

Ag Land Sales (Oct. 1st 2020 - Sept. 30th 2021)

Le Sueur County																					
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Parcel #	Seller to Buyer	Sale Price	Sale Date	EMV	Qual. Vs Unqual.	Avg. CER	Deeded	Tillable	\$ Per Acre Deeded	\$ Per Acre Tillable	\$ Per CER	Ratio	Site	Waste	Woods	Pasture	Ditch	Rim	Road	Notes	
01.006.2600	Schmidt etal to Schmidt	\$504,000	3/18/21	\$702,500	U	78.50	100.00	90.00	\$5,040	\$5,600	\$64	139%			1	7			2.00	rel/partial int sale- purchased 80%	
01.026.7800	Blue Sky Dairy to Luthens Family	\$868,950	3/1/21	\$1,132,900	Q	78.00	38.88	9.00	\$22,350	\$96,550	\$287	130%	29						1.38	inc dairy barns	
01.027.2700	Fleming to Baker	\$733,500	8/27/21	\$832,300	Q	65.05	135.00	121.00	\$5,433	\$6,062	\$84	113%		2		1	5.00		6.00	neighbor sale, not advertised	
01.035.7900	Johnson to Amberson	\$651,550	4/15/21	\$525,900	Q	74.00	27.71	19.00	\$23,513	\$34,292	\$318	81%	4		4.15				0.84	split, ck info after split, house on lake Henry	
02.007.5010	Lukes to McCabe	\$160,000	8/25/21	\$145,700	U	65.80	22.62	20.32	\$7,073	\$7,874	\$107	91%							2.30	split, gd sale- but under 35ac	
02.008.2710	Cooney etal to Schmidt	\$540,192	12/11/20	\$541,000	Q	70.00	78.00	74.40	\$6,926	\$7,261	\$99	100%		1.6					2.00	neighbor sale	
02.017.2710	Schmidt to Schmidt	\$1,040,000	12/11/20	\$1,010,000	U	64.50	161.00	128.44	\$6,460	\$8,097	\$100	97%								inc/split from 02.017.2720,018.5100,019.2600, rel sale	
02.018.0100	Lukes to McCabe	\$560,000	8/25/21	\$456,300	Q	64.40	73.36	67.60	\$7,634	\$8,284	\$119	81%							5.76	neighbor/gd sale	
03.005.0400	Fogarty to Theis	\$1,423,125	11/13/20	\$1,647,100	Q	76.09	225.00	223.35	\$6,325	\$6,372	\$83	116%							1.65	inc 03.005.7500, not advertised	
03.007.2710	Retka to McCue	\$310,000	4/1/21	\$285,000	Q	78.40	40.00	38.00	\$7,750	\$8,158	\$99	92%							2.00	split, gd sale	
03.007.8000	Koepp to O'Loughlin	\$3,276,900	12/31/20	\$2,382,700	U	77.79	332.44	321.66	\$9,857	\$10,187	\$127	73%					1.00		9.78	inc 03.007.0100,2800,also Scott co 019210011.107.94ac (106+-till-MV 765300)	
03.009.5010	Anderson to Archer	\$497,400	3/18/21	\$394,400	Q	72.00	108.57	40.16	\$4,581	\$12,385	\$64	79%		62.25		3.4			2.76	split, inc 03.010.7600, gd nonag sale, till=CRP	
03.009.5020	Anderson to Meger	\$169,000	3/18/21	\$66,000	U	75.40	14.00	10.00	\$12,071	\$16,900	\$160	39%				3			1.00	split,neigh sale,bldable site	
