

## DOUGLAS COUNTY AG SALES

2022

| Rec#      | (Register of Deeds) |     |        | Filing Date | Instrum Date | Seller/Grantor<br>Purchaser/Grantee<br>Legal Description  | Assessed Valuation                                    |         | Verified Selling Price | Acres  | Price Per Acre | Soil Rating | Township     | Remarks   |
|-----------|---------------------|-----|--------|-------------|--------------|---|---|---------|------------------------|--------|----------------|-------------|--------------|---|
|           | Bk                  | Pg  | Seq. # |             |              |   | Land  | Total   |                        |        |                |             |              |   |
| 198       | 69                  | 288 | 291    | 11/24/21    | 11/17/21     | Grantor: Jeanette Young Trust<br>Grantee: Andrew/Nicole Roth<br>Legal: NW4 14,98-620  | 382,726   | 382,726 | 992,000                | 160.00 | 6,200          | 0.765       | Belmont      | on the open market/no relationship  |
| 2167/2166 | 69                  | 292 | 292    | 11/24/21    | 11/23/21     | Grantor: Alvin/Cheryl Van Zee<br>Grantee: James Carol DeBoer<br>N2 SW4 (Ex 3 Acres) 22,100-6 and # acres of N2 SW4 Railroad Ground (Less Lot H-1 .76 acres) 22,100-64<br>Legal: N2 SW4 (Ex 3 Acres) 22,100-6 and # acres of N2 SW4 Railroad Ground (Less Lot H-1 .76 acres) 22,100-64 | 188,207   | 188,207 | 241,176                | 79.24  | 3,045          | 0.738       | Walnut Grove | not on the open market/no relationship  |
| 4230/227  | 69                  | 309 | 303    | 12/06/21    | 12/02/21     | Grantor: Wakpa Sica Limited Partnership<br>Grantee: Wayne/Karen Kaufman<br>Legal: W2 NW4 and E2 SW4 18,98-62  | 354,758   | 354,758 | 541,120                | 142.04 | 3,800          | 0.778       | Belmont      | on the open market/no relationship  |
| 1908      | 69                  | 324 | 314    | 12/16/21    | 12/15/21     | Grantor: William/LaDonna Koehn<br>Grantee: DuWayne/Sandra Bialas<br>Legal: W2 NW4 36,100-62   | 220,547   | 220,547 | 560,000                | 80     | 7,000          | 0.857       | Washington   | on the open market/no relationship  |
| 913       | 69                  | 345 | 322    | 12/22/21    | 12/13/21     | Grantor: DNL LLC<br>Grantee: Donald/Theresa Fink and Michael Walsh<br>Legal: E2 SW4 31,99-62  | 191,841   | 191,841 | 374,003                | 80     | 4,675          | 0.758       | Lincoln      | on the open market/no relationship  |
| 15/20     | 69                  | 370 | 336    | 12/30/21    | 12/27/21     | Grantor: Dave Goehring et al<br>Grantee: Darren/Heather Fechner<br>Legal: 8 Acres in NW4 (AKA: Lot A N2 NW4) 3,97-62; NE4 4,97-62   | 376,413   | 376,413 | 588,000                | 168    | 3,500          | 0.754       | East Choteau | not on the open market/no relationship  |
| 200       | 69                  | 385 | 6      | 01/05/22    | 01/04/22     | Grantor: Allen Baier<br>Grantee: Andrew/Nicole Roth<br>Legal: SW4 (ex 8.02 Acres SW) 14,98-62   | 385,296   | 385,296 | 912,000                | 151.98 | 6,001          | 0.793       | Belmont      | on the open market/no relationship  |
| 343       | 69                  | 389 | 8      | 01/12/22    | 01/04/22     | Grantor: Albert Fink<br>Grantee: Jeff/Brenda Lau<br>Legal: NW4 1,98-63  | House \$32,610 & Bldgs \$13,932 and Land is \$390,846 | 437,388 | 898,000                | 161.26 | 5,569          | 0.761       | Independence | on the open market/no relationship/per buyer approximately \$50,000 went towards the house, rest of buildings are of not much value |

