

1998 Agricultural Land-Dwlg-Bldg Sales

03-30-99

Weighted Ratio	Number of Sales
38.85	89

Name of Seller	Name of Buyer	Date of Instrument	Mean Ratio 54.66%	Median Ratio 33.66%	Regression 1.41	Section	Average	Assessed	Assessed	Assessed	Total	Remarks	
Book-Page	Parcel	Township	Legal	Township	Taxable	Average	Price/Per	Sale	Value of Land	Value of Bldg's	Value of Dwelg	Value	
#981343	899650	Lee	PT NW NW	06-93-36	11.32	5.73	\$1,766.78	\$20,000.00	\$740.00			\$740.00	DEED
#984130	858750	Grant	PT S 1/2 SE 1/4	17-91-36	3.66	82.24	\$6,000.00	\$21,960.00	\$3,440.00			\$3,440.00	DEED
#980821	ADJ LAND	Scott	PT SE SE	08-92-37	0.83	68.07	\$4,216.87	\$3,500.00	\$750.00			\$750.00	DEED-ADJOINING LAND
#981844	1210575	Brooke	LOT A NW 1/4	28-93-38	25.27	24.27	\$1,187.18	\$30,000.00	\$6,990.00			\$6,990.00	DEED
#983440	1022800	Barnes	PT SECTIONS 2 & 3	02-93-37	102.45	37.06	\$1,736.02	\$177,855.00	\$43,310.00			\$43,310.00	CONTRACT-ESTATE SALE
#990136	995025	Washington	PT E 1/2 NE 1/4	34-91-37	3.68	64.13	\$2,989.13	\$11,000.00	\$2,690.00			\$2,690.00	AUCTION
#990147	884375	Lincoln	LOT B	09-92-36	2.42	71.92	\$3,347.11	\$8,100.00	\$1,990.00			\$1,990.00	DEED
#984878	1098950	Nokomis	PT LOT 2 AUD S/D SE SE	23-91-38	7.04	78.68	\$3,409.09	\$24,000.00	\$6,310.00			\$6,310.00	DEED
#982014	717350	Washington	PT RR ROW E 1/2	02-91-37	4.40	73.43	\$3,143.35	\$13,830.75	\$3,690.00			\$3,690.00	DEED
#980607	768825	Coon	LOT A PT SW NW & PT NW SW	32-91-35	5.69	75.82	\$8,787.35	\$50,000.00	\$4,920.00	\$1,210.00	\$7,370.00	\$13,500.00	DEED
#981061	1068650	Maple Valley	PT SW SE	18-90-38	1.58	65.82	\$2,785.44	\$4,401.00	\$1,190.00			\$1,190.00	DEED-ADJOINING LAND
#982343	1091300	Nokomis	PT SW	14-91-38	153.39	77.03	\$3,129.28	\$480,000.00	\$134,710.00			\$134,710.00	DEED
#983422	993725	Washington	NE 1/4 PT W 1/2 SE (EX PT)	32-91-37	130.46	75.64	\$3,058.41	\$399,000.00	\$112,480.00			\$112,480.00	DEED
#980782	1070285	Maple Valley	PT S 1/2 SE 1/4	20-90-38	11.65	59.47	\$2,403.43	\$28,000.00	\$7,900.00			\$7,900.00	DEED-ADJOINING LAND
#983946	1036500	Barnes	E 1/2 SW & PT W 1/2 SW S OF	06-93-37	137.26	23.45	\$947.11	\$130,000.00	\$36,700.00			\$36,700.00	DEED
#980557	1070200	Maple Valley	S 1/2 SE 1/4 (EX PT)	20-90-38	66.38	72.74	\$2,911.05	\$193,235.40	\$55,050.00			\$55,050.00	DEED-ESTATE SALE
#980717	822200	Providence	PT SE SW W OF DITCH & ETC.	01-90-36	73.90	67.69	\$2,706.36	\$200,000.00	\$57,030.00	\$110.00		\$57,140.00	DEED
#981652	1189100	Elk	E 1/2 SE & SE NE	30-92-38	112.07	52.96	\$2,094.31	\$234,709.00	\$67,660.00			\$67,660.00	DEED-ESTATE SALE
#982106	717300	Washington	LOTS 1 & 2 S/D S 1/2 SEC	02-91-37	175.09	71.92	\$2,843.73	\$497,909.00	\$143,570.00			\$143,570.00	DEED
