

# Marshall County Ag Sales: 2021

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Alma Twp	02.0167.001		Keaton & Nora Laymon	Randy Knutson	WD	4/7/2021	4/9/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 80	<b># Till Acres</b> 74	<b># CRP Acres</b> 0	<b>Sale Price</b> \$307,000	<b>EMV Total:</b> \$222,200	<b>Price/Deed Ac</b> \$3,838
<b>Comments</b>						<b>Ratio:</b>	72%
<b>Legal:</b>	S1/2 NE 1/4 Sec 33 T-156 R-47		<b>Mult Twp</b>		<b>Mult Counties:</b>		
Augsburg Twp	03.0011.000		Barrett Sczepanski & Blake Szczepan	Gary J Hoper	CD	3/1/2021	3/11/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 81	<b># Till Acres</b> 76	<b># CRP Acres</b> 0	<b>Sale Price</b> \$177,780	<b>EMV Total:</b> \$167,500	<b>Price/Deed Ac</b> \$2,195
<b>Comments</b>						<b>Ratio:</b>	94%
<b>Legal:</b>	N1/2 NE1/4 Sec 3 T-158 R-47		<b>Mult Twp</b>		<b>Mult Counties:</b>		
Augsburg Twp	03.0049.000		Sander & Stefanie Dagen	Keven & Roberta Walz	WD	4/15/2021	4/19/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 80	<b># Till Acres</b> 79	<b># CRP Acres</b> 0	<b>Sale Price</b> \$220,000	<b>EMV Total:</b> \$94,800	<b>Price/Deed Ac</b> \$2,750
<b>Comments</b>						<b>Ratio:</b>	43%
<b>Legal:</b>	S 1/2 SW 1/4 Sec 12 T-158 R-47		<b>Mult Twp</b>		<b>Mult Counties:</b>		
Augsburg Twp	03.0052.000		Rickie Anderson et al	Marlys Kittelson et al	WD	7/30/2021	8/12/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 120	<b># Till Acres</b> 116	<b># CRP Acres</b> 0	<b>Sale Price</b> \$261,000	<b>EMV Total:</b> \$139,200	<b>Price/Deed Ac</b> \$2,175
<b>Comments</b>						<b>Ratio:</b>	53%
<b>Legal:</b>	Sec 13, T 158, R 47		<b>Mult Twp</b>		<b>Mult Counties:</b>		
Augsburg Twp	03.0080.000		Halfmann Farms, Inc.	Paulette Sikora & Patricia Gfrerer	WD	8/20/2021	8/20/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 160	<b># Till Acres</b> 156	<b># CRP Acres</b>	<b>Sale Price</b> \$576,460	<b>EMV Total:</b> \$491,400	<b>Price/Deed Ac</b> \$3,603
<b>Comments</b>	Reject Code 2					<b>Ratio:</b>	85%
<b>Legal:</b>	Sec. 19, Twp. 158, R. 47. E2 NW4, Lots 1 & 2		<b>Mult Twp</b>		<b>Mult Counties:</b>		

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Augsburg Twp	03.0100.000		Arnold & Donalda Kuznia	Sandra Kuznia et al	WD	7/30/2021	8/5/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 160	<b># Till Acres</b> 155	<b># CRP Acres</b> 0	<b>Sale Price</b> \$468,000	<b>EMV Total:</b> \$188,300	<b>Price/Deed Ac</b> \$2,925
<b>Comments</b>						<b>Ratio:</b>	40%
<b>Legal:</b>	NE4 Sec 24 Twp 158 R 47			<b>Mult Twp</b>			<b>Mult Counties:</b>
Big Woods Twp	04.0023.000		Robert & Lisa LaGrone	James & Ava Archibald	WD	11/17/2021	11/24/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 80	<b># Till Acres</b> 78	<b># CRP Acres</b> 0	<b>Sale Price</b> \$280,000	<b>EMV Total:</b> \$210,600	<b>Price/Deed Ac</b> \$3,500
<b>Comments</b>						<b>Ratio:</b>	75%
<b>Legal:</b>	Sec-4 Twp-156 R-50 E2 SW4			<b>Mult Twp</b>			<b>Mult Counties:</b>
Big Woods Twp	04.0023.001	04.0028.000, 04.0028.001	Robert & Lisa LaGrone	Dale & Marianne Rivard	WD	11/17/2021	11/19/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 202	<b># Till Acres</b> 197	<b># CRP Acres</b> 0	<b>Sale Price</b> \$705,250	<b>EMV Total:</b> \$532,400	<b>Price/Deed Ac</b> \$3,491
<b>Comments</b>						<b>Ratio:</b>	75%
<b>Legal:</b>	Sec-4 Twp-156 R-50 W2 SW4			<b>Mult Twp</b>			<b>Mult Counties:</b>
Big Woods Twp	04.0143.000	04.0143.001	Michael & Katie Hoff	David M.G. Swanson II etal	WD	12/28/2021	1/20/2022
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 80	<b># Till Acres</b> 76	<b># CRP Acres</b> 0	<b>Sale Price</b> \$380,000	<b>EMV Total:</b> \$205,500	<b>Price/Deed Ac</b> \$4,750
<b>Comments</b>	River runs through portion of 04.0143.000					<b>Ratio:</b>	54%
<b>Legal:</b>	Sec 26 Twp 156 R 50 NE4 SE4; Sec 26 Twp 156 R 50 SE4 SE4			<b>Mult Twp</b>			<b>Mult Counties:</b>
Big Woods Twp	04.0148.000		Matthew & Jennifer Jensen	Todd Anvinson	WD	4/9/2021	4/13/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 40	<b># Till Acres</b> 39	<b># CRP Acres</b> 0	<b>Sale Price</b> \$101,680	<b>EMV Total:</b> \$105,300	<b>Price/Deed Ac</b> \$2,542
<b>Comments</b>						<b>Ratio:</b>	104%
<b>Legal:</b>	NE 1/4 NE1/4 Sec 28 T-156 R-50			<b>Mult Twp</b>			<b>Mult Counties:</b>

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Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Big Woods Twp	04.0148.001	04.0148.005	Matthew & Jennifer Jensen	David M.G. Swanson II etal	WD	12/28/2021	1/20/2022
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 80	<b># Till Acres</b> 79	<b># CRP Acres</b> 0	<b>Sale Price</b> \$262,000	<b>EMV Total:</b> \$209,400	<b>Price/Deed Ac</b> \$3,275
<b>Comments</b>						<b>Ratio:</b>	80%
<b>Legal:</b>	Sec 28 Twp 156 R 50 SW4 NE4; Sec 28 Twp 156 R 50 NW4 NE4			<b>Mult Twp</b>		<b>Mult Counties:</b>	
Bloomer Twp	05.0072.000	05.0076.000	Lien Schiller et al.	James & Ava Archibald	WD	11/3/2021	11/8/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 200	<b># Till Acres</b> 191	<b># CRP Acres</b> 0	<b>Sale Price</b> \$1,120,000	<b>EMV Total:</b> \$620,800	<b>Price/Deed Ac</b> \$5,600
<b>Comments</b>						<b>Ratio:</b>	55%
<b>Legal:</b>	Sec-16 Twp-156 R-49 NW4 NW4 & Sec-17 Twp-156 R-49 NE4			<b>Mult Twp</b>		<b>Mult Counties:</b>	
Bloomer Twp	05.0151.001		Eric & Jennifer Welin	David M.G. Swanson II etal	WD	12/28/2021	1/20/2022
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 80	<b># Till Acres</b> 78	<b># CRP Acres</b> 0	<b>Sale Price</b> \$376,000	<b>EMV Total:</b> \$253,500	<b>Price/Deed Ac</b> \$4,700
<b>Comments</b>						<b>Ratio:</b>	67%
<b>Legal:</b>	Sec 32 Twp 156 R 49 S2 NW4			<b>Mult Twp</b>		<b>Mult Counties:</b>	
Boxville Twp	06.0037.001		Billy Potucek	Nancy Jastram et al.	WD	12/9/2021	12/17/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 77	<b># Till Acres</b> 76	<b># CRP Acres</b> 0	<b>Sale Price</b> \$476,160	<b>EMV Total:</b> \$262,200	<b>Price/Deed Ac</b> \$6,184
<b>Comments</b>						<b>Ratio:</b>	55%
<b>Legal:</b>	Sec-11 Twp-154 R-48 E2 NW4 (less the WLY 3 AC) & (Less the NLY 33' of the ELY 265' of the			<b>Mult Twp</b>		<b>Mult Counties:</b>	
Comstock Twp	09.0074.000		Nathan Potucek	Gerald & Michelle Zblewski	CD	2/23/2021	2/24/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 160	<b># Till Acres</b> 154	<b># CRP Acres</b> 0	<b>Sale Price</b> \$478,667	<b>EMV Total:</b> \$401,900	<b>Price/Deed Ac</b> \$2,992
<b>Comments</b>						<b>Ratio:</b>	84%
<b>Legal:</b>	SW 1/4 Sec16 T155 R-46			<b>Mult Twp</b>		<b>Mult Counties:</b>	

