

# Marshall County Ag Sales: 2022

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Agder Twp	01.0115.000	01-0117-000	Ethan Jon Nelson	Louis & Julie Roemhildt	WD	5/27/2022	8/31/2022
<b>Property Type:</b> Ag w/ House		<b># Acres</b> 190	<b># Till Acres</b> 178	<b># CRP Acres</b> 0	<b>Sale Price</b> \$600,000	<b>EMV Total:</b> \$500,000	<b>Price/Deed Ac</b> \$3,158
<b>Comments:</b> 1.25/B 528SF, 1/0 150SF, DET GAR 624SF, BARN STORE 960SF,						<b>Ratio:</b>	83%
<b>Legal:</b> S/T/R 07-154-42; E2 NW4, LOTS 1 & 2; S/T/R 08-154-42; W2 NE4						<b>Mult Twp</b>	<b>Mult Counties:</b>
Alma Twp	02.0025.002		Jay & Katelyn Rominski	Ronald & Donna Larson	WD	12/8/2022	12/12/2022
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 75	<b># Till Acres</b> 69	<b># CRP Acres</b> 0	<b>Sale Price</b> \$412,500	<b>EMV Total:</b> \$264,800	<b>Price/Deed Ac</b> \$5,500
<b>Comments:</b>						<b>Ratio:</b>	64%
<b>Legal:</b> S/T/R 05-156-47; The N 80ac of gov't lots 3 & 4(for full legal see doc #342479)						<b>Mult Twp</b>	<b>Mult Counties:</b>
Alma Twp	02.0025.005		Mitchell Rominski	Ronald & Donna Larson	WD	10/8/2022	12/12/2022
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 78	<b># Till Acres</b> 77	<b># CRP Acres</b> 0	<b>Sale Price</b> \$418,000	<b>EMV Total:</b> \$292,600	<b>Price/Deed Ac</b> \$5,359
<b>Comments:</b>						<b>Ratio:</b>	70%
<b>Legal:</b> S/T/R 5-156-47; Lots 3&4 Except the N 80ac, and the S2 NW4(for full legal see doc#342484)						<b>Mult Twp</b>	<b>Mult Counties:</b>
Alma Twp	02.0162.000		James & Lisa Vansickle	Mary Geary etal	WD	5/20/2022	5/26/2022
<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> \$405,000	<b>EMV Total:</b> \$245,700	<b>Price/Deed Ac</b> \$5,063
<b>Comments:</b>						<b>Ratio:</b>	61%
<b>Legal:</b> S/T/R 31-156-47; E2 SE4						<b>Mult Twp</b>	<b>Mult Counties:</b>
Augsburg Twp	03.0024.000		Brent & Katrina Halfmann	Harlan Hoper etal	WD	3/28/2022	3/29/2022
<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> \$825,001	<b>EMV Total:</b> \$580,900	<b>Price/Deed Ac</b> \$5,156
<b>Comments:</b>						<b>Ratio:</b>	70%
<b>Legal:</b> Sec 6 Twp 158 R 47, Lots 3-4-5, SE4 NW4						<b>Mult Twp</b>	<b>Mult Counties:</b>

# Marshall County Ag Sales: 2022

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
Augsburg Twp	03.0051.000		Jeff & Brenda Nelson	William & Crystal Davis	WD	8/30/2022	9/9/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 120	<b># Till Acres</b> 108	<b># CRP Acres</b> 0	<b>Sale Price</b> \$110,400	<b>EMV Total:</b> \$133,000	<b>Price/Deed Ac</b> \$920	
<b>Comments:</b>							<b>Ratio:</b>	120%
<b>Legal:</b> S/T/R 13-158-47; NE4 NE4, W2 NE4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Augsburg Twp	03.0053.000		Blake & Barrett Szczepanski	Allen Kuznia	CD	10/21/2022	10/31/2022	
<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> \$550,000	<b>EMV Total:</b> \$229,100	<b>Price/Deed Ac</b> \$3,438	
<b>Comments:</b>							<b>Ratio:</b>	42%
<b>Legal:</b> S/T/R 13-158-47; NW4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Big Woods Twp	04.0102.000		Daniel Haugen	Arlene Paulson ETAL	WD	6/14/2022	8/5/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 71	<b># Till Acres</b> 0	<b># CRP Acres</b> 0	<b>Sale Price</b> \$25,000	<b>EMV Total:</b> \$23,700	<b>Price/Deed Ac</b> \$352	
<b>Comments:</b>							<b>Ratio:</b>	95%
<b>Legal:</b> S/T/R 18-156-50; Lots 1-2-3-4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Comstock Twp	09.0013.000		Joseph & Deborah Altepeter	Leonard & Jocelyn Olson	WD	6/13/2022	7/26/2022	
<b>Property Type:</b> Ag w/ House		<b># Acres</b> 120	<b># Till Acres</b> 102	<b># CRP Acres</b> 0	<b>Sale Price</b> \$200,500	<b>EMV Total:</b> \$237,200	<b>Price/Deed Ac</b> \$1,671	
<b>Comments:</b> 1/0 560sf							<b>Ratio:</b>	118%
<b>Legal:</b> S/T/R 03-155-46; Lots 2-3-4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Comstock Twp	09.0076.000		Brandon & Sadie Gornowicz	Leigh & Harold Yeasley	WD	10/31/2022	11/8/2022	
<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> \$295,000	<b>EMV Total:</b> \$236,600	<b>Price/Deed Ac</b> \$3,688	
<b>Comments:</b>							<b>Ratio:</b>	80%
<b>Legal:</b> S/T/R 17-155-46; N2 NW4					<b>Mult Twp</b>	<b>Mult Counties:</b>		