#982660	886175	Lincoln	PT NE NE	03-92-36	8.49	55.63	\$2,355.71	\$20,000.00	\$5,390.00	\$550.00		\$5,940.00	DEED
#980952	831500	Providence	NE SW & N 1/2 SE (EX PT)	04-90-36	115.28	75.57	\$2,895.32	\$333,772.00	\$99,310.00			\$99,310.00	DEED-ESTATE SALE
#980953	831600	Providence	N 1/2 S 1/2N 1/2 SE (EX PT)	04-90-36	19.31	77.86	\$2,967.37	\$27,300.00	\$17,140.00			\$17,140.00	DEED-FAMILY
#980458	930800	Hayes	E 1/2 NE 1/4 (EX PT)	20-90-37	70.82	76.70	\$2,922.90	\$207,000.00	\$61,930.00			\$61,930.00	DEED
#980642	1070200	Maple Valley	PT S 1/2 SE 1/4	20-90-38	38.44	77.47	\$2,938.40	\$112,952.00	\$33,950.00			\$33,950.00	DEED
#982011	1004165	Scott	N 1/2 SE & PT S 1/2 S 1/2 NE	16-92-37	78.64	75.51	\$2,860.18	\$224,924.85	\$67,710.00			\$67,710.00	DEED
#980556	1070300	Maple Valley	E 1/2 SW 1/4	20-90-38	79.00	67.13	\$2,521.52	\$199,200.00	\$60,450.00			\$60,450.00	DEED-ESTATE SALE
#982010	761900	Scott	NE 1/4 & PT NW 1/4	02-91-37	153.61	77.17	\$2,881.22	\$442,584.00	\$135,120.00			\$135,120.00	DEED
#980954	831650	Providence	S 1/2 S 1/2 N 1/2 SE	04-90-36	19.55	78.56	\$2,930.95	\$57,300.00	\$17,510.00			\$17,510.00	DEED-FAMILY
#980966	742900	Newell	N 1/2 NW SW & ETC.	33-90-35	119.35	72.19	\$2,692.08	\$321,300.00	\$98,200.00			\$98,200.00	DEED
#980885	849900	Grant	W 1/2 NE 1/4	02-91-36	80.52	76.06	\$2,824.30	\$227,412.50	\$69,820.00			\$69,820.00	DEED
#984042	1104825	Nokomis	NE SE	30-91-38	38.18	68.00	\$2,524.88	\$96,400.00	\$29,600.00			\$29,600.00	DEED
#980674	858700	Grant	S 1/2 SE 1/4	17-91-36	77.00	79.80	\$2,909.09	\$224,000.00	\$70,050.00			\$70,050.00	DEED-ESTATE SALE
#980755	966100	Washington	N 1/2 NE & SW NE	11-91-37	102.44	76.01	\$2,760.30	\$282,765.50	\$88,760.00			\$88,760.00	DEED
#980086	867600	Grant	PT NW 1/4	34-91-36	144.52	74.54	\$2,698.59	\$390,000.00	\$122,810.00			\$122,810.00	DEED-ESTATE SALE
#980791	968300	Washington	N 1/2 NE (EX PTS)	15-91-37	65.96	73.37	\$2,653.12	\$175,000.00	\$55,170.00			\$55,170.00	DEED
#981179	1014500	Barnes	S 1/2 SW & S 1/2 SE (EX PT)	10-92-37	147.13	78.00	\$2,814.33	\$414,072.00	\$130,840.00			\$130,840.00	DEED-ESTATE SALE
#980604	766800	Coon	LOT B PT SW NW & PT NW SW	32-91-35	44.59	78.42	\$2,825.75	\$126,000.00	\$39,860.00			\$39,860.00	DEED
#980612	888025	Lincoln	PT ALL 4 1/4'S	07-92-36	78.86	75.44	\$2,688.31	\$212,000.00	\$67,820.00	\$330.00		\$68,150.00	DEED-ESTATE SALE
#990013	837500	Providence	E 1/2 NW 1/4	17-90-36	79.00	76.52	\$2,708.86	\$214,000.00	\$68,920.00			\$68,920.00	AUCTION
#983250	876525	Fairfield	PT S 1/2 S 1/2 SE	24-92-35	15.29	74.95	\$2,649.77	\$40,515.00	\$13,060.00			\$13,060.00	DEED
98/0532	999800	Scott	NW 1/4 (EX PTS)	34-92-37	75.49	76.05	\$2,649.36	\$200,000.00	\$65,450.00			\$65,450.00	DEED
