

**DOUGLAS COUNTY AG SALES  
2022**

Rec#	Filing Date	Instrum. Date	Seller/Grantor		Assessed Valuation		Verified Selling Price	Acres	Price Per Acre	Soil Rating	Township	Remarks
			Purchaser/Grantee	Legal Description	Land	Total						
198	11/24/21	11/17/21	<i>Grantor:</i> Jeanette Young Trust <i>Grantee:</i> Andrew/Nicole Roth <i>Legal:</i> NW4 14,98-620		382,726	382,726	992,000.00	160.00	6,200	0.765	Belmont	on the open market/no relationship
2167/ 2166	11/24/21	11/23/21	<i>Grantor:</i> Alvin/Cheryl Van Zee <i>Grantee:</i> James Carol DeBoer N2 SW4 (Ex 3 Acres) 22,100-6 and # acres of N2 SW4 Railroad Ground (Less Lot H-1 .76 <i>Legal:</i> acres) 22,100-64		188,207	188,207	241,176.00	79.24	3,045	0.738	Walnut Grove	not on the open market/no relationship
4230/ 227	12/06/21	12/02/21	<i>Grantor:</i> Wakpa Sica Limited Partnership <i>Grantee:</i> Wayne/Karen Kaufman <i>Legal:</i> W2 NW4 and E2 SW4 18,98-62		354,758	354,758	541,120.00	142.04	3,800	0.778	Belmont	on the open market/no relationship
1908	12/16/21	12/15/21	<i>Grantor:</i> William/LaDonna Koehn <i>Grantee:</i> DuWayne/Sandra Bialas <i>Legal:</i> W2 NW4 36,100-62		220,547	220,547	560,000.00	80	7,000	0.857	Washington	on the open market/no relationship
913	12/22/21	12/13/21	<i>Grantor:</i> DNL LLC <i>Grantee:</i> Donald/Theresa Fink and Michael Walsh <i>Legal:</i> E2 SW4 31,99-62		191,841	191,841	374,003.00	80	4,675	0.758	Lincoln	on the open market/no relationship
15/20	12/30/21	12/27/21	<i>Grantor:</i> Dave Goehring et al <i>Grantee:</i> Darren/Heather Fechner 8 Acres in NW4 (AKA: Lot A N2 NW4) 3,97-62; <i>Legal:</i> NE4 4,97-62		376,413	376,413	588,000.00	168	3,500	0.754	East Choteau	not on the open market/no relationship
200	01/05/22	01/04/22	<i>Grantor:</i> Allen Baier <i>Grantee:</i> Andrew/Nicole Roth <i>Legal:</i> SW4 (ex 8.02 Acres SW) 14,98-62		385,296	385,296	912,000.00	151.98	6,001	0.793	Belmont	on the open market/no relationship

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343	01/12/22	01/04/22	<i>Grantor:</i> Albert Fink <i>Grantee:</i> Jeff/Brenda Lau <i>Legal:</i> NW4 1,98-63	House \$32,610 & Bldgs \$13,932 and Land is \$390,846	437,388	898,000.00	161.26	5,569	0.761	Independence	on the open market/no relationship/ <b>per buyer approximately \$50,000 went towards the house, rest of buildings are of not much value</b>
4015	02/28/22	02/16/22	<i>Grantor:</i> Deborah Neugebauer <i>Grantee:</i> Ziebart Farms LLC <i>Legal:</i> S2 NW4 28,99-62	177,094	177,094	254,000.00	80	3,175	0.708	Lincoln	not on the open market/relationship
892	02/28/22	02/16/22	<i>Grantor:</i> Dawn Neugebauer <i>Grantee:</i> Ziebart Farms LLC N2 NW4 28,99-62	191,522	191,522	254,000.00	80	3,175	0.759	Lincoln	not on the open market/relationship
579	03/01/22	02/22/22	<i>Grantor:</i> Barbara Slaba et al <i>Grantee:</i> Joseph/Kerrill Morrison <i>Legal:</i> Tract 2 of Morrison's 1st Addition SE4 4,98-64	House \$5,000 & Bldgs \$745 and Land is \$103,936	109,681	110,000.00	44.36	2,480	0.728	Chester	on the open market/relationship
232	03/07/22	02/24/22	<i>Grantor:</i> Jesse Kaufman <i>Grantee:</i> Wayne Kaufman <i>Legal:</i> W2 NW4 19,98-62	149,254	149,254	200,000.00	80	2,500	0.686	Belmont	not on the open market/relationship
1700	03/21/22	02/23/22	<i>Grantor:</i> Delmar Rens et al <i>Grantee:</i> Joel/Kirsti Muckey <i>Legal:</i> SE4 21,99-66	352,190	352,190	800,000.00	160	5,000	0.710	Clark	on the open market/no relationship

