

Farm_Number	Primary_Parcel	Township	Sale_Date	Assessed	Sale_Price	Acres
23044	4456	Washington	June 7, 2023	284,940	2,310,000	370.88
23069	7810	Jackson	September 29, 2023	387,900	1,800,000	296.56
23021	1798	Osceola Corp & Twp	March 27, 2023	115,510	1,612,875	194.55
23052	2812	Woodburn/Jackson	July 13, 2023	103,890	1,592,850	259.2
23016	10289	Green Bay	March 20, 2023	141,030	1,141,725	155.94
23093	5618	Madison	December 7, 2023	143,260	1,120,235	251.29
23025	7447	Osceola Twp	April 6, 2023	68,840	1,120,000	153.68
23031	4791	Washington	May 5, 2023	103,490	982,800	166.8
23092	7032	Osceola	December 12, 2023	116,730	909,812	183.34
23099	7049	Osceola	December 29, 2023	106,180	840,188	144.86
23012	6559	Ward	February 21, 2023	81,330	789,525	107.25
23024	7455	Osceola Twp	April 3, 2023	44,780	774,000	119
23003	4291	Fremont	January 4, 2023	104,200	713,000	119.87
23053	4775	Washington	April 6, 2023	94,450	658,460	148.65
23102	8989	Franklin	December 14, 2023	100,820	657,999	154.8
23006	10151	Green Bay	December 18, 2022	87,630	556,000	139
23028	3618	Fremont	April 12, 2023	46,010	502,944	104.11
23005	3834	Fremont	January 15, 2023	71,580	252,000	107.07
23032	5189	Madison	April 5, 2023	81,690	240,000	154.4
23068	14277	Jackson	July 11, 2023	72,070	240,000	134.53
23013	4625	Washington	February 22, 2023	70,740	200,000	197.6

100 Ac or Less

23058	7222	Osceola	August 31, 2023	84,390	700,000	76
23056	5340	Madison	August 22, 2023	75,840	697,950	141.31
23088	13501	Washington	December 8, 2023	39,640	650,000	72.16
23010	3013	Liberty	February 2, 2023	47,010	493,000	99.4
23041	9166	Knox	May 26, 2023	42,020	492,000	79.6
23015	3925	Fremont	March 9, 2023	54,810	435,190	89.73
23047	7540	Osceola	June 18, 2023	57,510	404,602	67.45
23095	8552	Franklin	December 19, 2023	32,750	400,737	90.87
23022	12775	Washington	March 15, 2023	15,100	375,000	37
23057	4023	Fremont	October 18, 2022	29,490	347,600	78.05
23101	8463	Franklin	December 19, 2023	47,610	336,593	57.18
23045	13865	Franklin	June 15, 2023	32,730	318,276	35.84
23100	7941	Jackson	December 13, 2023	35,730	312,438	61.23
23043	9124	Knox	June 9, 2023	37,090	312,000	39
23035	14248	Fremont	April 20, 2023	38,010	306,750	64.71
23083	14266	Green Bay	October 27, 2023	26,010	299,750	36.06
23071	13076	Liberty	October 4, 2023	58,140	298,616	67.64
23078	10208	Green Bay	October 17, 2023	30,590	291,500	38.4
23097	8894	Franklin	December 19, 2023	44,640	289,275	38
23046	9123	Knox	June 22, 2023	23,850	278,240	34.78
23064	6090	Troy	April 28, 2023	36,790	250,000	57.2