#981387	877900	Lincoln	N 1/2 NE 1/4	27-92-36	77.00	54.40	\$1,889.87	\$145,520.00	\$47,770.00			\$47,770.00	DEED
#980747	1070410	Maple Valley	NE SW	20-90-38	40.00	70.88	\$2,524.38	\$100,975.00	\$33,320.00			\$33,320.00	DEED-ADJOINING LAND
#980653	1095725	Nokomis	LOT B IN E 1/2 SW 1/4	20-91-38	36.73	79.34	\$2,722.57	\$100,000.00	\$33,220.00			\$33,220.00	DEED
#981570	1036200	Barnes	1/2 SE & PT W 1/2 SE N OF RIV	06-93-37	113.97	37.56	\$1,272.26	\$145,000.00	\$48,800.00			\$48,800.00	DEED
#980663	1095700	Nokomis	LOT A IN E 1/2 SW	20-91-38	36.73	80.48	\$2,722.57	\$100,000.00	\$33,700.00			\$33,700.00	DEED
#981857	1057775	Maple Valley	PT SE NE	01-90-38	0.84	68.57	\$4,761.90	\$4,000.00	\$660.00			\$1,380.00	DEED
#984426	1096100	Nokomis	E 1/2 SE 1/4 (EX PT)	20-91-38	74.21	81.84	\$2,695.05	\$200,000.00	\$69,230.00			\$69,230.00	DEED-EXCHANGE OF PROPERTY
#981744	935400	Hayes	N 1/2 NE 1/4	26-90-37	77.00	73.36	\$2,400.00	\$184,800.00	\$64,400.00			\$64,400.00	DEED
#981721	929800	Hayes	NE NE (EX PT)	18-90-37	36.73	76.56	\$2,413.34	\$88,642.00	\$32,060.00			\$32,060.00	DEED
#984521	740475	Newell	S 1/2 SW SW	29-90-35	18.42	72.70	\$2,267.59	\$41,769.00	\$15,270.00			\$15,270.00	DEED
#980868	880000	Lincoln	SW 1/4 (EX PT)	28-92-36	76.55	74.96	\$2,335.63	\$178,792.50	\$65,420.00			\$65,420.00	DEED
#980577	767360	Coon	LOT 2 OF LOT A IN N 1/2 NW	33-91-35	3.07	77.56	\$40,716.61	\$125,000.00	\$2,710.00	\$12,100.00	\$30,930.00	\$45,740.00	DEED
#980120	1084200	Nokomis	PT SW 1/4 & W 1/2 NW	02-91-38	181.89	72.14	\$2,210.83	\$402,128.00	\$149,580.00			\$149,580.00	DEED-ESTATE SALE

Hearst, John E.	Kruse, Corwin J. & Janice E.	02/25/98	#980672	880600	Lincoln	N 1/2 NW (28)& NW FR 1/4	30-92-36	229.35	72.16	\$2,211.17	\$507,131.25	\$189,990.00	\$1,330.00		\$191,320.00	DEED
Jahde, Pauline (Estate)	Jahde, Philip	01/13/98	#980122	1090300	Nokomis/Elk	W 1/2 SE (EX PT) & W 1/2 SW	13-91-38	142.72	73.01	\$2,175.15	\$310,437.00	\$118,780.00	Bare Land		\$118,780.00	DEED-ESTATE SALE
Knebel, Marie & Emil	Brake, Perry E. (Etal)	03/27/98	#981123	1009300	Scott	SW 1/4 (EX PT)	29-92-37	155.12	79.71	\$2,564.47	\$397,800.00	\$140,950.00	\$4,670.00	\$9,050.00	\$154,670.00	DEED
Burke, Edward J.	Bodholdt, Dale & Judith	11/25/98	#984522	740450	Newell	N 1/2 SW SW	29-90-35	19.39	76.25	\$2,154.15	\$41,769.00	\$16,850.00	Bare Land		\$16,850.00	DEED
Hansen, Edwin & Marvis	Hansen, Victor & Jene	09/10/98	#983421	1002000	Scott	SE 1/4 SEC 6 & SW NW	08-92-37	195.00	67.14	\$2,153.85	\$420,000.00	\$117,380.00	\$11,990.00	\$41,580.00	\$170,950.00	CONTRACT-FAMILY
