

2021 Calhoun County Ag/RR Sales

Date	Seller	Buyer	Township	Section	Sales Price	Deeded Acres	Net Acres	\$/Deeded Acre	\$/Net Acre	Avg CSR2	\$/Adj CSR2 point (rounded)	Land Value	Outbuilding Value	Dwelling Value	Total Value	Book/Page	Sale Remarks
12/10/2020	Daniel	Scharn	Williams	29	\$24,750	3.00	2.56	\$8,250	\$9,668	78.90	\$122	\$3,480			\$3,480	2020-2139,42	split, adj land
1/15/2021	Petzenhauser	Petzenhauser	Lake Creek	34	\$180,000	1.53						\$830		\$172,370	\$173,200	2021-0096	family, Ag Dwlg
1/28/2021	Klocko	Lewis	Twin Lakes	4	\$190,000	4.78						\$22,240		\$148,460	\$170,700	2021-0190	RR Dwlg
1/28/2021	Oswald	Oswald	Center	3	\$96,000	12.31	12.10	\$7,799	\$7,934	87.10	\$91	\$18,180			\$18,180	2021-0279	family
2/11/2021	Garber	Deseret Trust	Lincoln	21	\$1,435,000	156.13	151.42	\$9,191	\$9,477	86.15	\$110	\$224,220			\$224,220	2021-0251	
2/17/2021	Hershberger	Oswald	Greenfield	5	\$320,000	40.00	39.51	\$8,000	\$8,099	79.10	\$102	\$53,910			\$53,910	2021-0343	family
2/22/2021	Pierson	Rolling	Lincoln	9	\$135,000	4.00						\$29,700		\$60,150	\$89,850	2021-0518	RR Dwlg
3/8/2021	Magugliani	Tiefenthaler	Cedar	8	\$1,600,000	160.00	156.58	\$10,000	\$10,218	80.87	\$126	\$218,420			\$218,420	2021-0434	estate/auction
3/30/2021	Wilson	Hanson	Williams	9	\$8,000	7.39	7.39	\$1,083	\$1,083			\$3,740			\$3,740	2021-0910	less than \$10,000
4/2/2021	Lusmann	Kopecky	Cedar	33	\$367,218	39.90	39.31	\$9,203	\$9,342	81.78	\$114	\$55,450			\$55,450	2021-0536	adj land
4/5/2021	Vosberg	Fredrickson	Cedar	25	\$365,500	34.94	34.64	\$10,461	\$10,551	86.88	\$121	\$51,920			\$51,920	2021-0792	adj land
4/5/2021	Flattery	Bahls EtAl	Lincoln	2	\$32,500	2.84	2.78	\$11,444	\$11,691	84.92	\$138	\$4,030			\$4,030	2021-0592	adj land
4/8/2021	Stamper	Swenson	Sherman	2	\$600,000	67.74	64.81	\$8,857	\$9,258	86.34	\$107	\$96,530	\$920		\$97,450	2021-0624	
4/8/2021	Ehler Et Al	Hecht	Garfield	6	\$841,890	88.62	84.48	\$9,500	\$9,966	79.05	\$126	\$115,210			\$115,210	2021-0628to631	
4/8/2021	Ankeny	Fredrickson	Cedar	25	\$365,500	34.86	34.44	\$10,485	\$10,613	86.90	\$122	\$51,630			\$51,630	2021-0793	adj land
4/26/2021	Wuebker	Murdock	Sherman	31	\$135,000	2.83						\$2,540	\$2,600	\$67,630	\$72,770	2021-0765	split, Ag Dwlg
5/3/2021	Bahls EtAl	Patterson	Lincoln	2	\$707,600	122.84	121.57	\$5,760	\$5,821	73.75	\$79	\$154,600			\$154,600	2021-1046	
5/13/2021	Staiert	Staiert	Williams	7	\$1,258,600	162.33	158.29	\$7,753	\$7,951	76.13	\$104	\$207,870	\$1,080		\$208,950	2021-0899	related parties
5/27/2021	Nesbitt	Lindgren	Garfield	33	\$149,000	5.20						\$22,620		\$106,010	\$128,630	2021-0952	RR Dwlg
6/1/2021	Miller	Miller	Center	14	\$772,200	109.89	105.85	\$7,027	\$7,295	85.65	\$85	\$155,390			\$155,390	2021-0939	4/5 int, family
6/1/2021	Hildreth	Hildreth	Lake Creek	25	\$247,000	42.61	41.46	\$5,797	\$5,958	67.78	\$88	\$48,470			\$48,470	2021-0942	family, adj land
