

## Marshall County Mixed Ag and Rural Vacant Land Sales: 2021

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed A
Augsburg Twp	03.0017.000		Brent Halfmann	Dennis Schneider & James Caires et	WD	5/14/2021	\$407,000	\$2,528
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	Govt Lots 3 & 4, S1/2 NW1/4 Sec 4 T-158 R-47			<b>Mult Counties:</b>		
<b>Mult Twp:</b>		<b># Acres:</b>	161	<b># Till Acres:</b>	146	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$437,800
<b>Comments</b>	Two ECRV's combined for one sale, 10 ac of woods on property						<b>Ratio</b>	108%

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed A
Comstock Twp	09.0173.000		Billy Potucek	Gerald & Michele Zblewski	CD	2/23/2021	\$239,333	\$2,992
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	W 1/2 NW 1/4 Sec 32 T-155 R-46			<b>Mult Counties:</b>		
<b>Mult Twp:</b>		<b># Acres:</b>	80	<b># Till Acres:</b>	56	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$166,700
<b>Comments</b>								<b>Ratio</b> 70%

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed A
Foldahl Twp	17.0012.000	17.0013.000	Craig & Kristi Wawrzyniak	Ryan Skoglund Estate	PerRep	5/27/2021	\$55,000	\$902
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	Govt Lot 2 & N2 SW4 NE4 Sec 3 T-156 R-46			<b>Mult Counties:</b>		
<b>Mult Twp:</b>		<b># Acres:</b>	61	<b># Till Acres:</b>	14	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$61,500
<b>Comments</b>								<b>Ratio</b> 112%

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed A
Lincoln Twp	22.0083.003		Jarad Nelson & Mercedes Efta	Zachary & Erin Green	WD	4/15/2021	\$94,160	\$1,095
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	parts of NE1/4 & NW1/4 less RR ROW & HWY ROW Sec 16 T-158 R-45			<b>Mult Counties:</b>		
<b>Mult Twp:</b>		<b># Acres:</b>	86	<b># Till Acres:</b>	74	<b># CRP Acres:</b>		<b>EMV Total:</b> \$81,200
<b>Comments</b>								<b>Ratio</b> 86%

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed A
Lincoln Twp	22.0116.000		Joseph & Brittany Englund	Raymond & Katherine Kvalvog	WD	7/13/2021	\$60,000	\$1,395
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	part of the NW 1/4 Sec 23 T-158 R-W			<b>Mult Counties:</b>		
<b>Mult Twp:</b>		<b># Acres:</b>	43	<b># Till Acres:</b>	7	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$47,100
<b>Comments</b>								<b>Ratio</b> 79%

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Lincoln Twp	22.0116.000		Raymond & Katherine Kvalvog	Wayne C Onger	WD	4/12/2021	\$340,000	\$1,333
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	SW1/4 NE1/4 & W1/2 (less....) Sec 23 T-158 R-45		<b>Mult Counties:</b>			
<b>Mult Twp:</b>		<b># Acres:</b>	255	<b># Till Acres:</b>	189	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$275,100
<b>Comments</b>							<b>Ratio</b>	81%
Lincoln Twp	22.0116.003		Kim & David Lubarski	Wayne C. Onger	WD	4/12/2021	\$143,850	\$1,370
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	part of the SW1/4 & part of NW 1/4 Sec 23 T-158 R-45		<b>Mult Counties:</b>			
<b>Mult Twp:</b>		<b># Acres:</b>	105	<b># Till Acres:</b>	1	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$80,300
<b>Comments</b>							<b>Ratio</b>	56%
Lincoln Twp	22.0116.007		Joy E. McCallum	Raymond & Katherine Kvalvog	WD	5/24/2021	\$395,000	\$2,005
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	SW4 NE4 & W2 (less....) Sec 23 T-158 R-45		<b>Mult Counties:</b>			
<b>Mult Twp:</b>		<b># Acres:</b>	197	<b># Till Acres:</b>	182	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$216,100
<b>Comments</b>							<b>Ratio</b>	55%
Marsh Grove Twp	24.0008.000		Justin & Alicia Magner	Joan Hjelle Estae	PerRep	1/20/2021	\$259,000	\$4,111
<b>Property Type</b>	Mixed Ag & RVL w/ House	<b>Legal:</b>	Govt Lots 1 & 2 Sec 2 T-156 R-45		<b>Mult Counties:</b>			
<b>Mult Twp:</b>		<b># Acres:</b>	63	<b># Till Acres:</b>	20	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$175,800
<b>Comments</b>	1.25/B 816 sq ft, 1/B 480 sq ft,						<b>Ratio</b>	68%
Moose River Twp	27.0039.000		Thomas Grygelko	Gladys Orlando	WD	3/23/2021	\$84,900	\$1,061
<b>Property Type</b>	Mixed Ag & RVL Bare Land	<b>Legal:</b>	S 1/2 NE 1/4 Sec 10 T-158 R-40		<b>Mult Counties:</b>			
<b>Mult Twp:</b>		<b># Acres:</b>	80	<b># Till Acres:</b>	38	<b># CRP Acres:</b>	0	<b>EMV Total:</b> \$69,300
<b>Comments</b>	42 ac woods						<b>Ratio</b>	82%

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Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed A
New Maine Twp	31.0180.000		Michael & Susan Lindemoen	Richard & Gail Moore ETAL	WD	6/10/2021	\$150,000	\$750
<b>Property Type</b>		Mixed Ag & RVL Bare Land	<b>Legal:</b> E2 SW4, W2 SW4, SE4 SE4, Sec 31, Twp 157, Range 44		<b>Mult Counties:</b>			
<b>Mult Twp:</b>			<b># Acres:</b> 200	<b># Till Acres:</b> 63	<b># CRP Acres:</b> 0	<b>EMV Total:</b> \$170,800		
<b>Comments</b>							<b>Ratio</b>	114%
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed A
New Solum Twp	32.0168.000		Kolton Kilen	JMS TRF LLC	WD	2/3/2021	\$100,000	\$1,250
<b>Property Type</b>		Mixed Ag & RVL Bare Land	<b>Legal:</b> W1/2 NE1/4 Sec 25 T-155 R-44		<b>Mult Counties:</b>			
<b>Mult Twp:</b>			<b># Acres:</b> 80	<b># Till Acres:</b> 69	<b># CRP Acres:</b> 0	<b>EMV Total:</b> \$75,500		
<b>Comments</b>		10 ac wetlands					<b>Ratio</b>	76%
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed A
New Solum Twp	32.0168.003		Joel & Laura Rude	JMS TRF LLC	WD	2/3/2021	\$72,000	\$1,200
<b>Property Type</b>		Mixed Ag & RVL Bare Land	<b>Legal:</b> East 60 Ac NW 1/4 Sec 25 T-155 R-44		<b>Mult Counties:</b>			
<b>Mult Twp:</b>			<b># Acres:</b> 60	<b># Till Acres:</b> 46	<b># CRP Acres:</b> 0	<b>EMV Total:</b> \$52,200		
<b>Comments</b>		13 ac wetlands					<b>Ratio</b>	73%