# Marshall County Ag Sales: 2022

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
Donnelly Twp	10.0077.000		Richard & Susan Mitzel Joint Rev T	Woods Family Rev Trust No. 3	TD	10/14/2022	10/17/2022	
<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> \$848,000	<b>EMV Total:</b> \$558,000	<b>Price/Deed Ac</b> \$5,300	
<b>Comments:</b>							<b>Ratio:</b>	66%
<b>Legal:</b> S/T/R 30-158-49; SE4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Donnelly Twp	10.0099.000		Roger & Vicki Tulibaski	Keith Woinarowicz etal	WD	4/15/2022	4/26/2022	
<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> \$832,000	<b>EMV Total:</b> \$556,200	<b>Price/Deed Ac</b> \$5,200	
<b>Comments:</b>							<b>Ratio:</b>	67%
<b>Legal:</b> Sec 35 Twp 158 R 49, SE4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Eagle Point Twp	11.0053.000	11.0073.000	The Field Family Rev Liv Trust	E. Myhre Rev Trust	TD	11/10/2022	12/12/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 218	<b># Till Acres</b> 195	<b># CRP Acres</b> 0	<b>Sale Price</b> \$790,000	<b>EMV Total:</b> \$739,300	<b>Price/Deed Ac</b> \$3,624	
<b>Comments:</b> 7ac woods							<b>Ratio:</b>	94%
<b>Legal:</b> S/T/R 16-158-50 NE4; S/T/R 21-158-50 W2 NE4(for full legal see doc#342493)					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Eagle Point Twp	11.0097.000	11.0097.003	DAVIS WOINAROWICZ	JUSTIN GAJESKI	WD	10/5/2022	10/7/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 119	<b># Till Acres</b> 116	<b># CRP Acres</b> 0	<b>Sale Price</b> \$447,619	<b>EMV Total:</b> \$475,600	<b>Price/Deed Ac</b> \$3,762	
<b>Comments:</b>							<b>Ratio:</b>	106%
<b>Legal:</b> S/T/R 27-158-50; E2 NW4 NW4, NE4 NW4; W2 NW4 NW4, SW4 NW4(LESS THE SLY 2 RO					<b>Mult Twp</b>	<b>Mult Counties:</b>		
East Park Twp	12.0104.000		Daniel & Cari Jarshaw	Ralph & Kendra Rubino	WD	6/30/2022	7/6/2022	
<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> \$150,000	<b>EMV Total:</b> \$224,800	<b>Price/Deed Ac</b> \$938	
<b>Comments:</b>							<b>Ratio:</b>	150%
<b>Legal:</b> S/T/R 31-158-44 NW4 (Less Ditch)					<b>Mult Twp</b>	<b>Mult Counties:</b>		