6/1/2021	Hildreth	Hildreth	Lake Creek	25	\$200,000	40.00	33.91	\$5,000	\$5,898	77.07	\$77	\$45,080			\$45,080	2021-0943	family sale
6/15/2021	Reed	TJT Co	Cedar	21	\$540,000	54.03	53.72	\$9,994	\$10,052	86.72	\$116	\$80,360			\$80,360	2021-1052	
6/15/2021	Reed	TJT Co	Cedar	21,22	\$1,340,250	134.02	129.49	\$10,000	\$10,350	87.07	\$119	\$194,490			\$194,490	2021-1053	
6/17/2021	Nicholson	Nicholson	Logan	18	\$42,500	3.00	2.88	\$14,167	\$14,757	87.05	\$170	\$4,330			\$4,330	2021-1214	split, adj land, family
7/1/2021	Hucka	Hucka	Calhoun	24	\$65,280	7.68	6.87	\$8,500	\$9,502	84.51	\$112	\$10,020			\$10,020	2021-1176	family sale
7/2/2021	Wall	Hildreth	Twin Lakes	11	\$56,320	5.12						\$4,455		\$98,450	\$102,905	2021-1244	split, Ag Dwlg
7/8/2021	Nicholson	Klocke	Logan	18	\$85,000	6.00	5.60	\$14,167	\$15,179	75.62	\$200	\$7,280			\$7,280	2021-1215	split, adj land
7/8/2021	Wuebker	Lewis	Twin Lakes	4	\$40,000	4.43	4.06	\$9,029	\$9,852	86.23	\$114	\$6,040			\$6,040	2021-1280	split, adj land
7/16/2021	Geisler	Geisler	Reading	1	\$408,000	80.00	76.83	\$5,100	\$5,310	85.18	\$62	\$112,890			\$112,890	2021-1276	1/2 int, family
7/20/2021	Geisler	Geisler	Reading	1	\$395,760	80.00	76.83	\$4,947	\$5,151	85.18	\$60	\$112,890			\$112,890	2021-1274	1/2 int, family
7/24/2021	Nelson	Patzner	Greenfield	20	\$175,000	2.50						\$22,500		\$103,010	\$125,510	2021-1349	RR Dwlg
7/26/2021	Mack	Nehman	Butler	30	\$170,000	4.21						\$3,810	\$3,020	\$66,100	\$72,930	2021-1354	Ag Dwlg
7/27/2021	Harding	Klocke	Logan	18	\$275,000	25.00	24.47	\$11,000	\$11,238	86.89	\$129	\$36,690			\$36,690	2021-1326,27	adj land
8/3/2021	Jacobsen	Richardson	Union	35	\$845,782	120.00	115.00	\$7,048	\$7,355	80.52	\$91	\$159,730			\$159,730	2021-1379	
8/5/2021	Bevis	Sexton	Twin Lakes	1	\$29,036	10.37	8.49	\$2,800	\$3,420	60.00	\$57	\$8,805			\$8,805	2021-1377	split/adj land
8/23/2021	Walters	Odefey	Center	22	\$192,760	24.40	23.38	\$7,900	\$8,245	84.16	\$98	\$33,940			\$33,940	2021-1543	estate sale
8/23/2021	Walters	Luettt	Center	23	\$1,297,900	116.69	111.19	\$11,123	\$11,673	85.06	\$137	\$163,150	\$770		\$163,920	2021-1544	estate sale
8/23/2021	Walters	Muff	Center	23	\$1,455,582	119.31	114.94	\$12,200	\$12,664	85.32	\$148	\$169,170	\$530		\$169,700	2021-1545	estate sale
9/2/2021	JuVette	Meier	Logan	11	\$178,000	5.20						\$27,450		\$164,730	\$192,180	2021-1511	RR Dwlg
9/10/2021	Powers	Carver	Logan	22	\$1,020,000	80.00	76.28	\$12,750	\$13,372	88.06	\$152	\$115,880			\$115,880	2021-1577	
9/10/2021	Powers	Summit	Logan	27	\$1,576,000	160.00	156.77	\$9,850	\$10,053	83.09	\$121	\$224,680			\$224,680	2021-1595	
9/13/2021	Franck EtAl	Smith	Jackson	22,23	\$422,100	85.42	84.42	\$4,941	\$5,000	24.19	\$207	\$35,240			\$35,240	2021-1878,79,82,85	
9/20/2021	Kirby	Ysidro	Williams	16	\$920,000	80.00	77.00	\$11,500	\$11,948	79.69	\$150	\$105,840			\$105,840	2021-1663	