23037	5215	Madison	May 12, 2023	12,620	240,000	39
23065	6286	Troy	September 25, 2023	5,092	240,000	78.32
23096	8598	Franklin	December 19, 2023	33,340	223,435	38.69
23087	12408	Knox	November 16, 2023	25,440	219,000	28.42
23019	8229	Jackson	March 27, 2023	12,670	205,000	38.4
23036	7331	Osceola	May 15, 2023	13,960	200,000	26.41
23094	8696	Franklin	December 14, 2023	14,630	171,037	33.76
23033	14253	Doyle	April 25, 2023	16,700	170,000	26.66
23026	4450	Washington	April 7, 2023	10,240	167,875	17.99
23027	4450	Washington	April 10, 2023	10,240	167,875	17.99
23086	14176	Troy	October 4, 2023	8,620	158,000	13.72
23076	10771	Doyle	October 21, 2023	9,730	138,500	20
23063	12215	Osceola	July 7, 2023	11,140	135,000	15.55
23084	9232	Knox/Green Bay	November 2, 2023	42,320	130,000	80.99
23085	14236	Fremont	November 7, 2023	7,820	130,000	14.96
23074	14235	Fremont	October 10, 2023	8,950	126,100	14.6
23059	14271	Knox	June 30, 2023	4,200	120,000	14.5
23061	14270	Knox	June 30, 2023	7,640	120,000	14.5
23073	14232	Fremont	October 10, 2023	7,270	115,000	9.32
23042	14260	Fremont	May 25, 2023	3,340	112,000	9.49
23030	11133	Doyle	April 24, 2023	13,410	100,000	20
23066	14201	Ward	September 28, 2023	6,900	100,000	9.75
23075	14234	Fremont	October 19, 2023	3,660	92,150	5.85
23082	14230	Fremont	October 19, 2023	4,880	92,150	6.1
23067	14273	Fremont	July 27, 2023	2,450	79,800	2
23049	7339	Osceola Twp & Corp	June 18, 2023	23,040	75,000	11.46
23054	14201	Ward	July 25, 2023	6,900	50,000	9.75
23081	14301	Doyle	October 20, 2023	4,330	45,000	8.8
23020	14241	Doyle	March 24, 2023	10,390	35,691	6.12
23001	14223	Knox	January 26, 2023	3,880	32,000	9.02
23051	4791	Washington	June 30, 2023	2,180	20,000	3.41

Adjoining

23009	14225	Fremont	February 8, 2023	52,610	480,000	94.88
23007	5109	Madison	February 15, 2023	55,260	400,000	76.75
23055	9146	Knox	August 7, 2023	19,710	304,000	38
23011	6771	Ward	February 17, 2023	26,360	180,000	39
23034	14251	Franklin	May 2, 2023	8,220	130,000	19.36
23077	13956	Osceola	October 27, 2023	123,310	100,000	16.94
23103	14319	Green Bay	December 22, 2023	6,580	90,000	7
23017	14074	Ward	March 20, 2023	2,240	39,550	7.13
23070	14284	Fremont	September 25, 2023	270	35,000	2.03
23018	14243	Troy	March 24, 2023	28,860	13,500	3
23072	14292	Liberty	October 5, 2023	170	6,000	1.46
23008	13938	Troy	December 4, 2020	740	3,552	1.11

Improved

23050	4765	Washington	June 30, 2023	303,550	855,000	69.62
23091	13404	Washington	December 13, 2023	109,200	762,600	164.78
23048	7334	Osceola	June 18, 2023	706,380	760,000	22.7
23014	3022	Liberty	February 24, 2023	250,610	575,000	79
23090	3193	Liberty	November 30, 2023	293,340	574,900	37
23029	7672	Osceola	May 2, 2023	102,260	519,000	79
23004	12855	Franklin	January 17, 2023	255,150	385,000	48.04
23002	14216	Fremont	January 4, 2023	163,720	291,600	28.8
23089	14193	Liberty	December 7, 2023	71,150	270,000	19.4
23104	14322	Doyle	November 16, 2024	77,960	250,000	33.81
23038	6287	Troy	February 23, 2023	78,810	240,000	77.5
23039	11863	Troy	February 16, 2023	73,860	182,000	12.82
23060	14269	Ward	August 8, 2023	112,570	157,000	1.79
23023	13013	Madison	March 31, 2023	90,970	120,000	1.44
23098	2852	Liberty	December 22, 2023	13,630	101,200	10.12
23077	13956	Osceola	October 27, 2023	123,310	100,000	16.94
23080	14298	Doyle	October 20, 2023	17,540	76,000	20
23079	14299	Doyle	October 20, 2023	73,480	43,978	47.2
23040	6290	Troy	May 26, 2023	93,700	40,000	0.4
23062	14276	Washington	July 7, 2023	88,270	13,500	6.23