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Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Comstock Twp	09.0183.005		Dustin & Shelly Kalt	Douglas & Mary Safar	WD	9/15/2021	10/4/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 80	<b># Till Acres</b> 75	<b># CRP Acres</b> 0	<b>Sale Price</b> \$140,000	<b>EMV Total:</b> \$183,100	<b>Price/Deed Ac</b> \$1,750
<b>Comments</b>						<b>Ratio:</b>	131%
<b>Legal:</b>				<b>Mult Twp</b>			<b>Mult Counties:</b>
Comstock Twp	09.0183.007		Loren & Deborah Zutz	Douglas & Mary Safar	WD	9/15/2021	10/7/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 80	<b># Till Acres</b> 79	<b># CRP Acres</b> 0	<b>Sale Price</b> \$200,000	<b>EMV Total:</b> \$189,600	<b>Price/Deed Ac</b> \$2,500
<b>Comments</b>						<b>Ratio:</b>	95%
<b>Legal:</b>				<b>Mult Twp</b>			<b>Mult Counties:</b>
Comstock Twp	09.0191.000		Ronnie/Loren/Deborah Zutz	Douglas & Mary J Safar	WD	9/15/2021	10/7/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 80	<b># Till Acres</b> 55	<b># CRP Acres</b> 0	<b>Sale Price</b> \$165,000	<b>EMV Total:</b> \$149,800	<b>Price/Deed Ac</b> \$2,063
<b>Comments</b>	2 ac ditch/road, 23 ac woods.					<b>Ratio:</b>	91%
<b>Legal:</b>	Sec 36, Twp 155, R 46. S2 NW4			<b>Mult Twp</b>			<b>Mult Counties:</b>
Donnelly Twp	10.0020.000	10.0020.001, 10.0021.000 & 10.0022.000	Michael & Tara Larson	Timothy & Kimberly Bloomquist	WD	6/9/2021	6/11/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 322	<b># Till Acres</b> 314	<b># CRP Acres</b> 0	<b>Sale Price</b> \$875,000	<b>EMV Total:</b> \$863,700	<b>Price/Deed Ac</b> \$2,717
<b>Comments</b>						<b>Ratio:</b>	99%
<b>Legal:</b>	W2, Sec 5, Twp 158, Range 49			<b>Mult Twp</b>			<b>Mult Counties:</b>
Donnelly Twp	10.0079.000		Lon & Melissa Woinarowicz	J Myron Larson Etal	WD	3/18/2021	3/29/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 118	<b># Till Acres</b> 118	<b># CRP Acres</b> 0	<b>Sale Price</b> \$355,500	<b>EMV Total:</b> \$324,500	<b>Price/Deed Ac</b> \$3,013
<b>Comments</b>						<b>Ratio:</b>	91%
<b>Legal:</b>	W1/2 NE1/4 & SE1/4 NW1/4 Sec 31 T-158 R-49			<b>Mult Twp</b>			<b>Mult Counties:</b>

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Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Donnelly Twp	10.0088.001		Jared & Anna Woinarowicz	J Myron Larson etal	WD	3/18/2021	3/29/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 152	<b># Till Acres</b> 150	<b># CRP Acres</b> 0	<b>Sale Price</b> \$444,500	<b>EMV Total:</b> \$412,500	<b>Price/Deed Ac</b> \$2,924
<b>Comments</b>						<b>Ratio:</b>	93%
<b>Legal:</b>	SE 1/4 (less....) Sec 32 T-158 R-49		<b>Mult Twp</b>		<b>Mult Counties:</b>		
Eagle Point Twp	11.0015.000	11.0018.001	Blake Johnson	Lowell & Susan Johnson	WD	3/17/2021	3/18/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 189	<b># Till Acres</b> 178	<b># CRP Acres</b> 0	<b>Sale Price</b> \$748,188	<b>EMV Total:</b> \$476,600	<b>Price/Deed Ac</b> \$3,959
<b>Comments</b>						<b>Ratio:</b>	64%
<b>Legal:</b>	Lots 1 & 2 & S1/2NE1/4 & N1/2 SE1/4 Sec 5 (less .....) T-158 R-50		<b>Mult Twp</b>		<b>Mult Counties:</b>		
Eagle Point Twp	11.0027.000		Lynn Johnson	Lowell & Susan Johnson	WD	3/3/2021	3/8/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 146	<b># Till Acres</b> 143	<b># CRP Acres</b> 0	<b>Sale Price</b> \$601,566	<b>EMV Total:</b> \$386,100	<b>Price/Deed Ac</b> \$4,120
<b>Comments</b>						<b>Ratio:</b>	64%
<b>Legal:</b>	W1/2 NE1/4 & E1/2 NW1/4 (Less....) Sec 9 T-158 R-50		<b>Mult Twp</b>		<b>Mult Counties:</b>		
Eagle Point Twp	11.0042.000		J Myron Larson & Janelle Sire	Timothy & KimBerly Bloomquist	WD	4/9/2021	5/10/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 320	<b># Till Acres</b> 312	<b># CRP Acres</b> 0	<b>Sale Price</b> \$875,000	<b>EMV Total:</b> \$842,400	<b>Price/Deed Ac</b> \$2,734
<b>Comments</b>						<b>Ratio:</b>	96%
<b>Legal:</b>	S1/2 Sec 13 T-158 R-50		<b>Mult Twp</b>		<b>Mult Counties:</b>		
Eagle Point Twp	11.0115.000		Cameron Sonju	Caren & Carol Woinarowicz	WD	3/26/2021	3/30/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 159	<b># Till Acres</b> 137	<b># CRP Acres</b> 0	<b>Sale Price</b> \$77,000	<b>EMV Total:</b> \$49,600	<b>Price/Deed Ac</b> \$484
<b>Comments</b>	EWRP on Tillable Acres					<b>Ratio:</b>	64%
<b>Legal:</b>	NW 1/4 Sec 33 T-158 R-50		<b>Mult Twp</b>		<b>Mult Counties:</b>		