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			<i>Grantor:</i> Barbara Slaba et al									
			<i>Grantee:</i> Cudmore/Kneifl Construction Company Inc									
4516	04/11/22	04/08/22	<i>Legal:</i> Tract 1 of Morrison's 1st Addition SE4 4,98-64	278,675	278,675	643,000.00	114.5	5,616	0.731	Chester	on the open market/no relationship	
			<i>Grantor:</i> Daryl/Bethany Rylaarsdam									
			<i>Grantee:</i> Larry/Jan Hansum/Anthony Hansum									
1680	04/20/22	04/13/22	<i>Legal:</i> S2 NW4 17,99-66	181,536	181,536	320,000.00	80	4,000	0.720	Clark	on the open market/no relationship/SFCFD	
			<i>Grantor:</i> Steven/Diann Jones et al									
			<i>Grantee:</i> S&S Holdings LLC									
2595/ 2597	05/11/22	04/26/22	<i>Legal:</i> E2 NW4 and E2 SW4 25,100-66	312,515	312,515	759,000.00	160	4,744	0.640	Joubert	on the open market/no relationship	
			<i>Grantor:</i> Chad/Nikki Bialas									
			<i>Grantee:</i> Joshua/Amy Bialas W 429.63' of W2 NW4 (Ex. Lot H2 1.77A)									
2231	05/13/22	05/12/22	<i>Legal:</i> 34,100-64	55,043	55,043	150,000.00	22.9	6,550	0.747	Walnut Grove	not on the open market/relationship	
			<i>Grantor:</i> Zita Bialas Survivor's Trust									
			<i>Grantee:</i> Joshua/Amy Bialas NW4 (Ex E 1279.20') and (Ex Lot H-2) and (Ex E 429.63' of W2 NW4) and (Ex W 429.63' of W2 NW4) 34,100-64									
4445	05/13/22	05/12/22	<i>Legal:</i> NW4) 34,100-64	69,613	69,613	285,000.00	28	10,179	0.773	Walnut Grove	not on the open market/relationship	
			<i>Grantor:</i> Zita Bialas Survivor's Trust									
			<i>Grantee:</i> Chad/Nikki Bialas									
4308	05/13/22	05/12/22	<i>Legal:</i> N 758.08' SW4 1,99-63	130,718	130,718	375,000.00	50	7,500	0.813	Valley	not on the open market/relationship	
			<i>Grantor:</i> Joseph Baumgart Trust Fund									
			<i>Grantee:</i> Richard Thuringer									
888	05/19/22	05/18/22	<i>Legal:</i> SW4 27,99-62	365,148	365,148	1,335,945.00	160	8,350	0.742	Lincoln	on the open market/no relationship	

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1906/ 1914	05/23/22	05/20/22	<i>Grantor:</i> Joseph Baumgart Trust Fund <i>Grantee:</i> Zita Bialas Survivor's Trust <i>Legal:</i> NE4 36,100-62 and NW4 SE4 36,100-62	529,978	529,978	2,288,332.00	200	11,442	0.819	Washington	on the open market/no relationship
114/1 16/ 425/4 26	06/07/22	05/27/22	<i>Grantor:</i> Rhonda Kiehl/James Hanskutt <i>Grantee:</i> Gary/Phyllis Hrdlicka <i>Legal:</i> Lot 1 3,97-63 & Lot 1 4,97-63 & N2 SE4 16,98-63 & SW4 SE4 16,98-63	350,907	350,907	375,000.00	168.35	2,228	0.626	Independence	not on the open market/relationship/ <b>each grantor transferred partial interest for \$187,500 each</b>
2013	07/21/22	05/10/22	<i>Grantor:</i> Marcia/Jack Ridley <i>Grantee:</i> Thomas Bialas <i>Legal:</i> N2 NE4 24,100-63	208,979	208,979	580,000.00	80	7,250	0.813	Garfield	not on the open market/no relationship/ <b>CFD</b>
1013	08/25/22	08/24/22	<i>Grantor:</i> Ralph Engelland Trust <i>Grantee:</i> Glen/Juli Moke <i>Legal:</i> SW4 12,99-63	373,290	373,290	860,832.00	184	4,678	0.681	Valley	not on the open market/no relationship
1010	08/25/22	08/24/22	<i>Grantor:</i> Ralph Engelland Trust <i>Grantee:</i> Brady/Laura Moke <i>Legal:</i> SE4 11,99-63	404,041	404,041	734,098.00	160.64	4,570	0.782	Valley	not on the open market/no relationship
1380, 1382	09/01/22	08/25/22	<i>Grantor:</i> Robert/Polly Connolly <i>Grantee:</i> Kendall Veenstra <i>Legal:</i> SE4 SE4 3,99-65 & N2 SE4 3,99-65	225,406	225,406	300,000.00	120	2,500	0.665	Iowa	not on the open market/no relationship
1349	09/01/22	08/29/22	<i>Grantor:</i> Jay/Mary DeWard <i>Grantee:</i> Matt/Kasey DeWard <i>Legal:</i> NE4 (Except 25 acres) 34,99-64	303,144	303,144	303,144.00	135	2,245	0.705	Grandview	not on the open market/relationship