03.010.7500	Anderson to Halloran	\$725,000	3/31/21	\$710,100	Q	72.00	110.81	92.00	\$6,543	\$7,880	\$91	98%		2		14	1.00		1.81	split, gd sale	
03.025.7610	Sullivan to Hoefs	\$200,000	3/10/21	\$212,500	Q	69.20	30.00	29.30	\$6,667	\$6,826	\$96	106%					0.40		0.30	inc 03.025.7620, two sm fields	
03.033.0200	Zimmerman to Tiede	\$935,000	10/30/20	\$964,800	Q	68.04	138.90	131.75	\$6,731	\$7,097	\$99	103%			6.65					inc 03.034.7800, not advertised,prior renter	
05.003.5100	Mines to Hulsebus	\$400,000	6/1/21	\$482,900	U		135.66	0.00	\$2,949			121%	5	38.84		1		88.51	2.31	not advertised, 0 till, inc bldgs	
05.013.5000	Schmidt etal to Schmidt	\$764,400	3/18/21	\$1,185,100	U	60.00	186.00	170.50	\$4,110	\$4,483	\$68	155%		2	8	3.5			2.00	inc 05.013.5100,01.018.7500, rel/partial int - 65%	
05.115.0300	Hiniker to Westman	\$1,382,500	12/29/20	\$1,159,800	Q	77.66	158.64	154.64	\$8,715	\$8,940	\$112	84%							4.00	inc 05.115.0400	
06.001.5110	Schramm to Thompson Land	\$786,720	9/3/21	\$619,800	Q	59.10	98.34	95.00	\$8,000	\$8,281	\$135	79%					0.5		2.84	advertised sale	
06.014.0210	Wisdorf etal to Radanke	\$234,000	8/10/21	\$215,100	Q	55.20	36.20	31.50	\$6,464	\$7,429	\$117	92%			4.7					split, gd sale	
06.018.5500	Linnell (Claffey) to Janovsky	\$270,000	12/18/20	\$309,100	Q	54.90	58.26	44.80	\$4,634	\$6,027	\$84	114%			1.46	2		g	1.00	inc 06.018.5000	
06.032.5300	Hiller to Hiller	\$230,000	1/15/21	\$219,900	U	63.70	36.71	31.75	\$6,265	\$7,244	\$98	96%				4.5			0.46	rel sale	
07.010.2700	Straiton to Busch	\$240,000	8/26/21	\$165,000	Q	64.10	16.23	16.00	\$14,787	\$15,000	\$231	69%							0.23	sm field	
07.011.5800	Borene to Washa	\$165,000	11/4/20	\$604,000	U	71.50	68.25	28.21	\$2,418	\$5,849	\$34	366%	5	2.86		29.55			2.63	inc bldgs,inc 07.014.3400, 1/3 partial int, rel sale	
07.015.0510	Hinderscheit to Sullivan	\$825,350	7/1/21	\$676,100	Q	67.70	100.84	94.77	\$8,185	\$8,709	\$121	82%				1.97	3.40		0.70	split, gd sale	
07.015.5000	Dietz to Schmitt	\$1,123,200	4/19/21	\$995,400	Q	68.17	144.82	134.43	\$7,756	\$8,355	\$114	89%				4.16	5.00		1.23	inc 07.015.5610, advertised sale, in CRP for 11 more yrs	
07.015.5100	Dietz to Bendzick	\$85,000	4/28/21	\$85,800	Q	71.40	8.00	8.00	\$10,625	\$10,625	\$149	101%								sm field, bldg site??	
