

DOUGLAS COUNTY AG SALES

2024

Rec#	ROD INFO			Filing Date	Instrum. Date	Seller/Grantor		Assessed Valuation		Selling Price	Acres	Price Per Acre	Soil Rating	Township	Remarks
	Bk	Pg	Seq#			Purchaser/Grantee	Legal Description	Land	Total						
1153	70	693	229	12/22/23	12/18/23	Grantor: Scattergood Friends School Foundation Grantee: Joel/Carolyn Lau Legal: SW4 SW4 36,99-63	109,293	109,293	332,000	40.00	8,300	0.774	Valley	on the open market/no relationship	
148	70	694	230	12/22/23	12/18/23	Grantor: Scattergood Friends School Foundation Grantee: Joel/Carolyn Lau Legal: NE4 NW4 6,98-62	99,366	99,366	232,000	40.00	5,800	0.732	Belmont	on the open market/no relationship	
508	70	641	209	11/30/23	11/29/23	Grantor: Edward Kolecka Estate Grantee: Randy/Barb Kraemer Legal: Government Lot 3 (Ex N 779.32') 31,98-63	53,505	53,505	73,000	23.60	3,093	0.642	Independence	not on the open market/relationship	
2526/2601/4 228/2604	70	643	210	11/30/23	11/28/23	Grantor: Bunker Hill LLC Grantee: Tyler/Brianna Veurink Legal: Lot 4 & SW4NE4 and part of NW4 SW4 lying N of Meadow Valley Ditch 12,100-66; NW4 26,100-66; SW4 (Less Tracts A&B Bunker Hill) and (Less S 470' of W 1406') 26,100-66; NE4 27,100-66	1,297,594	1,297,594	2,076,158	495.29	4,192	0.684	Joubert	not on the open market/relationship	
344/346	70	657	216	12/07/23	12/05/23	Grantor: Dean Fink et al Grantee: Jeffrey/Brenda Lau Legal: N2 NE4 2,98-63 and SW4 1,98-63	643,853	643,853	1,404,000	240.00	5,850	0.764	Independence	not on the open market/no relationship	
4562/4563	70	687	226	12/21/23	12/19/23	Grantor: Bunker Hill LLC Grantee: David Veurink Legal: Tract A and Tract B Bunker Hill Addition SW4 26,100-66	104,671	104,671	188,953	54.76	3,451	0.623	Joubert	not on the open market/relationship	
2345	70	690	228	12/22/23	12/18/23	Grantor: Sarah Veenstra Grantee: Steven/Camielle Veenstra Legal: SW4 20,100-65	324,198	324,198	480,000	160.00	3,000	0.620	Holland	not on the open market/relationship/CFD	
692/3924/69 5	70	746	10	01/04/24	12/27/23	Grantor: Dwight Plooster Grantee: Mikota Holdings Legal: NW4 1,98-65; SW4 (Ex. N 949.27' of S 999.27' of E 215.48') & (Ex. Dillon Tract 1) 1,98-65; S2 SE4 1,98-65	858,543	858,543	1,911,250	382.25	5,000	0.664	Chester	on the open market/no relationship	

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1924	70	762	16	01/23/24	01/16/24	Grantor: Hesam Masoudi Grantee: Rohrer Farms Legal: NW4 8,100-63	280,491	280,491	729,664	140.32	5,000	0.641	Garfield	on the open market/no relationship
692/3924/695	70	807	36	02/23/24	02/21/24	Grantor: Mikota Holdings Grantee: GD Land LLC NW4 1,98-65; SW4 (Ex. N 949.27' of S 999.27' of E 215.48') & (Ex. Dillon Tract 1) 1,98-65; S2 SE4 1,98-65 Legal: SE4 1,98-65	858,543	858,543	1,915,000	382.25	5,010	0.664	Chester	not on the open market/relationship
363	70	823	45	03/26/24	03/22/24	Grantor: Renshaw Family Trust Grantee: Matt/Kasey DeWaard and Jay/Mary DeWaard Legal: NE4 5,98-63	350,217	350,217	1,020,608	159.47	6,400	0.654	Independence	on the open market/no relationship/ original sale date was 11/17/2022 but due to litigation was not recorded at this time
4153	70	831	47	03/26/24	03/22/24	Grantor: Renshaw Family Trust Grantee: Eric/Kimberly DeWaard Legal: NW4 (Less Lot A of R.L. Renshaw's 1st Addition 5,98-63	344,112	344,112	955,746	144.81	6,600	0.696	Independence	on the open market/no relationship/ original sale date was 11/17/2022 but due to litigation was not recorded at this time
366	70	841	49	03/26/24	03/22/24	Grantor: Renshaw Family Trust Grantee: Calvin/Evelyn Spaans Legal: SE4 (Less Lot A of D. Rus 1st Addition in SE4SE4) 5,98-63	329,727	32,972	692,310	147.3	4,700	0.672	Independence	on the open market/no relationship/ original sale date was 11/17/2022 but due to litigation was not recorded at this time
164/165/166	70	847	50	04/01/24	03/26/24	Grantor: Buck Run Brewery LLC Grantee: Great Bear Sand & Gravel LLC Legal: NE4 SE4 8,98-62; NW4 SE4 8,98-62 & SW4 SE4 8,98-62	148,358	148,358	936,000	120	7,800	0.402	Belmont	on the open market/no relationship
640	70	929	80 & 81	05/13/24	05/03/24	Grantor: Robert/Tanya Holbeck Grantee: Larry Holbeck Legal: SE4 15,98-64	368,411	368,411	850,000	160	5,313	0.678	Chester	on the open market/relationship/ listing price was \$840,000 (Larry paid \$10,000 over listing price)

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2184/3837	70	66	128	08/01/24	07/31/24	Grantor: Irene/Lloyd Vanden Hoek Grantee: Cornelius/Beverly Blom Legal: E2 SW4 25,100-64; W2 SW4 25,100-64	367,411	367,411	992,000	160	6,200	0.678	Walnut Grove	on the open market/no relationship (bidding on 155 acres per auction)
366	71	74	132	08/01/24	08/05/24	Grantor: Calvin/Evelyn Spaans Grantee: Duane/Leah Rus Legal: SE4 (Less Lot A of D. Rus 1st Addition in SE4SE4) 5,98-63	329,727	329,727	692,310	147.3	4,700	0.672	Independence	not on the open market/relationship/ initially Calvin Spaans purchased the property at the auction, this transaction sells the land to Duane Rus
38					public auction on 9/6/2024	Grantor: Jerry Geuther Grantee: Mike Will Legal: Lots 1-2 (Ex. Lot H-1) 7,97-62	218,320	218,320	518,000	73.75	7,024	0.846	East Choteau	sale details have not been confirmed but this is what I have learned from participant at sale/on the open market/no relationship
117					public auction on 9/6/2024	Grantor: Jerry Geuther Grantee: Jeff Spark Legal: Lots 1-2-3-4 12,97-63	land value 329,338; house value 18,200	land value 329,338; house value 18,200	456,250	125.27	3,642	0.746	Independence	sale details have not been confirmed but this is what I have learned from participant at sale/on the open market/no relationship

updated 9/12/2024