# Marshall County Ag Sales: 2022

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Espelie Twp	15.0039.000		Lyle & Joni Anderson	David & Linda Brateng	WD	9/29/2022	10/14/2022
<b>Property Type:</b> Ag w/ Outbldgs		<b># Acres</b> 240	<b># Till Acres</b> 202	<b># CRP Acres</b> 0	<b>Sale Price</b> \$600,000	<b>EMV Total:</b> \$616,800	<b>Price/Deed Ac</b> \$2,500
<b>Comments:</b> 1/0 1486sf, det gar 576sf, patio 246sf, deck 160sf, qnst 1120sf, pl shd 1344sf, pl shd 4000sf, det gar 720sf, 2 bins & a yd shd						<b>Ratio:</b>	103%
<b>Legal:</b> S/T/R 14-155-39; NE4, E2 NW4			<b>Mult Twp</b>		<b>Mult Counties:</b>		
Espelie Twp	15.0063.003		Aaron & Jody Miller	Andrew, Paul, JoEllen Swenson	WD	12/30/2022	1/4/2023
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 345	<b># Till Acres</b> 337	<b># CRP Acres</b> 0	<b>Sale Price</b> \$840,000	<b>EMV Total:</b> \$655,200	<b>Price/Deed Ac</b> \$2,435
<b>Comments:</b> .6ac Exempt Wetland, Tiled						<b>Ratio:</b>	78%
<b>Legal:</b> S/T/R 21-155-39 For full legal see doc #342659			<b>Mult Twp</b>		<b>Mult Counties:</b>		
Excel Twp	16.0117.003		Aaron & Kelli Knoll	Sandra Lubitz	WD	12/28/2022	12/29/2022
<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> \$104,000	<b>EMV Total:</b> \$91,700	<b>Price/Deed Ac</b> \$2,600
<b>Comments:</b>						<b>Ratio:</b>	88%
<b>Legal:</b> S/T/R 22-155-43; N2 S2 SE4			<b>Mult Twp</b>		<b>Mult Counties:</b>		
Excel Twp	16.0208.000		Michael Anderson	Brian Boman & Paul Boman	WD	3/29/2022	5/26/2022
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 211	<b># Till Acres</b> 208	<b># CRP Acres</b> 0	<b>Sale Price</b> \$538,764	<b>EMV Total:</b> \$488,800	<b>Price/Deed Ac</b> \$2,553
<b>Comments:</b>						<b>Ratio:</b>	91%
<b>Legal:</b> S/T/R 9-154-45; W2 E2 NE4			<b>Mult Twp</b>		<b>Mult Counties:</b>		
Foldahl Twp	17.0064.000		Bradley Blawat etal	Mark Thompson etal	WD	3/4/2022	4/1/2022
<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> \$286,550	<b>EMV Total:</b> \$349,200	<b>Price/Deed Ac</b> \$1,791
<b>Comments:</b>						<b>Ratio:</b>	122%
<b>Legal:</b> Sec 11 Twp 156 R 46, SE4			<b>Mult Twp</b>		<b>Mult Counties:</b>		

# Marshall County Ag Sales: 2022

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
Foldahl Twp	17.0145.000		Kent & Loretta Benitt	Gay Nell Voytilla etal	WD	4/29/2022	5/26/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 160	<b># Till Acres</b> 147	<b># CRP Acres</b> 0	<b>Sale Price</b> \$368,000	<b>EMV Total:</b> \$311,400	<b>Price/Deed Ac</b> \$2,300	
<b>Comments:</b>							<b>Ratio:</b>	85%
<b>Legal:</b> S/T/R 29-156-46; NE4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Foldahl Twp	17.0146.000	17.0146.001	Dennis & Kyle Erickson	Janice & Todd Darwin etal	WD	4/29/2022	5/26/2022	
<b>Property Type:</b> Ag w/ House		<b># Acres</b> 162	<b># Till Acres</b> 141	<b># CRP Acres</b> 0	<b>Sale Price</b> \$373,358	<b>EMV Total:</b> \$344,100	<b>Price/Deed Ac</b> \$2,305	
<b>Comments:</b> 3 bins and 1 granary on property. 12 acres of woods.							<b>Ratio:</b>	92%
<b>Legal:</b> S/T/R 29-156-46 N2, NE CNR OF SW4 /// S/T/R 29-156-46 S2 NW4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Fork Twp	18.0009.001	18.0004.000, 18.0004.001	Acretrader 215 LLP	Maureen Czepyha ETAL	WD	11/8/2022	11/10/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 240	<b># Till Acres</b> 234	<b># CRP Acres</b> 0	<b>Sale Price</b> \$1,185,000	<b>EMV Total:</b> \$710,800	<b>Price/Deed Ac</b> \$4,938	
<b>Comments:</b>							<b>Ratio:</b>	60%
<b>Legal:</b> S/T/R 1-157-50; S2 SW4, S/T/R 2-157-50; SE4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Huntly Twp	21.0097.000		Kevin & Alex Roppe	Shaun & Carolyn Sandford	WD	7/28/2022	8/2/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 76	<b># Till Acres</b> 73	<b># CRP Acres</b> 73	<b>Sale Price</b> \$85,000	<b>EMV Total:</b> \$93,100	<b>Price/Deed Ac</b> \$1,118	
<b>Comments:</b>							<b>Ratio:</b>	110%
<b>Legal:</b> S/T/R 31-158-43; N2 NW4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Marsh Grove Twp	24.0061.000		Joseph Bienek	Rokke Family Farm, LLC	WD	11/29/2022	12/13/2022	
<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> \$356,806	<b>EMV Total:</b> \$245,400	<b>Price/Deed Ac</b> \$2,973	
<b>Comments:</b> 6ac woods							<b>Ratio:</b>	69%
<b>Legal:</b> S/T/R 11-156-45; W2 NE4, NW4 SE4					<b>Mult Twp</b>	<b>Mult Counties:</b>		

