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	Luett	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	
9/20/2021	Kirby	Ysidro	Williams	16	$920,000	80.00	77.00	$11,500	$11,948	79.69	$150	$105,840			$105,840	2021-1663	