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Eagle Point Twp	11.0125.000		Paul & Christine Dahlman	Timothy & Kimber	WD	11/1/2021	11/2/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 157	<b># Till Acres</b> 153	<b># CRP Acres</b> 0	<b>Sale Price</b> \$590,000	<b>EMV Total:</b> \$413,100	<b>Price/Deed Ac</b> \$3,758
<b>Comments</b>						<b>Ratio:</b>	70%
<b>Legal:</b>	Sec 35 Twp 158 R 50, NW4 (Less Ditch)		<b>Mult Twp</b>		<b>Mult Counties:</b>		
Eagle Point Twp	11.0126.000	11.0127.000, 18.0003.000	Mark P. Anderson Rev. Trust	Bonita J. Burnson Rev. Trust	TD	9/10/2021	9/13/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 477	<b># Till Acres</b> 453	<b># CRP Acres</b> 0	<b>Sale Price</b> \$1,335,000	<b>EMV Total:</b> \$1,200,700	<b>Price/Deed Ac</b> \$2,799
<b>Comments</b>						<b>Ratio:</b>	90%
<b>Legal:</b>	Sec 35, Twp 158, R 50 NE4 SW4, SE4		<b>Mult Twp</b> Eagle Point & Fork		<b>Mult Counties:</b>		
Espolie Twp	15.0006.000	15.0018.000, 40.0173.003	Faith Neuschwander	Wayne & Sandra Warne	WD	3/5/2021	3/9/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 221	<b># Till Acres</b> 197	<b># CRP Acres</b> 0	<b>Sale Price</b> \$373,608	<b>EMV Total:</b> \$342,600	<b>Price/Deed Ac</b> \$1,691
<b>Comments</b>						<b>Ratio:</b>	92%
<b>Legal:</b>	S2 SW4 Sec 4 & Govt Lots 3 & 4 Sec 2 T-155 R-39, S2 S2 SW4 Sec35, E2 N2 S2 SW4 Sec 36 T-		<b>Mult Twp</b>		<b>Mult Counties:</b>		
Excel Twp	16.0115.000		Kvalvog Properties XIII LLP	Cory & Marnie St Germain	WD	3/8/2021	3/8/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 160	<b># Till Acres</b> 159	<b># CRP Acres</b> 0	<b>Sale Price</b> \$490,000	<b>EMV Total:</b> \$333,900	<b>Price/Deed Ac</b> \$3,063
<b>Comments</b>						<b>Ratio:</b>	68%
<b>Legal:</b>	NW 1/4 Sec 22 T-155 R-43		<b>Mult Twp</b>		<b>Mult Counties:</b>		
Excel Twp	16.0158.000	16.0166.001	Jeffrey & Leslie Brouse	Kurt Muzzy	WD	3/19/2021	5/10/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 240	<b># Till Acres</b> 226	<b># CRP Acres</b> 0	<b>Sale Price</b> \$238,000	<b>EMV Total:</b> \$384,000	<b>Price/Deed Ac</b> \$992
<b>Comments</b>						<b>Ratio:</b>	161%
<b>Legal:</b>	E2 NW4 W of Soo Line & Govt Lots 1-3 (less..) Sec 31 T-155 R-43		<b>Mult Twp</b>		<b>Mult Counties:</b>		

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Excel Twp	16.0207.000		Steven Olson	Walter Clark etal	WD	2/5/2021	2/22/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 187	<b># Till Acres</b> 174	<b># CRP Acres</b> 0	<b>Sale Price</b> \$435,000	<b>EMV Total:</b> \$370,800	<b>Price/Deed Ac</b> \$2,326
<b>Comments</b>						<b>Ratio:</b>	85%
<b>Legal:</b>	Govt Lots 1,2,3 Sec 1 T-154 R-43			<b>Mult Twp</b>			<b>Mult Counties:</b>
Foldahl Twp	17.0014.003		Alex/Harrison/John Kujava	Myles Hogberg etal	WD	9/30/2021	10/4/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 120	<b># Till Acres</b> 100	<b># CRP Acres</b> 0	<b>Sale Price</b> \$150,000	<b>EMV Total:</b> \$185,800	<b>Price/Deed Ac</b> \$1,250
<b>Comments</b>	2 ac ditch/road, 18 ac woods.					<b>Ratio:</b>	124%
<b>Legal:</b>	Sec 3, Twp 156, R 46. E2 SE4, SE4 NE4			<b>Mult Twp</b>			<b>Mult Counties:</b>
Fork Twp	18.0015.003		Kevin Pierce	Eleanor Osowski	TD	11/9/2021	11/18/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 157	<b># Till Acres</b> 154	<b># CRP Acres</b> 0	<b>Sale Price</b> \$314,282	<b>EMV Total:</b> \$292,600	<b>Price/Deed Ac</b> \$2,002
<b>Comments</b>						<b>Ratio:</b>	93%
<b>Legal:</b>	Sec-4 Twp-157 R-50 SW4 NW4, N2 SW4, SE4 SW4 (Less the S 40 Rods of the E 100 Rods there			<b>Mult Twp</b>			<b>Mult Counties:</b>
Fork Twp	18.0020.000	18.0021.000	Kevin & Jeanette Pierce	Eleanor Osowski	CD	11/9/2021	11/17/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 117	<b># Till Acres</b> 116	<b># CRP Acres</b> 0	<b>Sale Price</b> \$234,000	<b>EMV Total:</b> \$220,400	<b>Price/Deed Ac</b> \$2,000
<b>Comments</b>						<b>Ratio:</b>	94%
<b>Legal:</b>	Sec-5 Twp-157 R-50 Lots 2-3-4-5-6-7			<b>Mult Twp</b>			<b>Mult Counties:</b>
Fork Twp	18.0020.003	18.0021.003	Red River Oxbow LLC	Eleanor Osowski	TD	11/9/2021	11/22/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 121	<b># Till Acres</b> 8	<b># CRP Acres</b> 0	<b>Sale Price</b> \$114,240	<b>EMV Total:</b> \$90,300	<b>Price/Deed Ac</b> \$944
<b>Comments</b>	27 waste acres; 78 wood acres					<b>Ratio:</b>	79%
<b>Legal:</b>	Sec-5 Twp-157 R-50 Part of Gov't Lots 2-7			<b>Mult Twp</b>			<b>Mult Counties:</b>

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Fork Twp	18.0044.003		Leif & Cheryl Aakre	Charles H. Halvorson Irr. Trust	TD	10/13/2021	10/22/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 40	<b># Till Acres</b> 40	<b># CRP Acres</b> 0	<b>Sale Price</b> \$107,250	<b>EMV Total:</b> \$97,500	<b>Price/Deed Ac</b> \$2,681
<b>Comments</b>						<b>Ratio:</b>	91%
<b>Legal:</b>	Sec 14 Twp 157 R 50 SE4 NE4			<b>Mult Twp</b>			<b>Mult Counties:</b>
Grand Plain Twp	19.0010.000	19.0026.000	Preston & Brenda Solberg	Raymond & Ann Marie Capp	TD	4/16/2021	4/19/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 880	<b># Till Acres</b> 872	<b># CRP Acres</b> 0	<b>Sale Price</b> \$2,156,000	<b>EMV Total:</b> \$1,667,300	<b>Price/Deed Ac</b> \$2,450
<b>Comments</b>						<b>Ratio:</b>	77%
<b>Legal:</b>	S 1/2 & NW 1/4 & S1/2 NE1/4 Sec 14, N 1/2 Sec 23 T-155 R-41			<b>Mult Twp</b>			<b>Mult Counties:</b>
Grand Plain Twp	19.0010.003		Nathan Peters	Preson & Brenda Solberg	WD	10/29/2021	11/8/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 80	<b># Till Acres</b> 80	<b># CRP Acres</b> 0	<b>Sale Price</b> \$196,000	<b>EMV Total:</b> \$140,000	<b>Price/Deed Ac</b> \$2,450
<b>Comments</b>						<b>Ratio:</b>	71%
<b>Legal:</b>	Sec -14 Twp-155 R-41 S2 NE4			<b>Mult Twp</b>			<b>Mult Counties:</b>
Holt Twp	20.0046.000		Iven Ose	Carla Weinmann	WD	10/15/2021	11/1/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 10	<b># Till Acres</b> 0	<b># CRP Acres</b> 0	<b>Sale Price</b> \$14,000	<b>EMV Total:</b> \$7,800	<b>Price/Deed Ac</b> \$1,400
<b>Comments</b>						<b>Ratio:</b>	56%
<b>Legal:</b>	Sec-10 Twp-156 R-43			<b>Mult Twp</b>			<b>Mult Counties:</b>
Holt Twp	20.0077.000	20.0077.003	David & Karleen Thompson	SHOP Farms	WD	2/17/2021	3/1/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 119	<b># Till Acres</b> 115	<b># CRP Acres</b> 0	<b>Sale Price</b> \$174,000	<b>EMV Total:</b> \$151,700	<b>Price/Deed Ac</b> \$1,462
<b>Comments</b>						<b>Ratio:</b>	87%
<b>Legal:</b>	S1/2 SE1/4 & SE1/4 SW1/4 Sec 14 T-156 R-43			<b>Mult Twp</b>			<b>Mult Counties:</b>