# Marshall County Ag Sales: 2022

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
Marsh Grove Twp	24.0091.000	24.0089.000	Stacy Blawat	Rokke Family Farm LLC	WD	12/1/2022	12/19/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 160	<b># Till Acres</b> 151	<b># CRP Acres</b> 0	<b>Sale Price</b> \$491,000	<b>EMV Total:</b> \$327,000	<b>Price/Deed Ac</b> \$3,069	
<b>Comments:</b> 7 ac woods							<b>Ratio:</b>	67%
<b>Legal:</b> S/T/R 16-156-45; S2 SW4, W2 NE4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Marsh Grove Twp	24.0117.000	24.0118.000	Deland & Jana Bakke	Rokke Family Farm LLC	WD	11/29/2022	12/19/2022	
<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> \$565,000	<b>EMV Total:</b> \$335,800	<b>Price/Deed Ac</b> \$3,531	
<b>Comments:</b>							<b>Ratio:</b>	59%
<b>Legal:</b> S/T/R 21-156-45; NW4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Marsh Grove Twp	24.0148.000	24.0145.003	Gregory T Duray	Gerald & Judith Duray	WD	6/22/2022	7/13/2022	
<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> \$300,000	<b>EMV Total:</b> \$317,600	<b>Price/Deed Ac</b> \$1,961	
<b>Comments:</b>							<b>Ratio:</b>	106%
<b>Legal:</b> Parcel 1-S/T/R 28-156-45; W2 SE4, Parcel 2-S/T/R 28-156-45 E2 SW4 less 6.57ac					<b>Mult Twp</b>	<b>Mult Counties:</b>		
McCrea Twp	25.0064.001		Jimmie & Linda Potucek	R. Myrfield, M. Kurz, J. Myrfield, T	WD	8/5/2022	8/16/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 100	<b># Till Acres</b> 90	<b># CRP Acres</b> 0	<b>Sale Price</b> \$458,127	<b>EMV Total:</b> \$343,800	<b>Price/Deed Ac</b> \$4,581	
<b>Comments:</b>							<b>Ratio:</b>	75%
<b>Legal:</b> S/T/R 16-155-47; Part of the NW4(for full legal see doc #341682)					<b>Mult Twp</b>	<b>Mult Counties:</b>		
McCrea Twp	25.0064.007		N.W. Peterson Inc.	R. Myrfield, M. Kurz, J. Myrfield, T	WD	8/5/2022	8/16/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 44	<b># Till Acres</b> 35	<b># CRP Acres</b> 0	<b>Sale Price</b> \$167,302	<b>EMV Total:</b> \$134,800	<b>Price/Deed Ac</b> \$3,802	
<b>Comments:</b>							<b>Ratio:</b>	81%
<b>Legal:</b> S/T/R 16-155-47; Part of the NW4(for full legal see doc #341681)					<b>Mult Twp</b>	<b>Mult Counties:</b>		

# Marshall County Ag Sales: 2022

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
McCrea Twp	25.0188.001		Michael & Stacey Bienek	Mark Sinn	WD	12/27/2022	12/29/2022	
<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> \$1,095,000	<b>EMV Total:</b> \$522,600	<b>Price/Deed Ac</b> \$6,844	
<b>Comments:</b>							<b>Ratio:</b>	48%
<b>Legal:</b> S/T/R 3-154-47; SE4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Middle River Twp	26.0025.000		Maryrose Johnson-Wavra & Michae	Howard & Vickie Dufault	WD	12/20/2022	12/28/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 88	<b># Till Acres</b> 86	<b># CRP Acres</b> 0	<b>Sale Price</b> \$495,900	<b>EMV Total:</b> \$331,100	<b>Price/Deed Ac</b> \$5,635	
<b>Comments:</b>							<b>Ratio:</b>	67%
<b>Legal:</b> S/T/R 4-156-48; SE4 NW4, Lot 3					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Middle River Twp	26.0127.001		Jay & Carrie Michalski	Kenneth Yutrzenka	WD	5/19/2022	5/26/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 38	<b># Till Acres</b> 37	<b># CRP Acres</b> 0	<b>Sale Price</b> \$176,190	<b>EMV Total:</b> \$142,500	<b>Price/Deed Ac</b> \$4,637	
<b>Comments:</b>							<b>Ratio:</b>	81%
<b>Legal:</b> S/T/R 25-156-48 N2 N2 SW4 (Less 2.5 AC in the N2 NE4 SW4)					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Middle River Twp	26.0128.001		Jay & Carrie Michalski	Mary Jo Geary etal	WD	5/18/2022	5/26/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 112	<b># Till Acres</b> 109	<b># CRP Acres</b> 0	<b>Sale Price</b> \$523,810	<b>EMV Total:</b> \$419,700	<b>Price/Deed Ac</b> \$4,677	
<b>Comments:</b>							<b>Ratio:</b>	80%
<b>Legal:</b> S/T/R 25-156-48 S2 SW4, S2 N2 SW4 (Less 8.5 acres)					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Middle River Twp	26.0160.000		Gary Gruhot	Rolland Bordenkircher etal	WD	3/28/2022	4/5/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 240	<b># Till Acres</b> 235	<b># CRP Acres</b> 0	<b>Sale Price</b> \$1,080,000	<b>EMV Total:</b> \$906,600	<b>Price/Deed Ac</b> \$4,500	
<b>Comments:</b>							<b>Ratio:</b>	84%
<b>Legal:</b> Sec 32 Twp 156 R 48, S2 NE4, SE4					<b>Mult Twp</b>	<b>Mult Counties:</b>		

