

AG SALES USED TO SET Deuel County AG VALUES - 2024

2/13/2024 FINAL

(53 sales)

10/1/2020 - 9/30/2023

Sales Year	DEED BOOK & PAGE	DATE OF SALE	SELLER	BUYER	LEGAL DESCRIPTION	NUMBER OF ACRES	PRICE PAID	LAND USE (other if not 100%)	PERCENT PRIMARY USE	PRICE PER ACRE	TYPE OF IRRIG
1	64-13	10/1/2020	Alger Cattle Co	Kegan & Halie Brott	E/2 SEC 25-13-46	185.34	\$180,000	Dry	100%	\$971	
1	64-71	12/8/2020	Susan & Maxine Weaver	Dale Parker/Richard Hartman	LOTS 1,2,3,4 SEC 19-12-46	198.31	\$99,155	Grass	100%	\$500	
1	64-75	12/15/2020	McFee Properties	Matt & Laura Starostka	NW/4 LESS A FRAC,FRAC OF NE/4 ALL SW/4 & SE/4 LESS FRAC	425.01	\$170,000	Grass	100%	\$400	
1	64-88	1/14/2021	Lonnie Dallegge	Douglas Hughes	FRAC LOT 3 & ALL LOT 4 SEC 20-12-45	47.29	\$61,500	Dry	100%	\$1,300	
1	64-99	1/14/2021	Lonnie Dallegge	Troy James Rice	TRACT in GOV LOT 2 SEC 20-12-45	30.65	\$34,050	Dry	100%	\$1,111	
1	64-104	1/26/2021	Alger Cattle Co	Chris & Florence Ray	ALL SEC 24-13-46	767.42	\$415,500	Grass	100%	\$541	
1	64-107	1/27/2021	Alger Cattle Co	CG Farms	ALL THAT PORTION LYING SO OF UPPER ROW EX FRAC IN SW/4 SEC 9-13-46	1,993.78	\$1,084,500	Grass	100%	\$544	
1	64-175	11/30/2021	Covella Farms	Zorn, David & Mandy	SE/4 SEC 18-14-41 157.04 A.	155.09	\$160,300	Dry (CRP)	66%	\$1,034	
1	64-181	3/19/2021	Alger Cattle Co	Jeremy & Michelle Moles	ALL EX FRAC LYING SO OF UPPER ROW SEC 34-14-46	635.69	\$347,050	Grass	100%	\$546	
1	64-195	3/30/2021	Cathleen Ochsner	Nidia Hernandez/Leonel Herrarte	NW/4 EX FRAC SEC 13-13-46	136.05	\$100,000	Grass(CRP)	100%	\$735	
1	64-206	4/20/2021	TWE II, LLC	Candette & James Hammond	E/2 EX FRAC SEC 15-13-42	286.46	\$341,700	Dry (Grass)	90%	\$1,193	
1	64-211	4/22/2021	TWE II, LLC	Lori Armstrong	SE/4 SEC 15-14-42	157.97	\$193,800	Dry	100%	\$1,227	
1	64-215	4/21/2021	TWE II, LLC	John & Laura Stanley	SW/4 EX FRAC SEC 25-14-42	134.20	\$159,222	Dry	100%	\$1,186	
1	64-217	4/26/2021	Linda Houston	Newt Hummermeier	FRAC SW/4 SEC 31-14-45	76.91	\$35,000	Grass	100%	\$455	
1	64-221	4/30/2021	RMS, INC	Edward Evertson	SW/4 SEC 35-14-45	155.06	\$160,000	Dry	100%	\$1,032	
1	64-233	5/14/2021	Alger Cattle Co	Justin Clevenger/Cleve McAuliff	ALL THAT PORTION LYING NO OF HWY ROW SEC 2-13-46	1,215.51	\$865,000	Grass	100%	\$712	
1	64-240	5/21/2021	L & M LLC	Chappell Feed Lot	S/2 LESS FRAC SEC 13-13-45	238.11	\$197,430	Grass(Dry)	56%	\$829	
1	64-248	4/20/2021	Joni Cowan Trustee	Phillip Bartle	N/2 SW/4 SEC 31-13-43	153.85	\$124,825	Dry	100%	\$811	
1	64-254	5/27/2021	Jama II	All Streams Holdings	FRAC OF NW/4 SEC 4-12-46	53.83	\$56,000	Grass(Dry)	84%	\$1,040	
1	64-268	6/16/2021	Leland Porter	Jason & Andrea Cheleen	NE/4 SEC 2-14-43	160.01	\$150,000	Dry	100%	\$937	
1	64-274	6/24/2021	Lorraine Pappas	Meadowlark Lane LLC	NW/4 SEC 28-13-46	158.34	\$115,000	Grass (CRP)	100%	\$726	
1	64-317	8/25/2021	Merle Johnson	Bernard Steger	PART OF SW/4 SEC 19-14-44	126.36	\$50,000	Grass	100%	\$396	
2	64-364	10/13/2021	Doris Fransen - Trustee	Divine World Missionaries, Inc	SW/4 SEC 5-14-43	154.65	\$165,000	Dry	100%	\$1,067	
2	64-378	10/26/2021	Hengelfelt, Kathy & Rod	Christensen, Dayton & Jodi	FRAC PART OF NW/4 (CENTER PARCEL) SEC 35-14-43	40.08	\$31,000	Dry	100%	\$773	
2	64-381	11/24/2021	Nolte, Dwayen	Epp, Kimberly	NE/4 LESS A FRAC SEC 4-13-45	149.25	\$120,000	Dry (Grass)	93%	\$804	
2	64-385	11/30/2021	Palser, Jackie	Beal, Jared	NW/4 & FRAC IN W/2 OF NE/4 SEC 13-12-45	188.38	\$400,000	Irrigated (Dry,Grass)	56%	\$2,123	Pivot
2	64-406	12/23/2021	Parker, Dale/Hartman,Richard	Berndt, Kelly & Anna	LOTS 1,2,3,4 SEC 19-12-46	198.31	\$110,000	Grass	100%	\$555	
2	64-422	1/14/2022	Smith, Douglas & Jaoyce	Jones, Christopher/Baker, Lynd	FRAC IN SW/4 SEC 29-14-44	27.30	\$33,400	Dry	100%	\$1,223	
2	64-455	3/15/2022	Lerwick, LP - J&L	VenJohn, Penny	LYING S OF I-80 EXCEPT PARCEL SEC 13-13-46	141.02	\$95,000	Grass	100%	\$674	
2	64-474	4/6/2022	Hiatt, Jean & Darrell	Lemke, Roger & Evelyn	SE/4 SEC 21-14-43	309.60	\$349,272	Dry	100%	\$1,128	
2	64-477	4/6/2022	Hiatt, Jean & Darrell	Kanter, Gary Tri K Farms	N/2 SEC 22-14-43	319.38	\$352,000	Dry	100%	\$1,102	
2	64-480	4/6/2022	Hiatt, Jean & Darrell	Carlson, James Carlson Grain	SE/4 SEC 22-14-43	160.00	\$176,000	Dry	100%	\$1,100	
2	64-483	4/6/2022	Hiatt, Jean & Darrell	Smialek, Dennis & Beth	SW/4 LESS FRAC SEC 22-14-43	150.79	\$167,915	Dry	100%	\$1,114	