Fairchild, Gernard & Arlene	Wetherell, Robert & Mariana	04/10/98	#981267	1195300	Brooke	LOT C	01-93-38	183.06	35.39	\$967.43	\$177,098.00	\$73,860.00	Bare Land		\$73,860.00	CONTRACT
Grau, Thomas & Cheryl	Farms, Richter	01/15/98	#980150	767350	Coon	PT N 1/2 NW 1/4	33-91-35	5.11	76.71	\$35,714.29	\$182,500.00	\$4,470.00	\$41,780.00	\$30,930.00	\$77,180.00	DEED
Toft, Daniel J.	Christensen, Clark & John	03/20/98	#981040	1207200	Brooke	NE 1/4	21-93-38	158.00	47.16	\$1,170.89	\$185,000.00	\$84,940.00	Bare Land		\$84,940.00	DEED
Mc Intire, Genevieve	Richter, Gerald & Ruth	02/25/98	#980661	766200	Coon	W 1/2 NE 1/4	31-91-35	75.69	64.68	\$1,585.41	\$120,000.00	\$55,810.00	Bare Land		\$55,810.00	DEED
Klindt, Harold & Vera	Jacobson, Pamela K.	03/13/98	#981325	906300	Lee	N 5/9TH NE 1/4	11-93-36	79.87	71.53	\$1,784.82	\$142,553.60	\$65,120.00	\$2,530.00		\$67,650.00	CONTRACT
Bodholdt Trust	Krog, Hans C. (Trust)	03/02/98	#980715	818700	Providence	W 1/2 SW & SW NW & ETC.	01-90-36	119.00	73.38	\$1,680.67	\$200,000.00	\$99,550.00	Bare Land		\$99,550.00	DEED-EXCHANGE OF PROPERTY
Christensen, Marlene J.	Christensen, Kirk A.	02/14/98	#980854	772500	Fairfield	PT SW 1/4	04-92-35	87.68	78.74	\$1,733.58	\$152,000.00	\$78,700.00	Bare Land		\$78,700.00	DEED-FAMILY
Nelson, Lawrence J.	Lenhart, Ned & Debra	12/22/98	#984901	1209200	Brooke	S 1/2 NE 1/4	25-93-38	79.00	54.58	\$1,139.24	\$90,000.00	\$49,160.00	Bare Land		\$49,160.00	DEED
Boettcher, Clara (Estate)	Boettcher, Iris F.	02/16/98	#980667	868300	Grant	N 1/2 SE 1/4	10-91-36	71.89	78.76	\$2,448.18	\$176,000.00	\$64,550.00	\$3,640.00	\$28,000.00	\$96,190.00	DEED-FAMILY
Pedersen, Ronald J.	Tanner, Brian & Shelly	09/15/98	#983461	1002850	Scott	PT S 1/2 SE 1/4 (EX LOT A)	08-92-37	6.75	79.02	\$10,370.37	\$70,000.00	\$6,080.00	\$3,150.00	\$30,070.00	\$39,300.00	DEED
Siddall, Hazel J.	Reese, John W. & Lu Ann D.	02/25/98	#980563	803000	Poland	E 1/2 SE 1/4	12-93-35	77.00	70.69	\$1,766.23	\$136,000.00	\$62,060.00	\$380.00	\$15,300.00	\$77,740.00	DEED
Farrell & Bodholdt	Buena Vista County	12/11/98	#990070	742450	Newell	PT SE 1/4	32-90-35	5.96	81.48	\$1,593.96	\$9,500.00	\$5,540.00	Bare Land		\$5,540.00	DEED
Jesse, Robert & Donna	Jesse, Lynn & Imming, Douglas	01/30/98	#980350	936200	Hayes	E 1/2 E 1/3 NW 1/4	27-90-37	39.50	72.84	\$2,531.65	\$100,000.00	\$32,800.00	\$19,870.00	\$8,470.00	\$61,140.00	DEED-FAMILY
Sassman, Evelyn	Bogue, Bradley & Pamela	06/26/98	#982295	888800	Lincoln	PT NE NW	09-92-36	3.18	41.95	\$16,666.67	\$53,000.00	\$1,520.00	\$2,680.00	\$35,220.00	\$39,420.00	DEED
Delbridge, Margelet, Etal	Delbridge, David & Debra	09/24/98	#983577	1058575	Maple Valley	.OT A (PT NE NW & PT NW NE)	02-90-38	2.75	73.31	\$14,102.91	\$38,783.00	\$2,290.00	\$6,030.00	\$23,350.00	\$31,670.00	DEED-FAMILY