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| 4015      | 69 | 442 | 33 | 02/28/22 | 02/16/22 | Grantor: Deborah Neugebauer<br>Grantee: Ziebart Farms LLC<br>Legal: S2 NW4 28,99-62  | 177,094  | 177,094 | 254,000 | 80    | 3,175  | 0.708 | Lincoln      | not on the open market/relationship      |
| 892       | 69 | 443 | 35 | 02/28/22 | 02/16/22 | Grantor: Dawn Neugebauer<br>Grantee: Ziebart Farms LLC<br>Legal: N2 NW4 28,99-62   | 191,522  | 191,522 | 254,000 | 80    | 3,175  | 0.759 | Lincoln      | not on the open market/relationship      |
| 579       | 69 | 444 | 36 | 03/01/22 | 02/22/22 | Grantor: Barbara Slaba et al<br>Grantee: Joseph/Kerrill Morrison<br>Legal: Tract 2 of Morrison's 1st Addition SE4 4,98-64  | House \$5,000<br>& Bldgs \$745<br>and Land is<br>\$103,936 | 109,681 | 110,000 | 44.36 | 2,480  | 0.728 | Chester      | on the open market/relationship          |
| 232       | 69 | 454 | 40 | 03/07/22 | 02/24/22 | Grantor: Jesse Kaufman<br>Grantee: Wayne Kaufman<br>Legal: W2 NW4 19,98-62   | 149,254  | 149,254 | 200,000 | 80    | 2,500  | 0.686 | Belmont      | not on the open market/relationship      |
| 1700      | 69 | 462 | 46 | 03/21/22 | 02/23/22 | Grantor: Delmar Rens et al<br>Grantee: Joel/Kirsti Muckey<br>Legal: SE4 21,99-66   | 352,190  | 352,190 | 800,000 | 160   | 5,000  | 0.710 | Clark        | on the open market/no relationship       |
| 4516      | 69 | 482 | 57 | 04/11/22 | 04/08/22 | Grantor: Barbara Slaba et al<br>Grantee: Cudmore/Kneifl Construction Company Inc<br>Legal: Tract 1 of Morrison's 1st Addition SE4 4,98-64  | 278,675  | 278,675 | 643,000 | 114.5 | 5,616  | 0.731 | Chester      | on the open market/no relationship       |
| 1680      | 69 | 489 | 62 | 04/20/22 | 04/13/22 | Grantor: Daryl/Bethany Rylaarsdam<br>Grantee: Larry/Jan Hansum/Anthony Hansum<br>Legal: S2 NW4 17,99-66  | 181,536  | 181,536 | 320,000 | 80    | 4,000  | 0.720 | Clark        | on the open market/no relationship/SFCFD |
| 2595/2597 | 69 | 563 | 92 | 05/11/22 | 04/26/22 | Grantor: Steven/Diann Jones et al<br>Grantee: S&S Holdings LLC<br>Legal: E2 NW4 and E2 SW4 25,100-66   | 312,515  | 312,515 | 759,000 | 160   | 4,744  | 0.640 | Joubert      | on the open market/no relationship       |
| 2231      | 69 | 566 | 94 | 05/13/22 | 05/12/22 | Grantor: Chad/Nikki Bialas<br>Grantee: Joshua/Amy Bialas<br>Legal: W 429.63' of W2 NW4 (Ex. Lot H2 1.77A)<br>34,100-64   | 55,043   | 55,043  | 150,000 | 22.9  | 6,550  | 0.747 | Walnut Grove | not on the open market/relationship      |
| 4445      | 69 | 567 | 95 | 05/13/22 | 05/12/22 | Grantor: Zita Bialas Survivor's Trust<br>Grantee: Joshua/Amy Bialas<br>Legal: 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 | 69,613   | 69,613  | 285,000 | 28    | 10,179 | 0.773 | Walnut Grove | not on the open market/relationship      |