# Marshall County Ag Sales: 2022

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
Middle River Twp	26.0181.000		Gail Yutrzenka	Gerald & Barbara Yutrzenka	WD	5/16/2022	5/19/2022	
<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> \$167,700	<b>EMV Total:</b> \$150,200	<b>Price/Deed Ac</b> \$4,193	
<b>Comments:</b>							<b>Ratio:</b>	90%
<b>Legal:</b> S/T/R 36-156-48 N2 N2 NW4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Moylan Twp	28.0157.000	28.0166.000	Tyler Solberg & Nicole Kujawa	Scott & Patricia Rake	CD	11/15/2022	11/29/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 386	<b># Till Acres</b> 0	<b># CRP Acres</b> 0	<b>Sale Price</b> \$129,000	<b>EMV Total:</b> \$112,500	<b>Price/Deed Ac</b> \$334	
<b>Comments:</b> 375ac in WRP							<b>Ratio:</b>	87%
<b>Legal:</b> S/T/R 33-155-40 & 34-155-40 for full legal see doc # 342403					<b>Mult Twp</b>	<b>Mult Counties:</b>		
New Folden Twp	30.0070.002		Nathan & Amy Wozniak	Lowell Lindemoen Testamentary Fa	TD	4/27/2022	7/11/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 152	<b># Till Acres</b> 147	<b># CRP Acres</b> 0	<b>Sale Price</b> \$320,000	<b>EMV Total:</b> \$264,600	<b>Price/Deed Ac</b> \$2,105	
<b>Comments:</b>							<b>Ratio:</b>	83%
<b>Legal:</b> S/T/R 12-156-44; W2 W2 Less 8.5 ac( For full legal see Aud ID#34234)					<b>Mult Twp</b>	<b>Mult Counties:</b>		
New Folden Twp	30.0105.000		Raymond & Katherine Kvalvog	Todd & Barbara Swenson	WD	10/28/2022	11/8/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 140	<b># Till Acres</b> 138	<b># CRP Acres</b> 0	<b>Sale Price</b> \$322,000	<b>EMV Total:</b> \$248,400	<b>Price/Deed Ac</b> \$2,300	
<b>Comments:</b>							<b>Ratio:</b>	77%
<b>Legal:</b> SECT-17 TWP-156 RANG-44; S2 NE4 SE4, NW4 SE4, S2 SE4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
New Folden Twp	30.0129.000		Nathaniel & Katrina Johnson	Wesley & Jeanette Eileen Hanson Tr	TD	3/3/2022	3/11/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 240	<b># Till Acres</b> 237	<b># CRP Acres</b> 0	<b>Sale Price</b> \$504,000	<b>EMV Total:</b> \$355,500	<b>Price/Deed Ac</b> \$2,100	
<b>Comments:</b>							<b>Ratio:</b>	71%
<b>Legal:</b> Sec-23 Twp-156 R-44 NE4, E2 NW4					<b>Mult Twp</b>	<b>Mult Counties:</b>		



