

Freeborn County
2012 Agricultural Sales Study
For 2013 Assessment Data

Updated 1/28/2013

Parcel ID #	Prop Type	Deed Type	Buyer	Seller	Sale Date	Net Sale No Adj	2012 EMV	Sale Ratio	Total Acres	S.P./ Acre	Till Acres	Till CER	Till Value	Bldg. Value	Easement Acres
01.007.0040	32	WD	Calvin Belshan	Gary & Alice Schrad	3/22/12	\$775,690	\$388,300	50.06%	76	\$10,206	69	86	\$386,800		
01.013.0040m	32	WD	Larry & Paul Goslee	Taryl & Phyllis Heiny Etal	6/12/12	\$1,139,000	\$933,400	81.95%	194	\$5,871	184	78	\$929,500		
01.026.0040m	31	CD	Larry & Paul Goslee	Nina Hendrickson Etal	5/30/12	\$906,000	\$784,800	86.62%	160	\$5,606	152	76	\$755,800	\$9,000	
03.004.0030m	32	WD	Dale & Irma Wallin Tr	Charlene Butterfield Etal	11/22/11	\$486,076	\$365,800	75.26%	73	\$6,659	67	83	\$362,600		
03.015.0010	31	TD	Thomas Holstad	Edward Christian Trust	10/22/11	\$526,000	\$454,300	86.37%	80	\$5,923	71	83	\$380,300	\$52,200	
03.025.0080	32	TD	James & Susan Brein	Walter Lang Rev Trust	5/30/12	\$60,000	\$74,300	123.83%	80	\$750					76.16
04.027.0070	32	WD	Deborah Tsuruta	Patricia Cox Etal	11/9/11	\$376,000	\$369,900	98.38%	80	\$4,700	72	78	\$365,000		
04.033.0020m	48	WD	Wetlands America Trust, Inc	Parnell Brackey	6/22/12	\$273,900	\$173,100	63.20%	45	\$6,087	45	83	\$173,100		
04.036.0050	32	TD	Jon M & Paula S Haugo	Christian Farm Irr Trust	10/25/11	\$498,750	\$404,800	81.16%	75	\$6,650	71	87	\$402,500		
05.001.0020	32	WD	Ronald & Connie Drescher	Wayne & Linda Nelson	11/17/11	\$220,000	\$220,400	100.18%	40	\$5,500	39	86	\$220,400		
05.008.0050m	32	TD	Summit Ag Fund I, LLP	CG Mattick Farmland Trust	5/4/12	\$884,850	\$863,500	97.59%	190	\$4,657	172	77	\$858,600		
05.014.0020	32	TD	James & Carol Schroeder	Stanley & Debra Opdahl	12/19/11	\$713,805	\$540,200	75.68%	151	\$4,727	145	57	\$538,700		
06.005.0060	32	CD	Loren Lair	Wallace Bustad	6/22/12	\$185,000	\$153,600	83.03%	35	\$5,286	34	70	\$153,600		
06.020.0021m	32	TD	Jason Westergaard	Joan & Herbert Karpinsky Tr	5/3/12	\$832,500	\$592,300	71.15%	112	\$7,433	110	83	\$592,300		
07.021.0010m	32	WD	Tony & Johnna Kermes	Darren Kermes ETAL	5/8/12	\$1,375,500	\$1,006,000	73.14%	200	\$6,878	193	80	\$1,006,000		
07.022.0051	32	WD	Gary & Linda Peterson	Daren Kermes Etal	5/8/12	\$215,100	\$152,600	70.94%	36	\$5,975	32	73	\$152,600		
07.031.0041m	48	WD	Larry & Robin Wangen	Craig & Angela Stickfort	5/15/12	\$100,000	\$153,500	153.50%	45	\$2,222	36	62	\$144,700		
09.023.0040m	47	CD	Christopher & Heidi Fjermestad	Robert Jacobson	10/21/11	\$435,000	\$316,500	72.76%	80	\$4,029	37	71	\$171,500	\$112,700	
10.001.0040	32	WD	Phyllis Acklie	Gary & Dawn Petorious	2/2/12	\$1,744,200	\$1,051,200	60.27%	228	\$7,650	214	82	\$1,051,200		
10.007.0050	32	TD	Phyllis A. Acklie Rev Trust	Clifton Toenges Trust	2/23/12	\$600,000	\$446,700	74.45%	80	\$7,500	79	82	\$446,700		
10.010.0050m	32	WD	LEFF 2011 DST Family Trust	Gary & Dawn Petorious	2/17/12	\$1,476,450	\$1,039,500	70.41%	193	\$7,650	189	85	\$895,600		
10.016.0020m	32	WD	Duane Jergenson Tr	Dunbar Family Farms	12/7/11	\$1,231,571	\$828,100	67.24%	156	\$7,895	152	84	\$828,100		
10.020.0073	32	WD	Alex Marschalk & Julie Bachmann-Ma	Larry & Ruth Lillibridge	6/12/12	\$280,000	\$227,900	81.39%	40	\$7,000	40	88	\$227,900		
10.022.0020	32	CD	Mark Rebelein	PS & DL Scrabeck Trust	9/28/12	\$200,000	\$213,200	106.60%	40	\$5,000	40	82	\$213,200		
10.027.0020	32	WD	RBD Stittle Family LP	Loren & Janet Wichmann	12/29/11	\$370,000	\$276,800	74.81%	50	\$7,400	48	88	\$276,800		
10.029.0010	32	TD	Douglas Steele	James & Emelie Paulson	4/2/12	\$485,520	\$260,700	53.70%	57	\$8,518	53	75	\$260,700		
