

Freeborn County
2013 Agricultural Sales Study
For 2014 Assessment Data

PRELIMINARY

Updated 5/29/2013

Parcel ID #	Prop Type	Deed Type	Buyer	Seller	Sale Date	Net Sale No Adj	2013 EMV	Sale Ratio	Total Acres	S.P./ Acre	Till Acres	Till CER	Till Value	Bldg. Value	Easement Acres
01.032.0020	47	WD	MFG Wisconsin LLC	Carol & Steven Hengesteg Etal	12/28/12	\$1,406,000	\$1,293,100	91.97%	190	\$7,262	145	83	\$1,196,800	\$26,300	
01.004.0040	32	PRD	James H Ioerger Trust	Betty L Thompson	4/15/13	\$438,900	\$276,600	63.02%	40	\$10,973	38	80	\$276,600		
06.033.0020	31	PRD	Seven R Kraushaar	Betty L Thompson	4/18/13	\$512,000	\$617,700	120.64%	80	\$5,318	72	78	\$511,100	\$86,600	
17.029.0010	32	WD	J&R Partnership	Karen J Stanley	4/26/13	\$265,000	\$219,700	82.91%	40	\$6,625	36	65	\$219,700		
03.002.0031	32	WD	Gloria Hall Etal	Joshua & Anne Wegner	12/13/12	\$550,000	\$497,700	90.49%	78	\$7,067	70	78	\$495,900		
03.007.0020	48	WD	Paul & Rebecca Rognes	John & Parma Tuberty Etal	10/25/12	\$1,020,000	\$1,027,200	100.71%	153	\$6,667	142	76	\$1,022,500		
03.027.0030	32	WD	Jacob Stenseth & Jesse Stenseth	Charles Borneman	4/4/13	\$38,000	\$35,000	92.11%	40	\$950					38.40
04.010.0031	48	WD	Jon & Pamela Haugo	Edythe Thompson	12/28/12	\$259,342	\$267,300	103.07%	57	\$4,550	36	80	\$258,600		
04.012.0040m	32	WD	Michale Rognes	Duane & Linda Bakken	12/11/12	\$581,796	\$464,300	79.80%	72	\$8,085	66	77	\$463,400		
07.028.0050m	32	WD	Duane Jergenson Tr	Sawmill Creek Ranch	11/15/12	\$2,699,246	\$1,993,100	73.84%	262	\$10,302	258	85	\$1,993,100		
08.001.0010	32	TD	David & Rae Cech	Shalmerdean Knuths Trust	12/24/12	\$489,283	\$423,000	86.45%	73	\$6,720	61	75	\$416,300		
09.006.0013m	32	WD	Carl & Merry Jo Orr	Jerry Demmer Etal	12/19/12	\$671,475	\$586,500	87.35%	75	\$8,995	70	90	\$584,700		
09.014.0090m	32	WD	Nordean & Dorothy Drueger Etal	Elmer Scheider Estate	12/31/12	\$980,000	\$1,086,700	110.89%	185	\$5,297	178	67	\$1,085,100		
10.017.0040	32	WD	Eric & Kayla Huper	Myrna Hansen-Sorensen	12/21/12	\$360,000	\$421,800	117.17%	50	\$7,200	50	93	\$421,800		
11.001.0060	31	CD	Gary & Elaine Braaten	Burton & Dorothy Kittelson	12/28/12	\$1,184,175	\$1,223,300	103.30%	158	\$7,199	147	86	\$1,149,600	\$46,800	
11.001.0110	32	WD	David & Sandra Grant Etal	Gary & Alice Schrad	12/26/12	\$1,188,880	\$828,200	69.66%	108	\$11,000	105	87	\$828,200		
11.018.0060m	32	WD	Oasis Partnership LLP	Sharon VanWilgen ETAL	11/15/12	\$900,000	\$755,300	83.92%	128	\$7,031	101	82	\$755,300		
11.045.0090	32	TD	Hahn Family Farms II, LLP	William Wilkie 2007 Rev. Tr.	12/21/12	\$260,000	\$257,000	98.85%	45	\$5,778	43	66	\$257,000		