# Marshall County Ag Sales: 2022

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
New Maine Twp	31.0092.005		Joseph Efta	Scott A. Larson	WD	4/21/2022	4/27/2022
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 131	<b># Till Acres</b> 115	<b># CRP Acres</b> 0	<b>Sale Price</b> \$163,850	<b>EMV Total:</b> \$126,500	<b>Price/Deed Ac</b> \$1,251
<b>Comments:</b>						<b>Ratio:</b>	77%
<b>Legal:</b> Lots 1 & 2 lying W of the Soo Line R/W; Lots 3 & 4 & E2 SW4 lying wly of US Hwy 59						<b>Mult Twp</b>	<b>Mult Counties:</b>
New Solum Twp	32.0037.000		Travis & Kelly Moen	Timothy & Tawyna Panek	WD	10/14/2022	10/17/2022
<b>Property Type:</b> Ag w/ House		<b># Acres</b> 40	<b># Till Acres</b> 28	<b># CRP Acres</b> 0	<b>Sale Price</b> \$250,000	<b>EMV Total:</b> \$193,400	<b>Price/Deed Ac</b> \$6,250
<b>Comments:</b> 2.25/B 840sf, 1/0 51sf, 3 seas pch 256sf, deck 231sf, barn store 1440sf, yd shd						<b>Ratio:</b>	77%
<b>Legal:</b> SECT-05 TWP-155 RANG-44; SE4 SE4						<b>Mult Twp</b>	<b>Mult Counties:</b>
New Solum Twp	32.0289.000		Jamie Nelson	Pierce Investments LLC	WD	12/15/2022	12/21/2022
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 322	<b># Till Acres</b> 320	<b># CRP Acres</b> 0	<b>Sale Price</b> \$570,500	<b>EMV Total:</b> \$304,000	<b>Price/Deed Ac</b> \$1,772
<b>Comments:</b>						<b>Ratio:</b>	53%
<b>Legal:</b> S/T/R 5-154-44; W2						<b>Mult Twp</b>	<b>Mult Counties:</b>
Oak Park Twp	33.0232.001		Brian & Debra Kroese	James Thompson ETAL	CD	7/1/2022	8/5/2022
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 10	<b># Till Acres</b> 9	<b># CRP Acres</b> 0	<b>Sale Price</b> \$35,000	<b>EMV Total:</b> \$34,100	<b>Price/Deed Ac</b> \$3,500
<b>Comments:</b>						<b>Ratio:</b>	97%
<b>Legal:</b> S/T/R 36-155-50; Part of the NW4 SE4 (for full legal see doc #341634)						<b>Mult Twp</b>	<b>Mult Counties:</b>
Oak Park Twp	33.0280.002		James & Debra Solem	John & Jill Hughes	WD	3/17/2022	3/31/2022
<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> \$270,300	<b>EMV Total:</b> \$262,500	<b>Price/Deed Ac</b> \$3,379
<b>Comments:</b>						<b>Ratio:</b>	97%
<b>Legal:</b> Sec 9 Twp 154 R 50, N2 NW4						<b>Mult Twp</b>	<b>Mult Counties:</b>

# Marshall County Ag Sales: 2022

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
Parker Twp	34.0004.000		Patrick Osowski	Lynne Hvidsten & Cindy Amberger	TD	10/20/2022	10/25/2022	
<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> \$800,000	<b>EMV Total:</b> \$572,400	<b>Price/Deed Ac</b> \$5,000	
<b>Comments:</b>							<b>Ratio:</b>	72%
<b>Legal:</b> SECT-01 TWP-157 RANG-49; SW4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Rollis Twp	35.0064.000		David A Jones	Hunter & Karlee Mcmillin	WD	11/23/2022	12/5/2022	
<b>Property Type:</b> Ag w/ Outbldgs		<b># Acres</b> 35	<b># Till Acres</b> 12	<b># CRP Acres</b> 0	<b>Sale Price</b> \$250,000	<b>EMV Total:</b> \$196,500	<b>Price/Deed Ac</b> \$7,143	
<b>Comments:</b> 1/0 1568sf, det gar 528sf, deck 320sf, multiple outbldgs & a 3k bu bin							<b>Ratio:</b>	79%
<b>Legal:</b> S/T/R 12-157-40; Part of the W2 SE4(for full legal see doc #342452)					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Sinnott Twp	36.0127.000		Maynard Peterson	Carron Baxter ETAL	WD	10/26/2022	10/28/2022	
<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> \$600,000	<b>EMV Total:</b> \$523,600	<b>Price/Deed Ac</b> \$3,750	
<b>Comments:</b>							<b>Ratio:</b>	87%
<b>Legal:</b> SECT-27 TWP-158 RANG-48; NW4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Spruce Valley Twp	37.0015.000		Krystopher Missler & Brittney Bow	Robert & Catherine Gjerdingen	WD	7/14/2022	7/15/2022	
<b>Property Type:</b> Ag w/ House		<b># Acres</b> 20	<b># Till Acres</b> 9	<b># CRP Acres</b> 0	<b>Sale Price</b> \$169,900	<b>EMV Total:</b> \$88,500	<b>Price/Deed Ac</b> \$8,495	
<b>Comments:</b> 2/B 784sf, 1/0 80sf							<b>Ratio:</b>	52%
<b>Legal:</b> S/T/R 02-157-43; The E 814' of the W 850' of the SW4 SE4(Less the S 672' of the E 280' Thereof)					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Tamarac Twp	38.0004.000		Evan Schindele	Estate of Mary Dawn Swanson	PerRep	11/26/2022	12/14/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 79	<b># Till Acres</b> 78	<b># CRP Acres</b> 0	<b>Sale Price</b> \$317,760	<b>EMV Total:</b> \$288,600	<b>Price/Deed Ac</b> \$4,022	
<b>Comments:</b>							<b>Ratio:</b>	91%
<b>Legal:</b> S/T/R 2-157-48; E2 NE4					<b>Mult Twp</b>	<b>Mult Counties:</b>		