# Marshall County Ag Sales: 2021

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Holt Twp	20.0077.001		Jake Thompson	SHOP Farms	WD	2/17/2021	3/1/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 79	<b># Till Acres</b> 77	<b># CRP Acres</b> 0	<b>Sale Price</b> \$116,000	<b>EMV Total:</b> \$101,400	<b>Price/Deed Ac</b> \$1,468
<b>Comments</b>						<b>Ratio:</b>	87%
<b>Legal:</b>	N1/2 SE 1/4 Sec 14 T-156 R-43		<b>Mult Twp</b>		<b>Mult Counties:</b>		
Holt Twp	20.0093.000		Nathanial & Katrina Johnson	James & Patricia Klemmetsen	WD	8/11/2021	8/12/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 40	<b># Till Acres</b> 39	<b># CRP Acres</b> 40	<b>Sale Price</b> \$62,000	<b>EMV Total:</b> \$46,800	<b>Price/Deed Ac</b> \$1,550
<b>Comments</b>						<b>Ratio:</b>	75%
<b>Legal:</b>	NE4 NW4 SEC 18 T156N R43W		<b>Mult Twp</b>		<b>Mult Counties:</b>		
Holt Twp	20.0174.000	20.0180.000, 52.0006.000	Warren & Mary Hermreck	Richard Huston	TD	10/21/2021	10/29/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 188	<b># Till Acres</b> 179	<b># CRP Acres</b> 0	<b>Sale Price</b> \$263,060	<b>EMV Total:</b> \$266,800	<b>Price/Deed Ac</b> \$1,399
<b>Comments</b>	20.0180.000: W2 SW4, SE4 SW4, 52.0006.000: SW4 SE4 (LESS N 950' OF THE E 560')					<b>Ratio:</b>	101%
<b>Legal:</b>	NE4 SE4		<b>Mult Twp</b>		<b>Mult Counties:</b>		
Lincoln Twp	22.0117.000		Josiah Clark & Jesse Clark	Ronald & Nicole Grande	WD	2/11/2021	2/12/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 38	<b># Till Acres</b> 35	<b># CRP Acres</b> 0	<b>Sale Price</b> \$42,600	<b>EMV Total:</b> \$42,600	<b>Price/Deed Ac</b> \$1,121
<b>Comments</b>						<b>Ratio:</b>	100%
<b>Legal:</b>	SE 1/4 NE 1/4 Sec 23 T-158 R-45		<b>Mult Twp</b>		<b>Mult Counties:</b>		
Linsell Twp	23.0048.000		Todd & Cindy Mork	Marjorie Berg	WD	4/27/2021	4/29/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 340	<b># Till Acres</b> 322	<b># CRP Acres</b> 0	<b>Sale Price</b> \$221,000	<b>EMV Total:</b> \$301,400	<b>Price/Deed Ac</b> \$650
<b>Comments</b>						<b>Ratio:</b>	136%
<b>Legal:</b>	E1/2 SE1/4 NW1/4 & S1/2 Sec 11 T-158 R-39		<b>Mult Twp</b>		<b>Mult Counties:</b>		

# Marshall County Ag Sales: 2021

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
Marsh Grove Twp	24.0006.003		Randy & Kari Lindemoen	James & Betty Hjelle	WD	10/13/2021	10/22/2021	
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 34	<b># Till Acres</b> 31	<b># CRP Acres</b> 0	<b>Sale Price</b> \$35,500	<b>EMV Total:</b> \$52,000	<b>Price/Deed Ac</b> \$1,044	
<b>Comments</b>	1 AC of woods						<b>Ratio:</b>	146%
<b>Legal:</b>	Sec 1 Twp 156 R 45, SE4 SW4 less 6.4 AC						<b>Mult Twp</b>	<b>Mult Counties:</b>
Marsh Grove Twp	24.0043.000	24.0095.000	Daniel Kujava & Gordon Kujava	Beulah Bjornrud Estate	PerRep	1/29/2021	1/29/2021	
<b>Property Type</b>	Ag w/ House	<b># Acres</b> 200	<b># Till Acres</b> 174	<b># CRP Acres</b> 0	<b>Sale Price</b> \$495,000	<b>EMV Total:</b> \$451,200	<b>Price/Deed Ac</b> \$2,475	
<b>Comments</b>	with house and outbldgs						<b>Ratio:</b>	91%
<b>Legal:</b>	NE1/4 Sec 8, NE 1/4 NE1/4 Sec 17 T-156 R-45						<b>Mult Twp</b>	<b>Mult Counties:</b>
Marsh Grove Twp	24.0145.000	24.0148.000	Gerald & Judith Duray	Larry & Carole Harstad	TD	12/30/2021	1/3/2022	
<b>Property Type</b>	Ag w/ Outbldgs	<b># Acres</b> 160	<b># Till Acres</b> 151	<b># CRP Acres</b> 0	<b>Sale Price</b> \$300,000	<b>EMV Total:</b> \$291,400	<b>Price/Deed Ac</b> \$1,875	
<b>Comments</b>	Pole shed & 2 Bins						<b>Ratio:</b>	97%
<b>Legal:</b>	Sec 28 Twp 156 R 45 E2 SW4						<b>Mult Twp</b>	<b>Mult Counties:</b>
McCrea Twp	25.0222.000	06.0040.000	Merle Stinar	Nancy Jastram et al.	WD	12/9/2021	12/17/2021	
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 89	<b># Till Acres</b> 87	<b># CRP Acres</b> 0	<b>Sale Price</b> \$398,610	<b>EMV Total:</b> \$290,200	<b>Price/Deed Ac</b> \$4,479	
<b>Comments</b>	06.0040.000: Sec-12 Twp-154 R-48 A triangle piece in the NE4 E of BN RR R/W (Less the NLY 33' thereof)						<b>Ratio:</b>	73%
<b>Legal:</b>	Sec-7 Twp-154 R-47 The NLY 1580' of the E2 NW4, the NLY 1580' of Gov't Lots 1 & 2 Lying E						<b>Mult Twp</b>	<b>Mult Counties:</b>
Middle River Twp	26.0065.000	26.0067.000	Eric Magnusson	Michael Robertson etal	WD	3/20/2021	3/31/2021	
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 120	<b># Till Acres</b> 118	<b># CRP Acres</b> 0	<b>Sale Price</b> \$425,000	<b>EMV Total:</b> \$395,400	<b>Price/Deed Ac</b> \$3,542	
<b>Comments</b>							<b>Ratio:</b>	93%
<b>Legal:</b>	NE1/4 NW1/4, S1/2 NW1/4 Sec 12 T- 156 R-48						<b>Mult Twp</b>	<b>Mult Counties:</b>

