

2025 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
1/3/2025	Nieting	Heide	Butler	2	\$700,000	61.55	59.07	\$11,373	\$11,850	84.04	\$141	\$160,350			\$160,350	2025-0043	
1/3/2025	Omara EtAl	Halvorsen	Calhoun	27	\$185,000	11.73						\$55,630		\$124,130	\$179,760	2025-0080	RR Dwlg
1/3/2025	Omara EtAl	Coon	Calhoun	27	\$2,059,343	148.11	144.41	\$13,904	\$14,260	84.74	\$168	\$395,320			\$395,320	2025-0070	
1/9/2025	Irwin	Lightner	Union	18	\$600,000	38.28	37.8	\$15,674	\$15,873	87.53	\$181	\$106,870			\$106,870	2025-0052	adj land
1/10/2025	Schleisman	M & M Land	Jackson	9	\$1,801,132	138.44	135.1	\$13,010	\$13,332	85.95	\$155	\$375,090			\$375,090	2025-0187	family, contract, adj land
1/13/2025	Ziegler	Oothoudt	Greenfield	32	\$430,000	10.00						\$63,480		\$382,080	\$445,560	2025-0107	RR Dwlg
1/22/2025	Duncan	Hildreth	Calhoun	16	\$913,125	75.00	70.83	\$12,175	\$12,892	86.23	\$149	\$197,280			\$197,280	2025-0171	
1/30/2025	Subbert/Bean	Pogeler	Calhoun	33	\$2,022,540	160.00	155.58	\$12,641	\$13,000	76.98	\$169	\$388,400			\$388,400	2025-0156	
1/31/2025	Fardal	Hogan	Lincoln	31	\$280,000	4.99						\$51,120		\$225,400	\$276,520	2025-0164	RR Dwlg
1/31/2025	Richardson	Smith	Jackson	3	\$41,500	2.52	2.52	\$16,468	\$16,468			\$4,220			\$4,220	2025-0154	adj land
2/3/2025	Hanlon	Bachman	Butler	36	\$35,000	2.58						\$35,520			\$35,520	2025-0169	n/v structure, RR land
2/10/2025	Kraft	Kraft	Logan	5	\$55,500	8.00						\$22,440			\$22,440	2025-0268	family
2/12/2025	Cates	Brown	Logan	7	\$149,000	1.98						\$39,480		\$126,640	\$166,120	2025-0235	RR Dwlg - family
2/25/2025	Pierce	Buse	Calhoun	11	\$675,000	50.00	44.96	\$13,500	\$15,013	78.82	\$190	\$114,460			\$114,460	2025-0340	family
2/27/2025	Buse	Buse	Calhoun	11	\$235,800	50.00	44.96	\$13,500	\$15,013	78.82	\$190	\$114,460			\$114,460	2025-0342	partial interest, family
3/3/2025	Dial	Dial	Jackson	3	\$3,684,000	240.00	235.00	\$15,350	\$15,677	85.81	\$183	\$651,320	\$21,030		\$672,350	2025-0327	family
3/3/2025	Petzenhauser	Petzenhauser	Lake Creek	31	\$651,170	51.05	50.09	\$12,756	\$13,000	82.62	\$157	\$133,680			\$133,680	2025-0319	family
3/3/2025	TEN Properties	Double K Farms	Jackson	31	\$560,007	2.50	2.28					\$3,580	\$86,050		\$89,630	2025-0331	confinement
3/6/2025	Buse	Buse	Lake Creek	8	\$235,800	18.00	16.32	\$13,100	\$14,449	82.90	\$174	\$43,700			\$43,700	2025-0343	family
3/14/2025	Savage	M & M Land EtAL	Jackson	14, 15	\$1,127,490	155.00	152.36	\$7,274	\$7,400	41.71	\$177	\$205,290			\$205,290	2025-0386	
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