

Marshall County Mixed Ag and Rural Vacant Land Sales: 2022

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed Ac
Big Woods Twp	04.0127.000		Kenneth Johnson	Brian & Jennifer Merkel	WD	12/9/2022	\$408,000	\$2,550
Property Type: Mixed Ag & RVL Bare Land		Legal: S/T/R 23-156-50; E2 E2		Mult Counties:				
Mult Twp:			# Acres: 160	# Till Acres: 125	# CRP Acres: 0	EMV Total:	\$406,800	
Comments: 20ac waste, 8ac woods							Ratio	100%
Comstock Twp	09.0144.000		Michael & Stacey Bienek	Peggy Omdahl	WD	10/10/2022	\$273,074	\$2,008
Property Type: Mixed Ag & RVL Bare Land		Legal: S/T/R 26-155-46; SW4(less south 24 ac)		Mult Counties:				
Mult Twp:			# Acres: 136	# Till Acres: 123	# CRP Acres: 0	EMV Total:	\$295,000	
Comments:							Ratio	108%
Foldahl Twp	17.0103.000		Blaise Potucek	Joey & Kristina Potucek	WD	7/7/2022	\$561,000	\$1,753
Property Type: Mixed Ag & RVL Bare Land		Legal: S/T/R 21-156-46; W2		Mult Counties:				
Mult Twp:			# Acres: 320	# Till Acres: 252	# CRP Acres: 0	EMV Total:	\$656,100	
Comments:							Ratio	117%
Foldahl Twp	17.0103.000		Joey Potucek	Underbakke Farm, LLC	WD	2/14/2022	\$558,141	\$1,744
Property Type: Mixed Ag & RVL Bare Land		Legal: Sec-21 Twp-156 R-46 W2		Mult Counties:				
Mult Twp:			# Acres: 320	# Till Acres: 252	# CRP Acres: 0	EMV Total:	\$563,700	
Comments: 4 AC Meadow, 7 AC Woods, 15 AC Ditch/Road							Ratio	101%
Holt Twp	20.0105.000		Chad Nelson & Alice Fisher	Dean Garthus	WD	6/3/2022	\$230,000	\$2,875
Property Type: Mixed Ag & RVL w/ House		Legal: E2 NW4		Mult Counties:				
Mult Twp:			# Acres: 80	# Till Acres: 55	# CRP Acres: 0	EMV Total:	\$263,100	
Comments:							Ratio	114%

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Holt Twp	20.0152.000		Ottos Acres LLC	Edward & Margaret Gerszewski	WD	2/22/2022	\$307,486	\$992
Property Type: Mixed Ag & RVL w/ House		Legal: Sec-28 Twp-156 R-43 S2 (Less .22 AC) & (Less 2.53 AC for Hwy R/W)			Mult Counties:			
Mult Twp:			# Acres: 310	# Till Acres: 185	# CRP Acres: 0	EMV Total: \$459,300		
Comments:							Ratio	149%
Huntly Twp	21.0037.000		Nathan & Kristi Westlund	Robert & Catherine Gjerdingen	WD	6/21/2022	\$80,000	\$1,702
Property Type: Mixed Ag & RVL w/ Outbldgs		Legal: S/T/R 9-158-43, NW4, N2 SW4, NW4 SE4 (Less 2.35 AC HWY RW)			Mult Counties:			
Mult Twp:			# Acres: 47	# Till Acres: 7	# CRP Acres: 0	EMV Total: \$91,400		
Comments: 1 pole shed, 4 10,000 bu bins.							Ratio	114%
Linsell Twp	23.0077.000		Jason & Alisa Olson	Randen Ridge Retreat, LLC	WD	12/15/2022	\$440,000	\$1,571
Property Type: Mixed Ag & RVL w/ Outbldgs		Legal: S/T/R 22-158-39 For full legal see doc # 342579			Mult Counties:			
Mult Twp:			# Acres: 280	# Till Acres: 25	# CRP Acres: 0	EMV Total: \$289,400		
Comments: cabin 1592sf, pch 192sf, w fr wd 720sf, yd shd 140sf							Ratio	66%
Marsh Grove Twp	24.0092.000		Jordan Hogberg	Shane & Pamela Lind	WD	7/11/2022	\$50,000	\$1,250
Property Type: Mixed Ag & RVL Bare Land		Legal: S/T/R 16-156-45; NE4 SE4			Mult Counties:			
Mult Twp:			# Acres: 40	# Till Acres: 29	# CRP Acres: 0	EMV Total: \$71,200		
Comments:							Ratio	142%
Nelson Park Twp	29.0027.000		Paul Boen, Brent Boen, Chase Boen	Todd Koland, Shelley Koland, Ted	WD	3/2/2022	\$160,000	\$1,006
Property Type: Mixed Ag & RVL Bare Land		Legal: Sec-4, Twp-158, R-46 NE4			Mult Counties:			
Mult Twp:			# Acres: 159	# Till Acres: 90	# CRP Acres: 0	EMV Total: \$126,400		
Comments:							Ratio	79%