# Marshall County Ag Sales: 2021

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
Moose River Twp	27.0044.000		Scott & Angela Rothrum	Lester & Beverly Thygeson	WD	12/27/2021	1/3/2022	
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 320	<b># Till Acres</b> 244	<b># CRP Acres</b> 0	<b>Sale Price</b> \$320,000	<b>EMV Total:</b> \$262,400	<b>Price/Deed Ac</b> \$1,000	
<b>Comments</b>	71 ac woods, 5 ac ditch/road						<b>Ratio:</b>	82%
<b>Legal:</b>	Sec 11 Twp 158 R 40 W2				<b>Mult Twp</b>	<b>Mult Counties:</b>		
Moose River Twp	27.0050.000		Randeen Ridge LLC	Juel & Arlene Stenberg	WD	9/30/2021	10/8/2021	
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 157	<b># Till Acres</b> 76	<b># CRP Acres</b> 0	<b>Sale Price</b> \$160,000	<b>EMV Total:</b> \$123,400	<b>Price/Deed Ac</b> \$1,019	
<b>Comments</b>	70 ac woods						<b>Ratio:</b>	77%
<b>Legal:</b>	Sec 12 Twp 158 R 40, SW4 (Less 3.43 AC for Hwy R/W)				<b>Mult Twp</b>	<b>Mult Counties:</b>		
Nelson Park Twp	29.0027.003		Michael Johnson	Todd Koland etal	WD	12/29/2021	12/30/2021	
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 159	<b># Till Acres</b> 156	<b># CRP Acres</b> 0	<b>Sale Price</b> \$160,000	<b>EMV Total:</b> \$141,400	<b>Price/Deed Ac</b> \$1,006	
<b>Comments</b>							<b>Ratio:</b>	88%
<b>Legal:</b>	Sec 4 Twp 158 R 46 NW4				<b>Mult Twp</b>	<b>Mult Counties:</b>		
Nelson Park Twp	29.0030.000		Michael C. Johnson	Tedd/Todd/Shelley Koland	WD	8/26/2021	9/1/2021	
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 40	<b># Till Acres</b> 34	<b># CRP Acres</b> 0	<b>Sale Price</b> \$40,000	<b>EMV Total:</b> \$34,500	<b>Price/Deed Ac</b> \$1,000	
<b>Comments</b>							<b>Ratio:</b>	86%
<b>Legal:</b>	Sec. 5, Twp. 158, R. 46. Lot 1				<b>Mult Twp</b>	<b>Mult Counties:</b>		
Nelson Park Twp	29.0057.000		Louis Cater	Luther C. Thompson Family Trust	TD	8/24/2021	8/25/2021	
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 156	<b># Till Acres</b> 114	<b># CRP Acres</b> 0	<b>Sale Price</b> \$175,000	<b>EMV Total:</b> \$128,800	<b>Price/Deed Ac</b> \$1,122	
<b>Comments</b>							<b>Ratio:</b>	74%
<b>Legal:</b>	Sec 10, Twp 158, R 46. SW4 (Less 1.17 AC along N side) & (Less 3.08 AC for Hwy R/W)				<b>Mult Twp</b>	<b>Mult Counties:</b>		

# Marshall County Ag Sales: 2021

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Nelson Park Twp	29.0058.000		Fir River Trading LLC	Luther C. Thompson Family Trust	TD	8/24/2021	8/26/2021
<b>Property Type</b>	Ag w/ House	<b># Acres</b> 156	<b># Till Acres</b> 115	<b># CRP Acres</b> 0	<b>Sale Price</b> \$235,000	<b>EMV Total:</b> \$224,700	<b>Price/Deed Ac</b> \$1,506
<b>Comments</b>						<b>Ratio:</b> 96%	
<b>Legal:</b>	Sec 10, Twp 158, R 46. Sec 4 (Less .83 AC in NW4 SE4) & (Less 3.08 AC for Hwy R/W)			<b>Mult Twp</b>		<b>Mult Counties:</b>	
Nelson Park Twp	29.0066.000	22.0021.000, 22.0022.000, 22.0024.000	Moritz Farms GP	Richard Thompson & Robert Thom	WD	10/28/2021	11/8/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 868	<b># Till Acres</b> 802	<b># CRP Acres</b> 0	<b>Sale Price</b> \$1,697,475	<b>EMV Total:</b> \$1,085,500	<b>Price/Deed Ac</b> \$1,956
<b>Comments</b>	additional parcels: 22.0026.000, 22.0027.000, 22.0035.000, 22.0035.000, 22.0087.000, 22.0087.001					<b>Ratio:</b> 64%	
<b>Legal:</b>	Sec-12 Twp 158 R-46 NE4 NE4			<b>Mult Twp</b>		<b>Mult Counties:</b>	
Nelson Park Twp	29.0084.000		Olson Holdings LLC	Luther C. Thompson Family Trust	TD	8/24/2021	8/26/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 157	<b># Till Acres</b> 150	<b># CRP Acres</b> 0	<b>Sale Price</b> \$175,000	<b>EMV Total:</b> \$151,500	<b>Price/Deed Ac</b> \$1,115
<b>Comments</b>						<b>Ratio:</b> 87%	
<b>Legal:</b>	Sec 15, Twp 158, R 46. NE\$ (Less 2.95 AC for Hwy R/W)			<b>Mult Twp</b>		<b>Mult Counties:</b>	
Nelson Park Twp	29.0127.000		James & Tabitha Widner	Sandra Kasproicz etal	WD	7/8/2021	7/20/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 80	<b># Till Acres</b> 75	<b># CRP Acres</b> 0	<b>Sale Price</b> \$86,198	<b>EMV Total:</b> \$76,600	<b>Price/Deed Ac</b> \$1,077
<b>Comments</b>						<b>Ratio:</b> 89%	
<b>Legal:</b>	S2 SW4 Sec 21 T-158 R-46			<b>Mult Twp</b>		<b>Mult Counties:</b>	
Nelson Park Twp	29.0203.000		Blake & Nicole Szczepanski	Arvid Sten etal	CD	3/1/2021	3/18/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 120	<b># Till Acres</b> 113	<b># CRP Acres</b> 0	<b>Sale Price</b> \$175,000	<b>EMV Total:</b> \$136,500	<b>Price/Deed Ac</b> \$1,458
<b>Comments</b>						<b>Ratio:</b> 78%	
<b>Legal:</b>	SW1/4 NW1/4 & W1/2 SW1/4 Sec 33 T-158 R-46			<b>Mult Twp</b>		<b>Mult Counties:</b>	

# Marshall County Ag Sales: 2021

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
New Folden Twp	30.0069.000	30.0069.001	Nathan & Amy Wozniak	Daniel Kujava etal	WD	1/27/2021	2/2/2021	
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 240	<b># Till Acres</b> 222	<b># CRP Acres</b> 0	<b>Sale Price</b> \$400,000	<b>EMV Total:</b> \$321,600	<b>Price/Deed Ac</b> \$1,667	
<b>Comments</b>	13 ac woods on parcel						<b>Ratio:</b>	80%
<b>Legal:</b>	W1/2 NE1/4, E1/2 NW1/4, E1/2 SW 1/4 Sec 12 T- 156 R-44				<b>Mult Twp</b>	<b>Mult Counties:</b>		
New Maine Twp	31.0085.000		Russell Kapping	Kevin & Jeanette Pierce	WD	6/4/2021	6/10/2021	
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 80	<b># Till Acres</b> 79	<b># CRP Acres</b> 0	<b>Sale Price</b> \$108,000	<b>EMV Total:</b> \$73,600	<b>Price/Deed Ac</b> \$1,350	
<b>Comments</b>							<b>Ratio:</b>	68%
<b>Legal:</b>	S2 NE4, Sec 17, Twp 157, Range 44				<b>Mult Twp</b>	<b>Mult Counties:</b>		
New Maine Twp	31.0126.000		Corcoran Revocable Living Trust	Pierce Investments LLC	WD	9/28/2021	10/1/2021	
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 40	<b># Till Acres</b> 0	<b># CRP Acres</b> 0	<b>Sale Price</b> \$24,000	<b>EMV Total:</b> \$31,000	<b>Price/Deed Ac</b> \$600	
<b>Comments</b>	40 acres of woods						<b>Ratio:</b>	129%
<b>Legal:</b>	Sec 23, Twp 157, R 44. NE4 NE4				<b>Mult Twp</b>	<b>Mult Counties:</b>		
New Maine Twp	31.0132.003	31.0085.005	Russell & Devin Kapping	Pierce Investments LLC	WD	6/4/2021	6/10/2021	
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 80	<b># Till Acres</b> 78	<b># CRP Acres</b> 0	<b>Sale Price</b> \$108,000	<b>EMV Total:</b> \$74,100	<b>Price/Deed Ac</b> \$1,350	
<b>Comments</b>							<b>Ratio:</b>	69%
<b>Legal:</b>	part of S2 SE4 Sec 23 & NE4 NE4 (less...) Sec 17 T-157 R-44				<b>Mult Twp</b>	<b>Mult Counties:</b>		
New Maine Twp	31.0218.003		Jarred Olson	Curt & Donna Stubstad	WD	3/24/2021	4/19/2021	
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 160	<b># Till Acres</b> 155	<b># CRP Acres</b> 0	<b>Sale Price</b> \$194,954	<b>EMV Total:</b> \$164,400	<b>Price/Deed Ac</b> \$1,218	
<b>Comments</b>							<b>Ratio:</b>	84%
<b>Legal:</b>	SE 1/4 Sec 36 T-157 R-44				<b>Mult Twp</b>	<b>Mult Counties:</b>		