9/20/2021	Green	Rosendahl	Greenfield	11	\$165,515	34.04	31.35	\$4,862	\$5,280	86.10	\$61	\$46,560			\$46,560	2021-1673	
9/27/2021	Rosendahl	Green	Greenfield	3	\$261,970	20.05	19.89	\$13,066	\$13,171	77.15	\$171	\$26,480			\$26,480	2021-1672,1695	adj land
9/28/2021	Sorenson	Smith	Jackson	36	\$12,150	8.48	8.07	\$1,433	\$1,506	85.75		\$11,940			\$11,940	2021-1904	(plus 6 more deeds)
9/28/2021	Schultz	Simpson	Butler	16	\$330,000	14.68						\$13,710	\$790	\$142,720	\$157,220	2021-1799	Ag Dwlg, will be RR
9/30/2021	Kelly	Frank	Twin Lakes	7	\$80,000	4.03						\$3,860	\$2,030	\$149,470	\$155,360	2021-1692	Ag Dwlg, family
10/5/2021	McGuire	Staiert	Williams	1	\$925,000	80.82	79.92	\$11,445	\$11,574	80.74	\$143	\$111,310			\$111,310	2021-1717	
10/7/2021	Smigiel	Gaul	Cedar	3	\$95,000	1.13						\$20,040		\$86,180	\$106,220	2021-1765	RR Dwlg

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10/8/2021	Miller	Miller	Lincoln	34	\$330,000	40.00	39.50	\$8,250	\$8,354	83.99	\$99	\$57,235		\$57,235	2021-1873	family, adj land	
10/14/2021	Knisley	Hedeen	Center	17	\$232,900	6.36						\$5,970	\$28,120	\$146,690	\$180,780	2021-1788	Ag Dwlg/confinement
10/14/2021	Hecht	Hecht	Garfield	6	\$839,390	88.62	84.48	\$9,472	\$9,936	79.05	\$126	\$115,210		\$115,210	2021-1802	family	
10/19/2021	Holtorf	Holtorf	Butler	8	\$315,000	6.09						\$6,210	\$4,540	\$179,730	\$190,480	2021-1824,27	Ag Dwlg, family
10/20/2021	TJT Co	Pingel	Cedar	7	\$1,399,500	115.93	111.96	\$12,072	\$12,500	84.92	\$147	\$164,020		\$164,020	2021-1876		
10/22/2021	Feld	Wuebker	Center	32	\$612,786	78.37	74.73	\$7,819	\$8,200	78.93	\$104	\$101,750		\$101,750	2021-2195to2207	adj land	
10/22/2021	Feld	Kraft	Center	32	\$639,456	69.35	66.61	\$9,221	\$9,600	77.79	\$123	\$89,390	\$1,230	\$90,620	2021-2157to2169	adj land	
10/22/2021	Feld	Wuebker	Center	17	\$1,469,000	113.12	110.56	\$12,986	\$13,287	82.47	\$161	\$157,290		\$157,290	2021-2182to2194		
10/23/2021	SW Farms	TJT Co	Cedar	14	\$1,960,000	195.52	190.77	\$10,025	\$10,274	83.23	\$123	\$273,890		\$273,890	2021-1945	adj land	
10/26/2021	Arndt	Schwartz	Garfield	27	\$14,680	3.67						\$3,057		\$3,057	2021-1922	adj land, changing to RR	
10/28/2021	DeLong	Batz	Elm Grove	10	\$1,416,000	120.00	116.16	\$11,800	\$12,190	81.84	\$149	\$163,990		\$163,990	2021-1973	adj land	
11/1/2021	Wingert	Hammen	Center	1	\$150,000	5.00						\$35,960	\$98,320	\$134,280	2021-2014	RR Dwlg	
11/5/2021	Foreman	Fister	Garfield	7	\$120,000	4.49						\$26,820	\$128,010	\$154,830	2021-2011	estate sale, RR Dwlg	
11/8/2021	Maude	Kiburz	Center	15	\$1,960,000	160.00	158.00	\$12,250	\$12,405	83.07	\$149	\$226,400		\$226,400	2021-2028		
11/9/2021	Cress	Melohn	Butler	35	\$1,569,600	145.09	141.90	\$10,818	\$11,061	84.88	\$130	\$207,750		\$207,750	2021-2043,46		
11/12/2021	Casey	Lager	Williams	36	\$654,992	48.88	48.27	\$13,400	\$13,569	84.35	\$161	\$70,240		\$70,240	2021-2152		