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1908	09/01/22	08/31/22	<i>Grantor:</i> DuWayne/Sandra Bialas <i>Grantee:</i> Travis/Gina Bialas <i>Legal:</i> W2 NW4 36,100-62	220,547	220,547	560,000.00	80	7,000	0.857	Washington	not on the open market/relationship
888	09/19/22	09/15/22	<i>Grantor:</i> Richard Thuringer <i>Grantee:</i> Wade/Vanessa Horstman <i>Legal:</i> SW4 27,99-62	365,148	365,148	1,202,350.50	160	7,515	0.742	Lincoln	on the open market/no relationship
2278	09/23/22	09/23/22	<i>Grantor:</i> Delmar/Elizabeth Markus <i>Grantee:</i> Rodney Delange & Mitchel Delange <i>Legal:</i> S2 N2 SE4 7,100-65	32,696	32,696	168,000.00	40	4,200	0.420	Holland	on the open market/no relationship
1989/ 1990	10/24/22	01/27/23	<i>Grantor:</i> Gregory Goddicksen/Vicki Bowden <i>Grantee:</i> Jeremy Wright/Aaron Wright W2 NE4 (Less N 1127' of NW4 NE4) and E2 NW4 (Less N 1127' NE4 NW4 except W 1290' <i>Legal:</i> of S 140') 19,100-63	229,777	229,777	384,000.00	96	4,000	0.747	Garfield	not on the open market/no relationship/ <b>CFD</b>
1713/ 1715	11/08/22	11/01/22	<i>Grantor:</i> Thomas/Linda Wegner <i>Grantee:</i> TNA Property LLC E 555.35 of S 1068.15' SE4 24,99-66 and S <i>Legal:</i> 1068.15' of SE4 24,99-66	116,726	116,726	225,000.00	78.36	2,871	0.562	Clark	on the open market/no relationship
332	11/10/22	11/03/22	<i>Grantor:</i> Lianne Geidel Trust <i>Grantee:</i> Daniel/Teela Schelske <i>Legal:</i> NE4 NW4 36,98-62	46,799	46,799	103,600.00	40	2,590	0.437	Belmont	not on the open market/relationship
1978	10/24/22	01/23/23	<i>Grantor:</i> Gregory Goddicksen/Vicki Bowden <i>Grantee:</i> Mark Neugebauer/Eric Neugebauer <i>Legal:</i> SW4 17,100-63	385,411	385,411	640,000.00	160	4,000	0.764	Garfield	not on the open market/no relationship/ <b>CFD</b>

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4153			<i>Grantor:</i> Renshaw Family Trust <i>Grantee:</i> NW4 (Less Lot A of R.L. Renshaw's 1st Addition 5,98-63 <i>Legal:</i>				144.81	6,600	0.696	Independence	on the open market/no relationship
363			<i>Grantor:</i> Renshaw Family Trust <i>Grantee:</i> NE4 5,98-63 <i>Legal:</i>				159.47	6,400	0.654	Independence	on the open market/no relationship
366			<i>Grantor:</i> Renshaw Family Trust <i>Grantee:</i> Duane Rus SE4 (Less Lot A of D. Rus 1st Addition in SE4SE4) 5,98-63 <i>Legal:</i>			692,310.00	147.3	4,700	0.672	Independence	on the open market/no relationship
1946	01/05/23	12/29/22	<i>Grantor:</i> Randy/Craig Meinke & Alexandra Adams <i>Grantee:</i> Rohrer Farm LLC <i>Legal:</i> NW4 (Ex E 7 Rods) 12,100-63	351,301	351,301	1,369,305.00	130.41	10,500	0.836	Garfied	on the open market/no relationship
164/1 65/16 6	02/01/23	01/23/23	<i>Grantor:</i> Virginia Gunderson, Valrae Schwaderer, Van Spease, Vincent Spease <i>Grantee:</i> Buck Run Brewery LLC <i>Legal:</i> NW4 of SE4, NE4 of SE4 and SW4 of SE4 8,98-62	138,384	138,384	504,000.00	120	4,200	0.402	Belmont	on the open market/no relationship

updated 2/06/2023

The highlighted sales have not come through my office; those properties are involved in litigation. (11/13/2023 - order from Supreme Court judge decision was affirmed