# Marshall County Ag Sales: 2021

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
New Solum Twp	32.0298.003	32.0307.000	Gabriel & Danielle Carlson	Carl Roger & Linda Van Horn	WD	3/23/2021	7/19/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 112	<b># Till Acres</b> 110	<b># CRP Acres</b> 0	<b>Sale Price</b> \$200,000	<b>EMV Total:</b> \$134,700	<b>Price/Deed Ac</b> \$1,786
<b>Comments</b>							<b>Ratio:</b> 67%
<b>Legal:</b>	W2 NE4 Sec 9 & SW4 NW4 Sec 10 (less..) T-154 R-44			<b>Mult Twp</b>	<b>Mult Counties:</b>		
Oak Park Twp	33.0020.001		John & Judy Nelson	Andrew & Diane Miller	WD	12/3/2021	12/7/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 67	<b># Till Acres</b> 64	<b># CRP Acres</b> 0	<b>Sale Price</b> \$192,000	<b>EMV Total:</b> \$0	<b>Price/Deed Ac</b> \$2,866
<b>Comments</b>							<b>Ratio:</b> 0%
<b>Legal:</b>	Sec-4 Twp-155 R-50 Wly 26 rods of the E2 NE4 & the NW4 NE4 (Lot-2)			<b>Mult Twp</b>	<b>Mult Counties:</b>		
Oak Park Twp	33.0086.000		Curtis John Nelson	Marlen & Marggy Quern, Roger &	WD	12/22/2021	12/30/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 80	<b># Till Acres</b> 79	<b># CRP Acres</b> 0	<b>Sale Price</b> \$266,666	<b>EMV Total:</b> \$229,100	<b>Price/Deed Ac</b> \$3,333
<b>Comments</b>	addn' seller: Estate of Loren Quern. 3 sales were combined to make this one good sale. See Doc. #340154, 340152, 340151.						<b>Ratio:</b> 86%
<b>Legal:</b>	Sec 16 Twp 155 R 50 W2 NE4			<b>Mult Twp</b>	<b>Mult Counties:</b>		
Oak Park Twp	33.0086.003		John & Judy Nelson	Estate of Laren Quern	PerRep	11/12/2021	12/7/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 40	<b># Till Acres</b> 38	<b># CRP Acres</b> 0	<b>Sale Price</b> \$133,335	<b>EMV Total:</b> \$110,200	<b>Price/Deed Ac</b> \$3,333
<b>Comments</b>	This sale was combined with two other eCRVs to make one good sale. eCRVs 1355735, 1355723, & 1355708						<b>Ratio:</b> 83%
<b>Legal:</b>	Sec-16 Twp-155 R-50			<b>Mult Twp</b>	<b>Mult Counties:</b>		
Oak Park Twp	33.0248.001		WJS Nelson	Laverne & Rebecca Rogalla, Patrici	WD	5/12/2021	5/21/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 100	<b># Till Acres</b> 97	<b># CRP Acres</b> 0	<b>Sale Price</b> \$406,350	<b>EMV Total:</b> \$315,300	<b>Price/Deed Ac</b> \$4,064
<b>Comments</b>							<b>Ratio:</b> 78%
<b>Legal:</b>	N2 SE4, W2 SE4 SE4 Sec 2 T-154 R-50			<b>Mult Twp</b>	<b>Mult Counties:</b>		

# Marshall County Ag Sales: 2021

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Parker Twp	34.0003.000		Tom Woinarowicz	R. Duane Hendricks	WD	7/6/2021	7/16/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 80	<b># Till Acres</b> 76	<b># CRP Acres</b> 0	<b>Sale Price</b> \$250,000	<b>EMV Total:</b> \$228,000	<b>Price/Deed Ac</b> \$3,125
<b>Comments</b>						<b>Ratio:</b>	91%
<b>Legal:</b>	N2 NW4 Sec 1 T-157 R-49		<b>Mult Twp</b>		<b>Mult Counties:</b>		
Parker Twp	34.0015.000		John & Holly Kowalski	Thomas & ViAnn Bates	WD	3/23/2021	3/24/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 80	<b># Till Acres</b> 77	<b># CRP Acres</b> 0	<b>Sale Price</b> \$277,500	<b>EMV Total:</b> \$231,000	<b>Price/Deed Ac</b> \$3,469
<b>Comments</b>						<b>Ratio:</b>	83%
<b>Legal:</b>	E1/2 NW1/4 Sec 4 T-157 R-49		<b>Mult Twp</b>		<b>Mult Counties:</b>		
Parker Twp	34.0015.003		Darrin Kowalski	Thomas & ViAnn Bates	WD	3/23/2021	4/26/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 81	<b># Till Acres</b> 75	<b># CRP Acres</b> 0	<b>Sale Price</b> \$277,500	<b>EMV Total:</b> \$225,000	<b>Price/Deed Ac</b> \$3,426
<b>Comments</b>						<b>Ratio:</b>	81%
<b>Legal:</b>	W1/2 NW1/4 Sec 4 T-157 R-49		<b>Mult Twp</b>		<b>Mult Counties:</b>		
Parker Twp	34.0037.000	34.0040.000	John & Shawna Peterson	Gary Douglas et al	WD	9/21/2021	9/22/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 160	<b># Till Acres</b> 158	<b># CRP Acres</b> 0	<b>Sale Price</b> \$544,000	<b>EMV Total:</b> \$474,000	<b>Price/Deed Ac</b> \$3,400
<b>Comments</b>						<b>Ratio:</b>	87%
<b>Legal:</b>	Sec 9, Twp 157, R 49, E2 SW4 & Sec 9, Twp 157, R 49, W2 SE4		<b>Mult Twp</b>		<b>Mult Counties:</b>		
Parker Twp	34.0111.000		Daniel Haugen	Linda Haugen	WD	12/17/2021	12/20/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 159	<b># Till Acres</b> 155	<b># CRP Acres</b> 0	<b>Sale Price</b> \$560,000	<b>EMV Total:</b> \$465,000	<b>Price/Deed Ac</b> \$3,522
<b>Comments</b>						<b>Ratio:</b>	83%
<b>Legal:</b>	Sec-28 Twp-157 R-49 NW4		<b>Mult Twp</b>		<b>Mult Counties:</b>		



# Marshall County Ag Sales: 2021

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Parker Twp	34.0114.000		Steven & Melanie McGlynn	Charles H. Halvorson Irr OR-QTIP	TD	11/10/2021	12/14/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 160	<b># Till Acres</b> 159	<b># CRP Acres</b> 0	<b>Sale Price</b> \$536,200	<b>EMV Total:</b> \$477,000	<b>Price/Deed Ac</b> \$3,351
<b>Comments</b>						<b>Ratio:</b>	89%
<b>Legal:</b>	Sec-29 Twp-157 R-49 NE4			<b>Mult Twp</b>			<b>Mult Counties:</b>
Sinnott Twp	36.0099.000		Scott Field	Susan M. Jackson etal	WD	12/23/2021	12/30/2021
<b>Property Type</b>	Ag w/ Outbldgs	<b># Acres</b> 219	<b># Till Acres</b> 204	<b># CRP Acres</b> 0	<b>Sale Price</b> \$876,000	<b>EMV Total:</b> \$0	<b>Price/Deed Ac</b> \$4,000
<b>Comments</b>	3 ac woods, 11 ac ditch/road. Wood Frame Metal bldg & barn.					<b>Ratio:</b>	0%
<b>Legal:</b>	Sec 20 Twp 158 R 48 NE4, NW4 lying E of TR HWY			<b>Mult Twp</b>			<b>Mult Counties:</b>
Spruce Valley Twp	37.0192.005		Luke & Stephanie Johnson	Louis & Lanae Cater	WD	7/21/2021	7/28/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 38	<b># Till Acres</b> 36	<b># CRP Acres</b> 0	<b>Sale Price</b> \$30,000	<b>EMV Total:</b> \$38,600	<b>Price/Deed Ac</b> \$789
<b>Comments</b>						<b>Ratio:</b>	129%
<b>Legal:</b>	NW4 NW4 Sec 33 Twp 157N R 43W			<b>Mult Twp</b>			<b>Mult Counties:</b>
Tamarac Twp	38.0001.000		Jordan & Chelsea Schindele	James Myhre etal	WD	6/24/2021	7/21/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 160	<b># Till Acres</b> 156	<b># CRP Acres</b> 0	<b>Sale Price</b> \$556,500	<b>EMV Total:</b> \$491,400	<b>Price/Deed Ac</b> \$3,478
<b>Comments</b>						<b>Ratio:</b>	88%
<b>Legal:</b>	Lots 1 & 2 & S2 NE4 Sec 1 T-157 R-48			<b>Mult Twp</b>			<b>Mult Counties:</b>
Thief Lake Twp	39.0010.000	39.0011.000, 37.0004.000, 39.0012.000, 39.0013.004	Demeter Farms GP	Robert & Catherine Gjerdingen	WD	11/30/2021	12/16/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 2479	<b># Till Acres</b> 2095	<b># CRP Acres</b> 0	<b>Sale Price</b> \$4,347,425	<b>EMV Total:</b> \$2,608,300	<b>Price/Deed Ac</b> \$1,754
<b>Comments</b>	37.0015.001, 39.0014.001, 39.0018.000, 39.0014.003, 39.0019.000, 39.0042.001, 21.0037.003, 39.0038.000, 07.0024.000, 07.0038.003, 07.					<b>Ratio:</b>	60%
<b>Legal:</b>	Document #340027			<b>Mult Twp</b> Cedar, Spruce Valley, Hu			<b>Mult Counties:</b>