07.024.5010	Pany estate to Shambour	\$410,000	3/12/21	\$421,000	Q	65.79	60.00	54.24	\$6,833	\$7,559	\$104	103%		3.04	0.19	1.06			1.47	split, estate sale, ck info after split	
08.018.0100	Fickling to Schatz	\$562,450	11/19/20	\$586,400	Q	70.79	76.25	19.00	\$7,376	\$29,603	\$104	104%	6	1	10.8	36.3			3.15	inc bldgs, inc 11.013.2800	

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08.021.0260	Eager etal to Haigler	\$400,000	12/3/20	\$353,600	Q		22.27	3.80	\$17,961	\$105,263		88%	5	0.84		11.8			0.83	inc bldgs, hobby farm, pasture / meadow	
09.006.0500	Schleis to Goldsmith	\$390,000	1/6/21	\$390,500	Q	58.70	76.51	46.00	\$5,097	\$8,478	\$87	100%				30.51				neighbor sale	
09.006.7500	Washa to Tiede	\$140,000	6/22/21	\$175,100	U	60.08	33.80	25.00	\$4,142	\$5,600	\$69	125%		6.3					2.50	not advertised, long time renter purchased	
09.006.7700	Coley to Burrell	\$70,000	4/16/21	\$446,500	U	57.50	78.49	59.00	\$892	\$1,186	\$16	638%				18			1.49	1/5 interest, rel sale	
09.013.5200	Haycraft to Klehr	\$207,000	4/23/21	\$199,000	Q	55.91	70.00	20.00	\$2,957	\$10,350	\$53	96%						30	0.50	sm field, 30ac Crep	
09.014.3000	Rosival to Rosival	\$196,562	6/16/21	\$371,300	U	59.81	66.98	50.00	\$2,935	\$3,931	\$49	189%				13.23			3.75	rel sale	
09.020.2500	Ness to Vlasak	\$525,000	1/14/21	\$575,200	Q	56.10	80.00	63.00	\$6,563	\$8,333	\$117	110%	5		11				1.00	inc outbldgs, neigh sale, not advertised	
09.022.2500	Mellby to Mellby	\$200,000	3/30/21	\$153,300	U		85.00	75.90	\$2,353	\$2,635		77%	1		8.1			75.9		inc 09.022.5300, rel sale, rim	
09.026.5010	Apitz to Radanke	\$295,000	8/10/21	\$303,200	Q	56.39	53.10	46.65	\$5,556	\$6,324	\$99	103%				3.65			2.80		
09.034.2800	Smisek etal to McGee	\$210,000	7/7/21	\$204,000	Q	52.90	40.00	32.25	\$5,250	\$6,512	\$99	97%				3	1.30		3.45	irr small fields	
11.016.0100	Burtsfield etal to Pinney	\$280,000	7/28/21	\$292,500	Q	78.31	40.00	39.00	\$7,000	\$7,179	\$89	104%							1.00	not advertised	
11.027.2600	Hewitt to McCabe	\$343,915	12/23/20	\$373,400	U	70.00	52.91	51.50	\$6,500	\$6,678	\$93	109%							1.41	sold 11/14 for 485400,\$8800/ac sold 9/13 for \$9000/ac	
11.036.5000	Cooney to Schmidt	\$620,000	12/30/20	\$627,800	U	71.10	104.88	75.84	\$5,912	\$8,175	\$83	101%		1.52	1	20.73			5.79	inc 11.036.5210,11.036.5400	
12.011.2610	Laabs estate to Sasse	\$380,000	1/20/21	\$426,300	U	71.20	60.00	58.80	\$6,333	\$6,463	\$89	112%							1.20	estate sale, not advertised	
12.016.2530	O'Brien estate to Woestehoff	\$468,800	4/16/21	\$457,000	Q	75.40	65.75	60.93	\$7,130	\$7,694	\$95	97%					1.88		2.94	split,inc 12.016.2510, gd sale-advertised	
12.035.2510	Denzer etal to Thelemann	\$1,230,000	2/5/21	\$1,087,500	Q	70.04	155.00	150.00	\$7,935	\$8,200	\$113	88%					1.00		4.00	inc 12.036.0200	
13.016.2500	Meyer to Geuntzel	\$166,555	12/2/20	\$126,900	Q	69.80	18.49	17.50	\$9,008	\$9,517	\$129	76%							0.99	split-ck info later	
13.016.5310	Hiniker to Guentzel	\$191,400	9/20/21	\$128,400	Q	68.47	19.14	17.54	\$10,000	\$10,912	\$146	67%			0.3				1.30		
14.031.0200	Wesley to James	248,750	5/7/21	254,200	U	56.79	48.00	39.65	\$5,182	\$6,274	\$91	102%		4.6		3.75				not advertised, CFD-0 dn	