12.001.0100m	32	PRD	Wangen Brothers Farms	Estate of Alida Mary Gappa	11/29/12	\$244,000	\$222,500	91.19%	40	\$6,100	35	68	\$216,600		
12.012.0070m	32	PRD	Allan & Pauline Ravenhorst	Estate of Alida Mary Gappa	11/29/12	\$352,691	\$282,600	80.13%	60	\$5,878	46	66	\$274,700		
13.011.0030m	32	TD	Jerold & Gloria Jensen	Charlotte E Nelson Trust	1/14/13	\$1,303,400	\$925,700	71.02%	138	\$9,445	127	86	\$925,200		
13.034.0170	32	WD	Mathew Drescher	James & Bonnie Foley Etal	12/31/12	\$548,659	\$546,200	99.55%	73	\$7,516	70	86	\$544,200		
13.035.0230m	32	TD	Clit & Haidi McGill	Shalmerdean Knuths Trust	12/27/12	\$1,111,189	\$1,016,300	91.46%	152	\$7,297	147	77	\$1,016,300		
15.021.0060	32	WD	Donald & Julie Yost	Beth Braland Irrev Trust	10/16/12	\$730,800	\$605,700	82.88%	80	\$9,135	77	87	\$605,700		
15.022.0050	32	WD	Robert & Timothy Korman	Beth Braland Etal	10/15/12	\$239,400	\$226,600	94.65%	40	\$5,985	31	80	\$222,000		
16.021.0050	32	CD	Michael & Beverly O'Connor	Edward & Tina Butler	12/28/12	\$612,000	\$569,000	92.97%	80	\$7,650	74	84	\$567,900		
18.023.0030	32	WD	Richard & Lisa Jones	Kenneth Peterson	12/28/12	\$256,000	\$277,100	108.24%	37	\$6,919	35	87	\$277,100		
18.026.0010	31	WD	Michael & Justin Wesely	Betty Nesterud & Phaidor Trezi	10/17/12	\$945,948	\$1,098,100	116.08%	157	\$6,025	147	82	\$1,089,500		
18.030.0050m	32	TD	Majestic Financial, LLC/Kucera Farms	Charlotte E Nelson Trust	1/14/13	\$1,280,000	\$1,171,500	91.52%	160	\$8,000	157	82	\$1,171,500		
19.029.0020	32	WD	James & Julie Knutson	Steven & Debra Borge	11/28/12	\$759,000	\$706,100	93.03%	92	\$8,250	89	88	\$706,100		
20.006.0080	32	WD	Drager Properties, LLC	Elaine Wallace	12/26/12	\$380,000	\$300,800	79.16%	40	\$9,500	38	87	\$300,800		
20.006.0081	32	WD	Drager Properties, LLC	Audrey Bruegger	12/27/12	\$380,000	\$305,200	80.32%	40	\$9,500	39	86	\$305,200		
20.013.0100m	32	WD	Steven Ausen	Richard & Kristin Guse	12/5/12	\$795,527	\$593,600	74.62%	77	\$10,328	76	88	\$593,600		
20.018.0050	32	WD	Steven & Julie Stenzel	Derek Schmidt Etal	10/16/12	\$460,000	\$520,000	113.04%	65	\$7,077	64	89	\$520,000		

Totals

\$24,202,711	\$21,640,500	3165	\$7,597	2870	81	\$21,272,100	\$159,700	38
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Statistics	Prior Yr	Two Years Ago	Three Years Ago
Count	34	49	25
Mean	91.65%	84.11%	87.76%
Median	91.49%	81.16%	91.73%
Aggregate	89.41%	78.58%	86.29%
COD	12.20	19.01	10.37
PRD	101.02	101.07	101.04

Land	40%	16.0%	4.7%
Building Site	none	none	none
100 CER : for County	\$9,100	\$6,500	\$5,600
Non Tillable	\$910	\$975	\$840