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|------------|----|-----|-----|----------|----------|--|---------|---------|-----------|--------|--------|-------|--------------|--|
| 4308       | 69 | 571 | 96  | 05/13/22 | 05/12/22 | Grantor: Zita Bialas Survivor's Trust<br>Grantee: Chad/Nikki Bialas<br>Legal: N 758.08' SW4 1,99-63                        | 130,718 | 130,718 | 375,000   | 50     | 7,500  | 0.813 | Valley       | not on the open market/relationship  |
| 888        | 69 | 594 | 100 | 05/19/22 | 05/18/22 | Grantor: Joseph Baumgart Trust Fund<br>Grantee: Richard Thuringer<br>Legal: SW4 27,99-62                                   | 365,148 | 365,148 | 1,335,945 | 160    | 8,350  | 0.742 | Lincoln      | on the open market/no relationship   |
| 1906/1914  | 69 | 626 | 105 | 05/23/22 | 05/20/22 | Grantor: Joseph Baumgart Trust Fund<br>Grantee: Zita Bialas Survivor's Trust<br>Legal: NE4 36,100-62 and NW4 SE4 36,100-62 | 529,978 | 529,978 | 2,288,332 | 200    | 11,442 | 0.819 | Washington   | on the open market/no relationship   |
| 114/116    |    |     |     |          |          | Grantor: Rhonda Kieh/James Hanskutt<br>Grantee: Gary/Phyllis Hrdlicka  |         |         |           |        |        |       |              |  |
| 425/426    | 69 | 647 | 113 | 06/07/22 | 05/27/22 | Legal: 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   | 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       | 69 | 738 | 157 | 07/21/22 | 05/10/22 | Grantor: Marcia/Jack Ridley<br>Grantee: Thomas Bialas<br>Legal: N2 NE4 24,100-63   | 208,979 | 208,979 | 580,000   | 80     | 7,250  | 0.813 | Garfield     | not on the open market/no relationship/ <b>CFD</b>   |
| 1013       | 69 | 801 | 187 | 08/25/22 | 08/24/22 | Grantor: Ralph Engelland Trust<br>Grantee: Glen/Juli Moke<br>Legal: SW4 12,99-63   | 373,290 | 373,290 | 860,832   | 184    | 4,678  | 0.681 | Valley       | not on the open market/no relationship   |
| 1010       | 69 | 804 | 188 | 08/25/22 | 08/24/22 | Grantor: Ralph Engelland Trust<br>Grantee: Brady/Laura Moke<br>Legal: SE4 11,99-63   | 404,041 | 404,041 | 734,098   | 160.64 | 4,570  | 0.782 | Valley       | not on the open market/no relationship   |
| 1380, 1382 | 69 | 820 | 198 | 09/01/22 | 08/25/22 | Grantor: Robert/Polly Connolly<br>Grantee: Kendall Veenstra<br>Legal: SE4 SE4 3,99-65 & N2 SE4 3,99-65                     | 225,406 | 225,406 | 300,000   | 120    | 2,500  | 0.665 | Iowa         | not on the open market/no relationship   |
| 1349       | 69 | 826 | 199 | 09/01/22 | 08/29/22 | Grantor: Jay/Mary DeWard<br>Grantee: Matt/Kasey DeWard<br>Legal: NE4 (Except 25 acres) 34,99-64                            | 303,144 | 303,144 | 303,144   | 135    | 2,245  | 0.705 | Grandview    | not on the open market/relationship  |
| 1908       | 69 | 828 | 200 | 09/01/22 | 08/31/22 | Grantor: DuWayne/Sandra Bialas<br>Grantee: Travis/Gina Bialas<br>Legal: W2 NW4 36,100-62                                   | 220,547 | 220,547 | 560,000   | 80     | 7,000  | 0.857 | Washington   | not on the open market/relationship  |
| 888        | 69 | 842 | 209 | 09/19/22 | 09/15/22 | Grantor: Richard Thuringer<br>Grantee: Wade/Vanessa Horstman<br>Legal: SW4 27,99-62  | 365,148 | 365,148 | 1,202,351 | 160    | 7,515  | 0.742 | Lincoln      | on the open market/no relationship   |
| 2278       | 69 | 859 | 215 | 09/23/22 | 09/23/22 | Grantor: Delmar/Elizabeth Markus<br>Grantee: Rodney Delange & Mitchel Delange<br>Legal: S2 N2 SE4 7,100-65                 | 32,696  | 32,696  | 168,000   | 40     | 4,200  | 0.420 | Holland      | on the open market/no relationship   |