# Marshall County Ag Sales: 2021

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
Valley Twp	40.0054.000		Trent & Marilyn Stanley	Edward & Delores Moe	WD	6/18/2021	6/23/2021	
<b>Property Type</b>	Ag w/ House	<b># Acres</b> 51	<b># Till Acres</b> 37	<b># CRP Acres</b> 0	<b>Sale Price</b> \$200,000	<b>EMV Total:</b> \$194,100	<b>Price/Deed Ac</b> \$3,922	
<b>Comments</b>	42x64 Pole Shed; 16x64 Lean-To; 32x59 Barn; 32x48 Hay Shed; (2) 3000 bu Steel Bins						<b>Ratio:</b>	97%
<b>Legal:</b>	Part of the W2, Sec 14, Twp 156, Range 39				<b>Mult Twp</b>	<b>Mult Counties:</b>		
Vega Twp	41.0088.004		Shane & Megan Dagoberg	Jesse Russ	WD	3/30/2021	3/31/2021	
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 160	<b># Till Acres</b> 157	<b># CRP Acres</b> 0	<b>Sale Price</b> \$560,000	<b>EMV Total:</b> \$526,000	<b>Price/Deed Ac</b> \$3,500	
<b>Comments</b>							<b>Ratio:</b>	94%
<b>Legal:</b>	SW 1/4 Sec 15 T-155 R-49				<b>Mult Twp</b>	<b>Mult Counties:</b>		
Vega Twp	41.0110.000		Scott & Ashlee Dagoberg	Bruce & Beverly Ranstrom	WD	1/7/2021	1/11/2021	
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 80	<b># Till Acres</b> 78	<b># CRP Acres</b> 0	<b>Sale Price</b> \$270,358	<b>EMV Total:</b> \$261,300	<b>Price/Deed Ac</b> \$3,379	
<b>Comments</b>							<b>Ratio:</b>	97%
<b>Legal:</b>	W1/2 NE1/4 Sec 19 T-155 R-49				<b>Mult Twp</b>	<b>Mult Counties:</b>		
Vega Twp	41.0173.000		Ronald Iverson	Brett Knutson etal	WD	2/2/2021	2/12/2021	
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 160	<b># Till Acres</b> 145	<b># CRP Acres</b> 0	<b>Sale Price</b> \$574,000	<b>EMV Total:</b> \$494,300	<b>Price/Deed Ac</b> \$3,588	
<b>Comments</b>	11 ac woods						<b>Ratio:</b>	86%
<b>Legal:</b>	SW 1/4 Sec 28 T-155 R-49				<b>Mult Twp</b>	<b>Mult Counties:</b>		
Vega Twp	41.0215.000	41.0219.000	Ronald Iverson	O'Neal Family Trust	TD	1/29/2021	2/12/2021	
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 239	<b># Till Acres</b> 233	<b># CRP Acres</b> 0	<b>Sale Price</b> \$904,000	<b>EMV Total:</b> \$780,600	<b>Price/Deed Ac</b> \$3,782	
<b>Comments</b>							<b>Ratio:</b>	86%
<b>Legal:</b>	SW 1/4 & W1/2 NW 1/4 Sec 35 T-155 R-49				<b>Mult Twp</b>	<b>Mult Counties:</b>		

# Marshall County Ag Sales: 2021

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Vega Twp	41.0217.000		Ronald Iverson	Dale Anderson etal	WD	1/30/2021	2/12/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 160	<b># Till Acres</b> 156	<b># CRP Acres</b> 0	<b>Sale Price</b> \$560,000	<b>EMV Total:</b> \$522,600	<b>Price/Deed Ac</b> \$3,500
<b>Comments</b>						<b>Ratio:</b>	93%
<b>Legal:</b>	NE 1/4 Sec 35 T-159 R-49			<b>Mult Twp</b>	<b>Mult Counties:</b>		
Vega Twp	41.0220.000	41.0221.000	Ronald Iverson	John Anderson etal	WD	1/28/2021	2/12/2021
<b>Property Type</b>	Ag w/ Outbldgs	<b># Acres</b> 160	<b># Till Acres</b> 152	<b># CRP Acres</b> 0	<b>Sale Price</b> \$574,000	<b>EMV Total:</b> \$531,400	<b>Price/Deed Ac</b> \$3,588
<b>Comments</b>						<b>Ratio:</b>	93%
<b>Legal:</b>	SW 1/4 Sec 35 T-155 R-49			<b>Mult Twp</b>	<b>Mult Counties:</b>		
Vega Twp	41.0220.000	41.0221.000	Lane Iverson	Ronald Iverson	WD	7/28/2021	8/2/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 160	<b># Till Acres</b> 152	<b># CRP Acres</b> 0	<b>Sale Price</b> \$574,000	<b>EMV Total:</b> \$530,100	<b>Price/Deed Ac</b> \$3,588
<b>Comments</b>	Purchased from father who purchased in February 2021 for exact dollar amount.					<b>Ratio:</b>	92%
<b>Legal:</b>	SW4 Sec 35, Twp 155N, R 49W			<b>Mult Twp</b>	<b>Mult Counties:</b>		
Vega Twp	41.0288.000		Tony & Lindsey Johnson	Gerald & Mary Knudsen	CD	6/16/2021	7/9/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 40	<b># Till Acres</b> 39	<b># CRP Acres</b> 0	<b>Sale Price</b> \$152,000	<b>EMV Total:</b> \$130,700	<b>Price/Deed Ac</b> \$3,800
<b>Comments</b>						<b>Ratio:</b>	86%
<b>Legal:</b>	NE4 NW4 Sec 11 T-154 R-49			<b>Mult Twp</b>	<b>Mult Counties:</b>		
Viking Twp	43.0144.003		Michael Anderson	Estate of Clarence Dau	PerRep	6/15/2021	6/24/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 53	<b># Till Acres</b> 44	<b># CRP Acres</b> 0	<b>Sale Price</b> \$120,000	<b>EMV Total:</b> \$85,400	<b>Price/Deed Ac</b> \$2,264
<b>Comments</b>						<b>Ratio:</b>	71%
<b>Legal:</b>	S2 S2 N2 SE4, Part of S2 SE4, Sec 28, Twp 155, Range 45			<b>Mult Twp</b>	<b>Mult Counties:</b>		