# Marshall County Ag Sales: 2022

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
Tamarac Twp	38.0004.001		Jordan Schindele	Estate of Mary Dawn Swanson	PerRep	11/26/2022	12/14/2022	
<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> \$317,760	<b>EMV Total:</b> \$284,900	<b>Price/Deed Ac</b> \$4,022	
<b>Comments:</b>							<b>Ratio:</b>	90%
<b>Legal:</b> S/T/R 02-157-48; W2 NE4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Tamarac Twp	38.0031.005	38.0023.000	Adam & Britni Gajeski	Sheldon Benson(Benson Family Tru	TD	10/31/2022	11/8/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 327	<b># Till Acres</b> 302	<b># CRP Acres</b> 0	<b>Sale Price</b> \$1,525,000	<b>EMV Total:</b> \$1,117,200	<b>Price/Deed Ac</b> \$4,664	
<b>Comments:</b>							<b>Ratio:</b>	73%
<b>Legal:</b> S/T/R 06-157-48; N2 S/T/R 5-157-48 all of the NW4, (for full legal see doc# 342289)					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Tamarac Twp	38.0120.000		Thomas & Robyn Widner	Howard Swanson etal	WD	3/1/2022	3/9/2022	
<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> \$430,000	<b>EMV Total:</b> \$488,300	<b>Price/Deed Ac</b> \$2,688	
<b>Comments:</b>							<b>Ratio:</b>	114%
<b>Legal:</b> Sec-26 Twp-157 R-48 SE4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Valley Twp	40.0176.000		Ricky Neuschwander	Dale Verbout, Lisa Verbout, Naomi	WD	7/12/2022	7/13/2022	
<b>Property Type:</b> Ag w/ House		<b># Acres</b> 80	<b># Till Acres</b> 69	<b># CRP Acres</b> 0	<b>Sale Price</b> \$290,000	<b>EMV Total:</b> \$277,900	<b>Price/Deed Ac</b> \$3,625	
<b>Comments:</b> 1/0 1196sf, 1/0 520sf, att gar 468sf, r/c/p deck 224sf, multiple outbuildings							<b>Ratio:</b>	96%
<b>Legal:</b> S/T/R 36-156-39; W2 NE4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Vega Twp	41.0074.000		Scott & Ashlee Dagoberg	Bruce & Beverly Ranstrom	WD	8/10/2022	8/22/2022	
<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> \$480,000	<b>EMV Total:</b> \$300,200	<b>Price/Deed Ac</b> \$6,000	
<b>Comments:</b> Has drain tile.							<b>Ratio:</b>	63%
<b>Legal:</b> S/T/R 11-155-49; W2 SE4					<b>Mult Twp</b>	<b>Mult Counties:</b>		

# Marshall County Ag Sales: 2022

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
Viking Twp	43.0063.000		Seth McGregor	Carol Kilen	WD	2/25/2022	3/15/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 169	<b># Till Acres</b> 168	<b># CRP Acres</b> 0	<b>Sale Price</b> \$380,250	<b>EMV Total:</b> \$268,800	<b>Price/Deed Ac</b> \$2,250	
<b>Comments:</b>							<b>Ratio:</b>	71%
<b>Legal:</b> Sec 12 Twp 155 R 45, SW4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Viking Twp	43.0220.003		Michael Anderson	Curtis & Betty Carpenter	WD	5/4/2022	5/23/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 40	<b># Till Acres</b> 30	<b># CRP Acres</b> 0	<b>Sale Price</b> \$80,000	<b>EMV Total:</b> \$55,900	<b>Price/Deed Ac</b> \$2,000	
<b>Comments:</b> 9 acres of woods							<b>Ratio:</b>	70%
<b>Legal:</b> S/T/R 9-154-45; E2 E2 NE4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Viking Twp	43.0220.007		Michael Anderson	Gergory & Laurie Carpenter	WD	5/4/2022	5/23/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 40	<b># Till Acres</b> 33	<b># CRP Acres</b> 0	<b>Sale Price</b> \$80,000	<b>EMV Total:</b> \$46,400	<b>Price/Deed Ac</b> \$2,000	
<b>Comments:</b> 4 acres of woods							<b>Ratio:</b>	58%
<b>Legal:</b> S/T/R 9-154-45; W2 E2 NE4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Wanger Twp	44.0052.000	44.0055.000	Raymond Kvalvog & Randy Rose	MN Farm Holdings, LLP	WD	5/18/2022	5/18/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 280	<b># Till Acres</b> 278	<b># CRP Acres</b> 0	<b>Sale Price</b> \$625,000	<b>EMV Total:</b> \$586,000	<b>Price/Deed Ac</b> \$2,232	
<b>Comments:</b>							<b>Ratio:</b>	94%
<b>Legal:</b> S/T/R 11-157-47; SE4 /// S/T/R 12-157-47; SE4 (less S 660')					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Warrenton Twp	45.0039.000		Brent & Hannah Miller	Keith Carlson Etal	WD	12/29/2022	12/30/2022	
<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> \$202,000	<b>EMV Total:</b> \$156,000	<b>Price/Deed Ac</b> \$5,050	
<b>Comments:</b>							<b>Ratio:</b>	77%
<b>Legal:</b> S/T/R/ 09-155-48; N2 N2 NW4					<b>Mult Twp</b>	<b>Mult Counties:</b>		