10.034.0020	32	WD	RBD Steele Family	Steven Sorensen	10/14/11	\$642,500	\$519,700	80.89%	100	\$6,425	98	82	\$519,700		
11.011.0031	32	CD	Kenneth & Susan Penkava	Everett & Janice Vandervoort	5/10/12	\$352,000	\$346,800	98.52%	70	\$5,029	70	77	\$346,800		
11.016.0120m	47	TD	Arare Farms, LTD	Harold I Lunde Trust	5/12/12	\$417,653	\$466,500	111.70%	101	\$3,332	70	77	\$348,100	\$81,100	
11.024.0070m	32	CD	Steven & Sarah Penkava	Vernon Wood Etal	5/1/12	\$373,500	\$401,900	107.60%	75	\$4,980	74	83	\$299,200		
11.031.0030	48	WD	Paul Bisek	Warren & Vilita Wangen	9/29/12	\$126,000	\$80,800	64.13%	40	\$3,150	12	71	\$55,400		
11.046.0490m	32	CD	Peter Vanerker	Dean & Doreen Reed Etal	3/1/12	\$650,000	\$588,300	90.51%	123	\$5,285	123	74	\$588,300		
12.021.0010m	32	DS	James & Holly Bagley	Marion Grasdalen Estate	2/7/12	\$478,517	\$365,100	76.30%	84	\$5,697	80	70	\$365,100		
12.028.0041	32	WD	Gary & Alice Schrad	Odean Jerdee Etal	3/22/12	\$280,000	\$236,600	84.50%	40	\$7,000	40	91	\$236,600		
13.004.0061	48	WD	Everett & Marvin Thompson	Kris Kringle's Cristmas Tree Plk	1/5/12	\$252,000	\$292,900	116.23%	80	\$3,150	57	73	\$270,500		
13.027.0070m	31	WD	Raymond & Sharon Dietrich	Gary Neist Etal	2/3/12	\$1,312,661	\$1,069,900	81.51%	178	\$6,937	168	87	\$951,300	\$77,900	
14.017.0020m	32	WD	Summit Ag Fund I, LLP	Matthew \$ Violet Klocek ETAL	9/14/12	\$1,204,814	\$824,400	68.43%	156	\$7,723	153	83	\$951,300		
15.009.0020	32	WD	Richard Raimann	David & Debbie Priebe	12/13/11	\$1,108,800	\$763,000	68.81%	144	\$7,700	140	84	\$763,000		
15.028.0060	31	WD	David G & Shari G Petersen	Robert A Newman Etal	5/23/12	\$1,296,000	\$936,200	72.24%	160	\$7,623	152	85	\$839,800	\$76,400	
17.022.0060	32	CD	Ray Anderson & Sons Farms LLC	Robert & Ann Bownman	1/30/12	\$306,600	\$198,900	64.87%	40	\$7,665	36	85	\$198,900		
17.025.0010m	32	WD	Wangen Brothers Farms	John J Heerema Etal	4/16/12	\$918,000	\$696,800	75.90%	154	\$5,961	144	74	\$694,600		
18.010.0100	32	TD	Michael & Patricia Theuer	Edward & Violet Callahan Tr.	9/29/12	\$284,000	\$182,300	64.19%	40	\$7,100	37	76	\$182,300		
18.020.0040	32	WD	Donn Riskedahl	Douglas Mattick	11/14/11	\$372,000	\$319,400	85.86%	60	\$6,200	59	84	\$319,400		
18.034.0100m	32	WD	Philip & Verdelle Hansen	Josephine Lerberg Etal	11/10/11	\$410,785	\$378,000	92.02%	78	\$5,266	76	75	\$378,000		
19.035.0050m	31	WD	Randy & Nancy Heideman	Rosemary Marquette ETAL	12/30/11	\$750,000	\$703,300	93.77%	128	\$5,858	128	84	\$703,100	\$200	
20.006.0040m	32	WD	Bruce Drager Etal	Lorraine Oren Etal	11/15/11	\$1,318,208	\$905,300	68.68%	164	\$8,038	158	88	\$905,300		
20.014.0060m	32	TD	Glenn & Karen Ausen	Lloyd Christensen Liv Tr	11/10/11	\$665,713	\$830,400	124.74%	130	\$5,121	126	85	\$830,400		
20.014.0080	32	TD	Stacie Ausen	Lloyd Chirsensne Liv Tr	11/10/11	\$296,554	\$326,300	110.03%	58	\$5,113	56	87	\$326,300		
27.500.0102m	48	CD	Bradley & Amy Skines	Duane & Mona Zimmer	7/12/12	\$147,000	\$126,800	86.26%	61	\$2,410	14	70	\$59,700		27.65
Totals						\$30,354,217	\$23,851,000		4860	\$6,161	4415	80	\$22,927,300	\$409,500	104

		Current Yr	Prior Yr	Two Years Ago	Three Years Ago
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	Count	47	37	25	53
	Mean	84.11%	87.76%	99.67%	88.26%
	Median	81.16%	91.73%	94.80%	85.79%
	Aggregate	78.58%	86.29%	96.02%	85.75%
	COD	19.01	10.37	10.80	13.66
	PRD	101.07	101.04	101.04	102.94
		=====	=====	=====	=====
Assessment Change	Land		16.0%	4.7%	11.5%
	Building Site		none	none	none
	House/Garage **		none	none	none
	100 CER : for County		\$6,500	\$5,600	\$5,350
	Non Tillable		\$975	\$840	\$802
	Veg Peat		\$6,500	\$5,600	\$5,350

** House and Garage built in 1999 or newer use Residential modifiers.