11/18/2021	Neuhring EtAl	Albright	Williams	25	\$1,120,000	80.00	77.00	\$14,000	\$14,545	80.65	\$180	\$107,130	\$1,550	\$108,680	2021-2104to2108		
11/18/2021	Neuhring EtAl	Hutchinson	Williams	25	\$1,120,000	80.00	79.00	\$14,000	\$14,177	83.43	\$170	\$113,690		\$113,690	2021-2136to39,2142		
11/24/2021	O'Connor	M & M	Jackson/Calhoun	1, 25	\$3,981,319	271.55	266.57	\$14,661	\$14,935	82.28	\$181	\$378,350		\$378,350	2021-2135	2 townships	
11/30/2021	Gutz	DG Partners	Sherman	7	\$70,950	1.64	1.30					\$1,680		\$1,680	2021-2224	will change to Commercial	
12/1/2021	Doster EtAl	Doster Farm	Knierim(Greenfield)	4	\$182,500	40.00	39.50	\$4,563	\$4,620	81.82	\$56	\$55,750		\$55,750	2021-2285,6,7	family, 1/2 interest	
12/3/2021	Chandler EtAl	Ironman	Logan	10	\$2,527,700	185.65	182.68	\$13,615	\$13,837	84.28	\$164	\$265,600		\$265,600	2021-2244	adj land	
12/3/2021	McGuire	Weitzel	Greenfield	34	\$135,000	2.24						\$30,000	\$88,550	\$118,550	2021-2267	RR Dwlg	
12/3/2021	Wuebker	Lager	Twin Lakes	4	\$325,000	25.00	24.38	\$13,000	\$13,331	86.88	\$153	\$36,540		\$36,540	2021-2177	adj land	
12/3/2021	Wuebker	Lager	Twin Lakes	4	\$722,800	55.00	54.62	\$13,142	\$13,233	82.7	\$160	\$77,915		\$77,915	2021-2176		
12/3/2021	CC Econ Dev	Al's Corner	Twin Lakes	10	\$140,000	2.00	2.00					\$2,970		\$2,970	2021-2231	will change to Commercial	
12/9/2021	ORIA	Pearson	Greenfield	35	\$1,072,000	80.00	78.79	\$13,400	\$13,605	82.33	\$165	\$111,900		\$111,900	2021-2359		
12/10/2021	Redenius	Calmer	Sherman	13	\$637,500	78.56	72.55	\$8,115	\$8,787	78.93	\$111	\$98,780		\$98,780	2021-2245	adj land	
12/10/2021	Bean	Reinholtz	Elm Grove	1	\$200,000	7.15						\$6,100	\$2,890	\$62,450	\$71,440	2021-2260	will change from Ag to RR
12/10/2021	Williams EtAl	Hartwig	Elm Grove	20	\$908,600	78.98	75.23	\$11,504	\$12,078	86.15	\$140	\$111,790		\$111,790	2021-2269,71		
12/10/2021	Red Fridays	Reynolds	Elm Grove	20	\$908,600	76.37	75.22	\$11,897	\$12,079	87.71	\$138	\$113,810		\$113,810	2021-2272	adj land	
12/14/2021	Gidel	Pearson	TL & Garfield	29,35	\$1,280,000	160.00	157.00	\$8,000	\$8,153	79.24	\$103	\$214,590		\$214,590	2021-2351		
12/15/2021	Bruening	Iler	Jackson	36	\$1,129,920	80.00	78.00	\$14,124	\$14,486	83.75	\$173	\$112,680		\$112,680	2022-0001		
12/15/2021	Bruening	Bachman	Jackson	36	\$982,080	80.00	79.00	\$12,276	\$12,431	74.9	\$166	\$102,060		\$102,060	2022-0002		
12/21/2021	Sorenson	Kiburz	Greenfield	14,22	\$6,500,000	531.40	517.21	\$12,232	\$12,567	81.95	\$153	\$731,100		\$731,100	2021-2326		
12/23/2021	Gutshall	Macke Farms	Reading	11	\$504,000	60.00	59.22	\$8,400	\$8,511	83.76	\$102	\$86,720		\$86,720	2021-2365		
12/23/2021	Knobbe	MMRJ	Reading	11	\$750,000	70.57	68.41	\$10,628	\$10,963	78.89	\$139	\$93,100		\$93,100	2022-0028		
12/28/2021	Meusbürger	Williams	Garfield	33	\$1,194,930	74.80	72.05	\$15,975	\$16,585	83.35	\$199	\$103,600		\$103,600	2021-2375		