Price_Acre	Avg_CSR	Total_CSR	Price_CSR	Buyer	Seller	D/C	BK_PG
6,237	48	17802.24	129.76	CBDW LLC	Welch, David	D	2023-0795
6,070	45	13345.2	134.88	Diehl, Matthew	Diehl, Randy	C	2023-1298
82,900	37	7198.35	224.06	Marco Prop	Morgan Charlie	D	2023-0398
6,143	25	6480	245.81	Iowa Equity Exchange	Sharp, Chad	D	2023-0976
7,322	57	8888.58	128.45	WW Farms LLC	Starflower Farms	D	2023-0348
4,458	37	9297.73	120.48	MT Davis LLC	Divine Word Mission	D	2023-1641
7,288	28	4303.04	260.28	Gingerich, Henry	TMD Assets	D	2023-0427
5,892	39	6505.2	151.08	Anderson, Paul	Sullivan Holdings LLC	D	2023-0556
4,962	40	7333.6	124.06	Oswald, Brian	Tall Grass Farms	D	2023-1638
5,800	47	6808.42	123.40	Oswald, Brian	Tall Grass Farms	D	2024-0053
7,362	48	5148	153.37	Rinner, Travis	Price, Marian	D	2023-0219
6,504	24	2856	271.01	BMC Land Iowa	Brushy Creek Trust II	D	2023-0425
5,948	55	6592.85	108.15	Denny Halls LLC	Creveling, Robert	D	2023-0025
4,430	40	5946	110.74	Griffon Point Holding	New Skye Farm	D	2023-0421
4,251	41	6346.8	103.67	Castle, Randy	Heston, Perry	D	2023-1672
4,000	53	7367	75.47	Jamison Family Tr	Jamison, Shirley	D	2023-0109
4,831	28	2915.08	172.53	Mueller, Dustin	Edwards, Gary	D	2023-0444
2,354	42	4496.94	56.04	Camp, Jane	Rohlfs, Tiffany	D	2023-0106
1,554	33	5095.2	47.10	Abbott, Ethan	Welker, Anna	D	2023-0558
1,784	32	4304.96	55.75	Graves, Charles	Graves, Donna	D	2023-1191
1,012	23	4544.8	44.01	Anderson, Shane	Anderson, Robert	D	2023-0231
9,211	71	5396	129.73	Diehl, Matthew	Edwards, Patricia	D	2023-1136
4,939	34	4804.54	145.27	Staylee, Robert LLC	Stat Care Clinics LLC	D	2023-1115
9,008	31	2236.96	290.57	Khan, Faisal	Bascom, John	D	2023-1602
4,960	30	2982	165.33	Avanelle Acres LLC	Southbrooke Farms	D	2023-0195
6,181	34	2706.4	181.79	Petersheim, Levi	Luce, Tyler	D	2023-0710
4,850	39	3499.47	124.36	Skinner, Cody	Miller, Ronald	D	2023-0311
5,999	52	3507.4	115.36	Leek, Shaun	JTN East LLC	D	2023-0845
4,410	23	2090.01	191.74	Teston, Lonny	Heston, Perry	D	2023-1670
10,135	26	962	389.81	Beem, Darrell	Ayrlie Agriculture	D	2023-0403
4,454	32	2497.6	139.17	Cashatt, Mitchell	Creveling, Robert	D	2023-1655
5,887	55	3144.9	107.03	Teston, Lonny	Heston, Perry	D	2023-1671
8,880	58	2078.72	153.11	Sullivan, James	Bear, Terry	D	2023-0797
5,103	32	1959.36	159.46	Held, Laura	Oswald, Brian	D	2023-1628
8,000	60	2340	133.33	Petersheim, Levi	Morgan, Aldene	D	2023-0775
4,740	37	2394.27	128.12	Bishop, Jody	Edwards, Gary	D	2023-0485
8,313	43	1550.58	193.31	Halford, Adam	Husk, Jeremy	D	2023-1471
4,415	55	3720.2	80.27	Taylor, Allen	Ohde, Roger	C	2023-1322
7,590	51	1958.4	148.85	Mateer, Brian	Bormann Farms	C	2023-1441
7,613	75	2850	101.50	Swartz, Logan	Heston, Perry	D	2023-1666
8,000	43	1495.54	186.05	Borntreger, Noah	Morgan, Aldene	D	2023-0859
4,370	41	2345.2	106.60	Shaw, Alex	Borntreger, Chris	D	2023-1239