# Marshall County Ag Sales: 2022

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:	
West Valley Twp	46.0129.000	46.0126.000	Joeseph Efta	M&K Properties of MN, LLC	WD	9/16/2022	9/22/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 160	<b># Till Acres</b> 150	<b># CRP Acres</b> 0	<b>Sale Price</b> \$239,520	<b>EMV Total:</b> \$208,400	<b>Price/Deed Ac</b> \$1,497	
<b>Comments:</b>							<b>Ratio:</b>	87%
<b>Legal:</b> S/T/R 18-157-45; S2 SW4, S/T/R 19-157-45; NW4 NE4, NE4 NW4					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Whitford Twp	47.0034.000		Trevor & Amber Berg	Earl & Lynette Berg	CD	6/29/2022	7/5/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 140	<b># Till Acres</b> 127	<b># CRP Acres</b> 0	<b>Sale Price</b> \$188,000	<b>EMV Total:</b> \$202,300	<b>Price/Deed Ac</b> \$1,343	
<b>Comments:</b>							<b>Ratio:</b>	108%
<b>Legal:</b> S/T/R 8-157-41 S2 S2 Lying Ely of the Thief River (Less the Sly 590' of the Ely 764')					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Whitford Twp	47.0037.001		Dade S. C. Melby	Helen Juhl Etal	TD	12/23/2022	12/29/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 387	<b># Till Acres</b> 370	<b># CRP Acres</b> 0	<b>Sale Price</b> \$750,000	<b>EMV Total:</b> \$602,900	<b>Price/Deed Ac</b> \$1,938	
<b>Comments:</b>							<b>Ratio:</b>	80%
<b>Legal:</b> S/T/R 09-157-41; For full legal see doc #342599					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Wright Twp	48.0055.000		Alex Roppe	Tammy Kasproicz Etal	WD	11/14/2022	11/28/2022	
<b>Property Type:</b> Ag Bare Land		<b># Acres</b> 160	<b># Till Acres</b> 151	<b># CRP Acres</b> 0	<b>Sale Price</b> \$232,500	<b>EMV Total:</b> \$186,100	<b>Price/Deed Ac</b> \$1,453	
<b>Comments:</b>							<b>Ratio:</b>	80%
<b>Legal:</b> S/T/R 11-157-46; E2 E2					<b>Mult Twp</b>	<b>Mult Counties:</b>		
Wright Twp	48.0112.000		Glenn & Sheree Setterholm, Gary &	Gay Galles & Wayne Galles	WD	3/1/2022	3/14/2022	
<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> \$109,110	<b>EMV Total:</b> \$100,100	<b>Price/Deed Ac</b> \$1,364	
<b>Comments:</b>							<b>Ratio:</b>	92%
<b>Legal:</b> Sec-21 Twp-157 R-46 N2 NW4					<b>Mult Twp</b>	<b>Mult Counties:</b>		

# Marshall County Ag Sales: 2022

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Wright Twp	48.0112.003		Glenn & Sheree Setterholm, Gary &	Paul Liedberg & Mary Anne Dickey	WD	3/1/2022	3/14/2022
<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> \$105,297	<b>EMV Total:</b> \$100,100	<b>Price/Deed Ac</b> \$1,316
<b>Comments:</b>						<b>Ratio:</b>	95%
<b>Legal:</b> Sec-21 Twp-157 R-46 S2 NW4				<b>Mult Twp</b>			<b>Mult Counties:</b>
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date:	Rec. Date:
Argyle City	50.0097.000		Max & Hannah Yutrzenka	Brian & Kelsie Torgerson	WD	11/30/2022	12/22/2022
<b>Property Type:</b> Ag w/ House		<b># Acres</b> 0	<b># Till Acres</b> 0	<b># CRP Acres</b> 0	<b>Sale Price</b> \$155,000	<b>EMV Total:</b> \$147,800	<b>Price/Deed Ac</b> #Div/0!
<b>Comments:</b> 1/B 1144sf, 1/0 196sf, att gar 676sf, decks 160sf, base fin 572sf, conc drive 720sf, yd shd						<b>Ratio:</b>	95%
<b>Legal:</b> Blk-6, Argyle Original, Lots 19-20				<b>Mult Twp</b>			<b>Mult Counties:</b>