Watts, James	Frank, Kenneth & Sandra	12/18/98	#984876	1210550	Brooke	PT NW NW	28-93-38	5.73	57.89	\$6,980.80	\$40,000.00	\$3,780.00	\$6,870.00	\$22,170.00	\$32,820.00	DEED
Anderson, Roger & Judith	Sammons, Jason	03/03/98	#980825	9669.25	Washington	PT SE SW	11-91-37	2.20	78.18	\$21,590.91	\$47,500.00	\$20,960.00	\$790.00	\$18,210.00	\$39,960.00	DEED
Taylor, Glen A. (Trust)	Miller, David	01/22/98	#980925	1021900	Barnes	PT E 1/2	02-93-37	177.15	16.69	\$423.44	\$75,013.13	\$33,700.00	\$10,950.00	\$20,880.00	\$65,530.00	CONTRACT-PASTURE
Miller, Catherine & Steven	Swenson, Kenneth & Lorraine	08/03/98	#982993	782200	Fairfield	N 1/2 NE & N 1/2 SW	21-92-35	115.72	74.27	\$933.29	\$108,000.00	\$97,970.00	\$580.00		\$98,550.00	DEED-FAMILY
Anderson, Larry L. Farms	White, Ronald & Linda	09/18/98	#983516	811650	Poland	PT SW NW, PT NW SW	26-93-35	3.55	80.85	\$33,521.13	\$119,000.00	\$3,270.00	\$17,940.00	\$90,440.00	\$111,650.00	CONTRACT
Meyer, Connie & Jeanette	O'Neill, Ruth	07/15/98	#982605	1043450	Barnes	PT NW SW	20-93-37	2.59	72.12	\$15,830.12	\$41,000.00	\$2,130.00	\$1,270.00	\$35,400.00	\$38,800.00	DEED
Eberle, Dennis & Kathleen	Archer Brothers	03/30/98	#981090	746350	Coon	PT SW NW	02-91-35	8.48	79.41	\$5,896.23	\$50,000.00	\$7,680.00	\$13,670.00	\$26,130.00	\$47,480.00	DEED
Arends Schoenfeld, Sharon	Soumetho, Somsavath	08/31/98	#983297	872050	Grant	LOTS C & D E 1/2 SE 1/4	24-91-36	6.86	76.67	\$12,827.99	\$88,000.00	\$6,000.00	\$14,700.00	\$69,390.00	\$90,090.00	DEED
Taylor, Glen	Gidley, Michael & Jane	10/23/97	#984072		Barnes	PT NE SW	14-93-37	29.96	38.14	\$400.00	\$11,984.00	\$13,030.00	Bare Land		\$13,030.00	CONTRACT
Plagman Farms, Inc.	Watts, James & Beverly	05/29/98	#981908	1210550	Brooke	PT NW NW	28-93-38	5.73	57.89	\$5,235.60	\$30,000.00	\$3,780.00	\$6,870.00	\$22,170.00	\$32,820.00	DEED
Broveak, Marvin & Dy Anne	Anderson, Larry & Lynda	08/18/98	#983376	1182700	Elk	LOT A	35-92-38	60.00	74.03	\$750.00	\$45,000.00	\$50,630.00	Bare Land		\$50,630.00	DEED
Richardson, Mark D.	Kelley, Clifford J.	05/13/98	#982136	1199275	Brooke	PT NE NE	07-93-38	11.23	35.56	\$267.14	\$3,000.00	\$4,550.00	Bare Land		\$4,550.00	DEED
Johnson, Verlynn	Laursen, Lynn	06/15/98	#983082	819850	Providence	PT N 1/2 SW	02-90-36	15.40	46.17	\$300.00	\$4,620.00	\$8,110.00	Bare Land		\$8,110.00	DEED
M & N Partnership	Nemaha Hamm Farm Llc	03/25/98	#981027	761450	Coon	PTNW NE	21-91-35	2.85	81.05	\$8,771.93	\$25,000.00	\$2,630.00	\$60,440.00	\$3,850.00	\$66,920.00	DEED - HOG CONFINEMENTS
Rasmussen, Harry E.	Ia Natural Heritage Found.	04/30/98	#982255	826600	Providence	PT SE 1/4	25-90-36	97.40	44.64	\$87.27	\$8,500.00	\$49,560.00	Bare Land		\$49,560.00	DEED