6,154	39	1521	157.79	Smelley, Bradley	Amstutz, Rex	D	2023-0626
3,064	39	3054.48	78.57	Eckels, Darin	Simmerman, Kelly	D	2023-1264
5,775	55	2127.95	105.00	DeRaad, Verlan	Heston, Perry	D	2023-1674
7,706	57	1619.94	135.19	Mateer, Brian	Feuerbach, Daniel	D	2023-1533
5,339	21	806.4	254.22	Gilkeson, Robert	Williams, Donald	D	2023-0385
7,573	36	950.76	210.36	Forth, John	Eddy, Brian etal	D	2023-0604
5,066	28	945.28	180.94	AJS Farms LLC	Heston, Perry	D	2023-1652
6,377	38	1013.08	167.81	Strassman, Dave	Entrust Group	D	2023-0549
9,332	36	647.64	259.21	Coddington, Darrell	Patterson, Tyler	D	2023-0460
9,332	36	647.64	259.21	Pacific Ridge Prop	Coddington, Darrell	D	2023-0461
11,516	40	548.8	287.90	Borntrager, Jonas	Meador, Naomi	D	2023-1507
6,925	31	620	223.39	Vande Noord, Todd	Harrell, Robert	D	2023-1426
8,682	46	715.3	188.73	Ramos, Lindsay	Hodges, Daniel	D	2023-0929
1,605	33	2672.67	48.64	Bachman, Robert	Bachman, Warren	C	2023-1478
8,890	34	508.64	255.58	Fox, Nicholas	Knight, Gary	D	2023-1513
8,637	39	569.4	221.46	Van Roekel, Dawna	Knight, Gary	D	2023-1377
8,276	18	261	459.77	Siefkas, Colton	Schilling, Richard	D	2023-0878
8,276	31	449.5	266.96	Siefkas, John	Schilling, Richard	D	2023-0879
12,339	50	466	246.78	Young, Radell	Knight, Gary	D	2023-1366
11,800	18	170.82	655.66	Weber, Daniel	Edwards, Gary	D	2023-0682
5,000	43	860	116.28	Strassman, Dave	Baggett Family Tr	D	2023-0552
10,256	45	438.75	227.92	VanDyke, Richard	Schaff, Cory	D	2023-1297
15,752	40	234	393.80	Culbertson, Amy	Knight, Gary	D	2023-1423
15,107	51	311.1	296.21	Canavan, Pamela	Knight, Gary	D	2023-1443
39,900	78	156	511.54	Clarke Electric Coop	Gilbert, Mike	D	2023-1005
6,544	52	595.92	125.86	Porter, Amanada	Johnston, Joseph	D	2023-0853
5,128	45	438.75	113.96	Schaff, Cory	Byers, Roger	D	2023-1006
5,114	29	255.2	176.33	Borntrager, Edward	Bontrager, Levi	D	2023-1406
5,832	34	208.08	171.53	Shetler, Chrissie	Gingerich, Dannie	D	2023-0362
3,548	27	243.54	131.40	Gantz, Michelle	Hamer, Cindy	D	2023-0107
5,865	41	139.81	143.05	Beck, William	Sullivan Holding LLC	D	2023-0916
5,059	35	3320.8	144.54	Bever, Justin	Teamwork Ranch	D	2023-0160
5,212	46	3530.5	113.30	Bright, Mark	Errol Heckman	D	2023-0191
8,000	33	1254	242.42	Luce, Tyler	Morgan, Aldene	D	2023-1051
4,615	43	1677	107.33	Rinner, Daniel	Norton, Karen	D	2023-0198
6,715	28	542.08	239.82	Mueller, Dustin	Borwig, Christopher	D	2023-0532
5,903	27	457.38	218.64	Halls, Kyle	Heilman, Mark	D	2023-1437
12,857	26	182	494.51	Crosser, Colby	Sage, Richard	D	2023-1692
5,547	20	142.6	277.35	Decker, Chad	Bohle, Melanie	D	2023-0367
17,241	8	16.24	2,155.17	McLain, Eric	Parsons, John	D	2023-1262
4,500	65	195	69.23	Shetler, Chrissie	Lehman, Eli	D	2023-0364
4,110				Roe, Andrew	Romine, Judith	D	202-1333
3,200	42	46.62	76.19	Mann, Darren	Borntrager, Felty	D	2023-0190