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|-------------|----|-----|-----|----------|----------|--|---------|---------|-----------|--------|--------|-------|----------|--|
| 1989/1990   | 70 | 197 | 25  | 10/24/22 | 01/27/23 | <i>Grantor:</i> Gregory Goddicksen/Vicki Bowden<br><i>Grantee:</i> Jeremy Wright/Aaron Wright<br><i>Legal:</i> W2 NE4 (Less N 1127' of NW4 NE4) and E2 NW4 (Less N 1127' NE4 NW4 except W 1290' of S 140') 19,100-63 | 229,777 | 229,777 | 384,000   | 96     | 4,000  | 0.747 | Garfield | not on the open market/no relationship/ <b>CFD</b> |
| 1713/1715   | 70 | 24  | 252 | 11/08/22 | 11/01/22 | <i>Grantor:</i> Thomas/Linda Wegner<br><i>Grantee:</i> TNA Property LLC<br><i>Legal:</i> E 555.35 of S 1068.15' SE4 24,99-66 and S 1068.15' of SE4 24,99-66  | 116,726 | 116,726 | 225,000   | 78.36  | 2,871  | 0.562 | Clark    | on the open market/no relationship                 |
| 332         | 70 | 33  | 256 | 11/10/22 | 11/03/22 | <i>Grantor:</i> Lianne Geidel Trust<br><i>Grantee:</i> Daniel/Teela Schelske<br><i>Legal:</i> NE4 NW4 36,98-62   | 46,799  | 46,799  | 103,600   | 40     | 2,590  | 0.437 | Belmont  | not on the open market/relationship                |
| 1978        | 70 | 161 | 13  | 10/24/22 | 01/23/23 | <i>Grantor:</i> Gregory Goddicksen/Vicki Bowden<br><i>Grantee:</i> Mark Neugebauer/Eric Neugebauer<br><i>Legal:</i> SW4 17,100-63  | 385,411 | 385,411 | 640,000   | 160    | 4,000  | 0.764 | Garfield | not on the open market/no relationship/ <b>CFD</b> |
| 1946        | 70 | 119 | 1   | 01/05/23 | 12/29/22 | <i>Grantor:</i> Randy/Craig Meinke & Alexandra Adams<br><i>Grantee:</i> Rohrer Farm LLC<br><i>Legal:</i> NW4 (Ex E 7 Rods) 12,100-63   | 351,301 | 351,301 | 1,369,305 | 130.41 | 10,500 | 0.836 | Garfield | on the open market/no relationship                 |
| 164/165/166 | 70 | 218 | 30  | 02/01/23 | 01/23/23 | <i>Grantor:</i> Virginia Gunderson, Valrae Schwaderer, Van Spease, Vincent Spease<br><i>Grantee:</i> Buck Run Brewery LLC<br><i>Legal:</i> NW4 of SE4, NE4 of SE4 and SW4 of SE4 8,9862                              | 138,384 | 138,384 | 504,000   | 120    | 4,200  | 0.402 | Belmont  | on the open market/no relationship                 |

updated 2/06/2023