# Marshall County Ag Sales: 2021

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Viking Twp	43.0207.005		Peter & Rebecca Erickson	Kathleen Olson et al.	WD	11/15/2021	11/18/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 152	<b># Till Acres</b> 119	<b># CRP Acres</b> 0	<b>Sale Price</b> \$375,000	<b>EMV Total:</b> \$223,500	<b>Price/Deed Ac</b> \$2,467
<b>Comments</b>						<b>Ratio:</b>	60%
<b>Legal:</b>	Sec-5 Twp-154 R-45 NW4			<b>Mult Twp</b>			<b>Mult Counties:</b>
Viking Twp	43.0219.003		Keaton & Nora Anne Marie Laymon	Kathleen Olson et al.	WD	11/15/2021	11/18/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 139	<b># Till Acres</b> 139	<b># CRP Acres</b> 0	<b>Sale Price</b> \$375,000	<b>EMV Total:</b> \$187,700	<b>Price/Deed Ac</b> \$2,698
<b>Comments</b>						<b>Ratio:</b>	50%
<b>Legal:</b>	Sec-8 Twp-154 R-45 NE4 (less a part 720' x 530')			<b>Mult Twp</b>			<b>Mult Counties:</b>
Wanger Twp	44.0008.000		Raymond & Katherine Kvalvog	Marlys Kittelson et al	WD	8/5/2021	8/5/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 40	<b># Till Acres</b> 37	<b># CRP Acres</b> 0	<b>Sale Price</b> \$124,000	<b>EMV Total:</b> \$44,400	<b>Price/Deed Ac</b> \$3,100
<b>Comments</b>						<b>Ratio:</b>	36%
<b>Legal:</b>	Sec 1, Twp 157, R 47			<b>Mult Twp</b>			<b>Mult Counties:</b>
Wanger Twp	44.0008.000		Blake Szczepanski & Barrett Szczepan	Raymond & Katherine Kvalvog	WD	12/2/2021	12/2/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 40	<b># Till Acres</b> 37	<b># CRP Acres</b> 0	<b>Sale Price</b> \$147,500	<b>EMV Total:</b> \$44,400	<b>Price/Deed Ac</b> \$3,688
<b>Comments</b>						<b>Ratio:</b>	30%
<b>Legal:</b>	Sec-1 Twp-157 R-47 S2 S2 SE4			<b>Mult Twp</b>			<b>Mult Counties:</b>
Wanger Twp	44.0022.000		Evan & Autumn Schindele	James Myhre etal	WD	6/24/2021	7/21/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 159	<b># Till Acres</b> 148	<b># CRP Acres</b> 0	<b>Sale Price</b> \$556,500	<b>EMV Total:</b> \$467,500	<b>Price/Deed Ac</b> \$3,500
<b>Comments</b>						<b>Ratio:</b>	84%
<b>Legal:</b>	Lots 3 & 4 & S2 NW4 Sec 5 T- 157 R-47			<b>Mult Twp</b>			<b>Mult Counties:</b>

# Marshall County Ag Sales: 2021

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Wanger Twp	44.0151.001		Kyle & Jenny Gratzek, Matthew Gra	Jeffrey & Michelle Borowicz	WD	12/1/2021	12/1/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 145	<b># Till Acres</b> 142	<b># CRP Acres</b> 0	<b>Sale Price</b> \$566,000	<b>EMV Total:</b> \$441,900	<b>Price/Deed Ac</b> \$3,903
<b>Comments</b>						<b>Ratio:</b>	78%
<b>Legal:</b>	Sec-33 Twp-157 R-47				<b>Mult Twp</b>		<b>Mult Counties:</b>
Warrenton Twp	45.0029.000		Rolland & Cara Miller	Dean Dahlman etal	WD	5/5/2021	5/17/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 151	<b># Till Acres</b> 146	<b># CRP Acres</b> 0	<b>Sale Price</b> \$600,000	<b>EMV Total:</b> \$503,700	<b>Price/Deed Ac</b> \$3,974
<b>Comments</b>						<b>Ratio:</b>	84%
<b>Legal:</b>	NW 1/4 Sec 7 T-155 R-48				<b>Mult Twp</b>		<b>Mult Counties:</b>
Warrenton Twp	45.0082.000		J.W. Peterson, Inc.	Alice Matthews et al.	WD	11/24/2021	12/6/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 160	<b># Till Acres</b> 153	<b># CRP Acres</b> 0	<b>Sale Price</b> \$704,000	<b>EMV Total:</b> \$543,500	<b>Price/Deed Ac</b> \$4,400
<b>Comments</b>						<b>Ratio:</b>	77%
<b>Legal:</b>	Sec-21 Twp-155 R-48 SW4				<b>Mult Twp</b>		<b>Mult Counties:</b>
Warrenton Twp	45.0082.005		J.W. Peterson, Inc.	Robert Thomas et al.	WD	11/24/2021	12/16/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 160	<b># Till Acres</b> 130	<b># CRP Acres</b> 0	<b>Sale Price</b> \$528,000	<b>EMV Total:</b> \$486,800	<b>Price/Deed Ac</b> \$3,300
<b>Comments</b>						<b>Ratio:</b>	92%
<b>Legal:</b>	Sec-21 Twp-155 R-48 SE4				<b>Mult Twp</b>		<b>Mult Counties:</b>
West Valley Twp	46.0043.004	46.0043.005, 46.0043.007, 46.0048.000	Joseph Efta	Douglas Henrickson	WD	8/24/2021	8/26/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 194	<b># Till Acres</b> 163	<b># CRP Acres</b> 0	<b>Sale Price</b> \$154,928	<b>EMV Total:</b> \$181,100	<b>Price/Deed Ac</b> \$799
<b>Comments</b>						<b>Ratio:</b>	117%
<b>Legal:</b>	Sec 8, Twp 157, R 45 NE4 NE4				<b>Mult Twp</b>		<b>Mult Counties:</b>

# Marshall County Ag Sales: 2021

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
West Valley Twp	46.0141.003		Jeffery & Tiffany Bring	Kathleen Hanson	WD	10/21/2021	
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 155	<b># Till Acres</b> 153	<b># CRP Acres</b> 0	<b>Sale Price</b> \$152,510	<b>EMV Total:</b> \$249,500	<b>Price/Deed Ac</b> \$984
<b>Comments</b>						<b>Ratio:</b>	164%
<b>Legal:</b>	Sec 20 Twp 157 R 45, SW4 (less the SLY 500' of the WLY 435' thereof)			<b>Mult Twp</b>	<b>Mult Counties:</b>		
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Wright Twp	48.0028.000		Justin Dagen	Loyal & Ann Larson	WD	4/30/2021	5/10/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 153	<b># Till Acres</b> 149	<b># CRP Acres</b> 0	<b>Sale Price</b> \$419,520	<b>EMV Total:</b> \$231,000	<b>Price/Deed Ac</b> \$2,742
<b>Comments</b>						<b>Ratio:</b>	55%
<b>Legal:</b>	Govt Lots 1 & 2 & S1/2 NE1/4 Sec 6 T-157 R-46			<b>Mult Twp</b>	<b>Mult Counties:</b>		
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Wright Twp	48.0083.000		Jason & Erin Blazejewski	Paul Liedberg & Mary Dickey	WD	10/13/2021	10/25/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 80	<b># Till Acres</b> 63	<b># CRP Acres</b> 0	<b>Sale Price</b> \$74,000	<b>EMV Total:</b> \$66,600	<b>Price/Deed Ac</b> \$925
<b>Comments</b>	12 AC woods					<b>Ratio:</b>	90%
<b>Legal:</b>	Sec 16 Twp 157 R 46, W2 SW4			<b>Mult Twp</b>	<b>Mult Counties:</b>		
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Wright Twp	48.0099.000		Barrett Sczepanski etal	Julianna Kuznia etal	WD	6/10/2021	7/1/2021
<b>Property Type</b>	Ag Bare Land	<b># Acres</b> 80	<b># Till Acres</b> 79	<b># CRP Acres</b> 0	<b>Sale Price</b> \$80,000	<b>EMV Total:</b> \$102,700	<b>Price/Deed Ac</b> \$1,000
<b>Comments</b>						<b>Ratio:</b>	128%
<b>Legal:</b>	S2 NE4 Sec 19 T-157 R-46			<b>Mult Twp</b>	<b>Mult Counties:</b>		