12,281	46	3202.52	266.98	Beck, William	Sullivan, Scott	D	2023-0915
4,628	28	4613.84	165.29	Oswald, Joshua	Handrock, Jay & Johr	D	2023-1631
33,480	39	885.3	858.47	Porter, Amanda	Johnston, Joseph	D	2023-0848
7,278	30	2370	242.62	Gruss, Derek	Fallgreen, Thomas	D	2023-0288
15,538	41	1517	378.97	McArtor, Brett	Eshelman, Edgar	D	2023-1624
6,570	24	1896	273.73	McGaw, Brandon	Chipp, John	D	2023-0518
8,014	17	816.68	471.42	DuBois, Dennis	Irving, Andrew	D	2023-0097
10,125	24	691.2	421.88	Jones, Carol	Creveling, Robert	D	2023-0023
13,918	50	970	278.35	Constable, Kimberly	Cooper, Marjorie	D	2023-1621
7,394	39	1318.59	189.60	Brenneman, Daniel	Gingerich, Dannie	D	2023-1520
3,097	46	3565	67.32	Eckels, Darin	Simmerman, Tony	D	2023-0631
14,197	27	346.14	525.80	Yoder, Elmer	Dick, Myrna	D	2023-0683
87,709	40	71.6	2,192.74	Otto, Edward	Oswald, Brian	D	2023-1057
83,333	35	50.4	2,380.95	Ashby, Carol	Schraven, Daniel	D	2023-0410
10,000	25	253	400.00	Hodges, David	Wilkins, Raymond	D	2023-1688
5,903	27	457.38	218.64	Halls, Kyle	Heilman, Mark	D	2023-1437
3,800	36	720	105.56	Bontrager, Levi Jr	Bontrager, Levi	D	2023-1404
932	40	1888	23.29	Mast, Fannie	Bontrager, Levi	D	2023-1401
100,000	34	13.6	2,941.18	Eckels, Corey	Simmerman, Tamara	D	2023-0689
2,167	61	380.03	35.52	Essink, Kyle	Brant, Brian	D	2023-0919

Comment

2sB Fr (1920), 2 Car Att Gar, Fireplace & 8 Outbuildings

97.61 Ac in Forest Reserve

1 Car Det Gar
Pole Barn

Estate

Family

Family (2022 Sale)

Family
Pole Barn & Shed
Family
1/2 Intrest

Pole Bldg & Crib

2 Pole Barns & Bin

Pole Bldg & Shed
87.3 Ac in Forest Reserve
Shed
Corrective Deed 2023-1099
17.77 Ac in Forest Reserve

Pole Building

Steel Bin

2 Bins & Barn
2.24 Ac in Forest Reserve

20.94 Ac in Forest Reserve

Family

Also see Osceola Corp

2 Outbuildings
Family

1s 1/2B Fr (1910), 1s Att Gar, 2 Car Det Gar & 5 Outbuildings

Adjoining, Actual Sale in 2020 Corrected in 2023

1sB-WO (2014), Fireplace, 2 Car Att Gar & Bldg w/L-to & 40.8 Ac in FR
1sFr (1920) & 4 Outbuildings
1s3/4B Fr (2005), W/O Bsmt 2180' Fin 2 Car Att Gar & 3 Bldgs
1sB-wo(2002), 2 Car Det Gar & Shed
1sB Fr (1991) W/O Bsmt 1500' Fin; 2 Fireplaces; 2 Car Att Gar & 3 Bldgs
1sFr (1900) 1 Car Att Gar & 2 Pole Bldgs
1s1/4B Fr (1976), 2 Car Att Gar & 3 Outbuildings
Family; 1sB Fr (1973) W/O Bsmt 750' Fin & 1 Car Det Gar
1sB Fr (1920), Pole Barn & Bin
2s Fr (2022) & 3 Outbuildings (Amish)
MH (1993) & Pole Bldg
1s1/4B Fr (1900), 1 Car Det Gar & 2 Utility Sheds
1.5B Fr (1920) & 3 Car Det Gar
2s1/4B Fr (1920), 2-1 Car Det Gar & Shed
MH (1987 SV); 3 Outbuildings
1s 1/2B Fr (1910), 1s Att Gar, 2 Car Det Gar & 5 Outbuildings
MH (1965) & 3 Outbuildings
1.5s 1/4B Fr (2010) & 11 Outbuildings
1sA Fr (1978)
MH (1996)