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Nelson Park Twp	29.0061.000		Olson Holdings LLC	Luther C Thompson Family Trust	TD	5/5/2022	\$200,000	\$1,266
Property Type: Mixed Ag & RVL Bare Land		Legal: S/T/R 11-158-46, W2 W2 (Less 1.64 AC for Hwy R/W)			Mult Counties:			
Mult Twp:		# Acres: 158	# Till Acres: 96	# CRP Acres: 0	EMV Total:		\$158,200	
Comments: 61 acres of woods						Ratio	79%	
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed Ac
New Solum Twp	32.0039.000		Richard & Pamela Hockstedler	Leonard & Anita Blazejewski	WD	12/19/2022	\$49,572	\$1,458
Property Type: Mixed Ag & RVL Bare Land		Legal: S/T/R 6-155-44; That part of Govt Lot 2 and SW4 NE4 E of the centerline of jud ditch 15			Mult Counties:			
Mult Twp:		# Acres: 34	# Till Acres: 11	# CRP Acres: 0	EMV Total:		\$34,400	
Comments: Rejected for state study, Good for county study						Ratio	69%	
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed Ac
Rollis Twp	35.0064.000		Hunter & Karlee McMillin	Michael & Leigh Lott	WD	4/21/2022	\$900,000	\$2,250
Property Type: Mixed Ag & RVL w/ House		Legal: Sec 12 Twp 157 R 40, S2 N2, SW4, W2 SE4			Mult Counties:			
Mult Twp:		# Acres: 400	# Till Acres: 321	# CRP Acres: 0	EMV Total:		\$739,700	
Comments: Several outbuildings on property						Ratio	82%	
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed Ac
Spruce Valley Twp	37.0104.004		Barry Walton	Amy Filpula	WD	2/11/2022	\$263,672	\$1,359
Property Type: Mixed Ag & RVL Bare Land		Legal: S2 NW4, E2 SW4, NW4 SW4 (Less 5.8 AC)			Mult Counties:			
Mult Twp:		# Acres: 194	# Till Acres: 161	# CRP Acres: 0	EMV Total:		\$232,600	
Comments: 27 acres woods						Ratio	88%	
Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed Ac
Veldt Twp	42.0058.005	42.0058.000	Brandon Loven	Constance Graff	WD	10/17/2022	\$197,000	\$1,743
Property Type: Mixed Ag & RVL w/ House		Legal: S/T/R 18-157-39; SE4 NW4, GOV'T LOT 2, NE4 NW4(for full legal see doc#342158)			Mult Counties:			
Mult Twp:		# Acres: 113	# Till Acres: 40	# CRP Acres: 0	EMV Total:		\$153,900	
Comments: 16'MH 1216sf, det gar 336sf						Ratio	78%	

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Veldt Twp	42.0110.000	42.0109.000	Archie & Bonnie Cameron	Charles, Jane, Myron Olufson	WD	10/18/2022	\$126,500	\$1,100
Property Type: Mixed Ag & RVL Bare Land		Legal: S/T/R 30-157-39; SE4 NW4, Lots 2-3			Mult Counties:			
Mult Twp:			# Acres: 115	# Till Acres: 37	# CRP Acres: 0	EMV Total: \$117,000		
Comments: 78ac woods							Ratio	92%

Township/City	Parcel #	Mult Parcels	Buyer	Seller	Deed	Sale Date	Sale Price	Price/Deed Ac
Wanger Twp	44.0084.000	44.0078.000, 44.0079.000	Jeffrey & Mary Jo Gryskiewicz	Tri-State Holdings, LLC	WD	9/22/2022	\$275,000	\$2,292
Property Type: Mixed Ag & RVL Bare Land		Legal: (S/T/R 17-157-47; S2 SE4) ((S/T/R 16-157-47; SW4 SW4(less the ELY 51 rods thereof)) Ely 51			Mult Counties:			
Mult Twp:			# Acres: 120	# Till Acres: 85	# CRP Acres: 0	EMV Total: \$312,500		
Comments: 27 ac woods total from all 3 parcels							Ratio	114%