	# Acres 147	# Till Acres 145	# CRP Acres 0	Sale Price \$268,997	EMV Total: \$319,000	Price/Deed Ac \$1,830
Comments						Ratio:	119%
Legal:	SW 1/4 (less @ 12 ac) Sec 24 T-157 R-47		Mult Twp		Mult Counties:		
Wanger Twp	44.0121.000		Gary Anderson & Glenn Setterholm	Calvin & Kristi Lindstrom	WD	2/26/2020	3/9/2020
Property Type	Ag Bare Land	# Acres 113	# Till Acres 112	# CRP Acres 0	Sale Price \$207,392	EMV Total: \$262,400	Price/Deed Ac \$1,835
Comments						Ratio:	127%
Legal:	E1/2 NW1/4 & SW1/4 NE1/4 less Sec 25 T-157 R-47		Mult Twp		Mult Counties:		
Wanger Twp	44.0121.001		Gary Anderson & Glenn Setterholm	Alan & Janet Lindstrom	WD	2/29/2020	3/9/2020
Property Type	Ag Bare Land	# Acres 34	# Till Acres 34	# CRP Acres 0	Sale Price \$60,490	EMV Total: \$85,800	Price/Deed Ac \$1,779
Comments						Ratio:	142%
Legal:	NW1/4 NW1/4 less.... Sec 25 T-157 R-47		Mult Twp		Mult Counties:		

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Wanger Twp	44.0121.002		Gary Anderson & Glenn Setterholm	Randy & Diane Lindstrom	WD	2/24/2020	3/9/2020
Property Type	Ag Bare Land	# Acres 40	# Till Acres 39	# CRP Acres 0	Sale Price \$73,122	EMV Total: \$101,400	Price/Deed Ac \$1,828
Comments						Ratio:	139%
Legal:	SW1/4 NW1/4 Sec 25 T-157 R-47				Mult Twp		Mult Counties:
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Wright Twp	48.0131.005		Whitetail Mangagement Properties	Louis & Lanae Cater	TD	9/18/2020	10/16/2020
Property Type	Ag Bare Land	# Acres 75	# Till Acres 70	# CRP Acres 0	Sale Price \$82,500	EMV Total: \$75,800	Price/Deed Ac \$1,100
Comments						Ratio:	92%
Legal:	Sec 25 T-157 R-46				Mult Twp		Mult Counties:
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Argyle City	50.0008.005		Gayle Stoltman Etal	B.I.L.	WD	4/20/2020	4/22/2020
Property Type	Ag Bare Land	# Acres 8	# Till Acres 7	# CRP Acres 0	Sale Price \$45,000	EMV Total: \$23,300	Price/Deed Ac \$5,625
Comments						Ratio:	52%
Legal:	part of NW 1/4 Sec 15 T-156 R-48				Mult Twp		Mult Counties: