

DOUGLAS COUNTY AG SALES

2026

Rec#	(ROD)			Filing Date	Instrum. Date	Seller/Grantor Purchaser/Grantee Legal Description	Assessed Valuation		Verified Selling Price	Acres	Price Per Acre	Soil Rating	Township	Remarks
	Bk	Pg	Seq#				Land	Total						
1366/2500	71	796	213	11/14/25	11/04/25	Grantor: Zachariah/Madison Vanden Hoek Grantee: David Hargens Legal: Lots 1 & 2 & S2 NE4 1,99-65; SE4 SE4 36,100-65	519,618	519,618	1,042,000	204.84	5,087	0.674	Iowa/Holland	not on the open market/no relationship
3151/3834	71	817	225	12/12/2025	12/12/2025	Grantor: Heath/Shana Brouwer Grantee: Brandyn Vanden Berg Legal: Irregular Tract 1 (Less E 140' of S 78') (17.34 acres) NE4 12,98-64; Irregular Tract 2 (Less E 140' of N 62') (5.98 acres) NE4 12,98-64	(land value 64626; bldg value 5013)	total value 69,639	190,000	23.32	8,148	0.747	City Limits of Armour	on the open market/no relationship
2625	71	819	226	12/15/2025	12/7/2025	Grantor: Jacqueline Van Zee Grantee: Dennis/Kay Hubers Legal: SE4 31,100-66	356,870	356,870	755,000	160.00	4,719	0.637	Joubert	not on the open market/no relationship
2624	71	820	227	12/15/2025	12/7/2025	Grantor: Jacqueline Van Zee Grantee: Hubers undivided 1/2 interest each Legal: SW4 31,100-66	355,292	355,292	619,076	152.29	4,065	0.642	Joubert	not on the open market/no relationship
1060	71	834	233	12/22/25	12/13/25	Grantor: Todd Wentz Grantee: Jeffrey/Brenda Lau Legal: W2 NE4 21,99-63	189,455	189,455	419,276	81.81	5,125	0.676	Valley	on the open market/no relationship
1034/1037	71	836	234	12/22/25	12/19/25	Grantor: Robert Wentz/Douglas Wentz Grantee: Sam Reimnitz Legal: E2 SW4 16,99-63; W2 SE4 16,99-63	396,560	396,560	1,043,988	157.44	6,631	0.701	Valley	on the open market/no relationship/(auctioneer sold #1034 as 68.12 acres at 7,650 per acre= \$521,118) and (auctioneer sold #1037 as 90.15 acres at 5,800 per acre= \$522,870)
1774	71	839	236	12/22/25	12/19/25	Grantor: Richard Stark/Angie Stueven Grantee: Delray Geidel Legal: E2 SE4 11,100-62	239,130	239,130	651,000	80.00	8,138	0.788	Washington	not on open market/no relationship
1228	71	875	9	01/15/26	01/12/26	Grantor: Clarice Faye Elshout Grantee: Marion/Joy Blom Legal: SE4 12,99-64	371,015	371,015	825,000	160.00	5,156	0.634	Grandview	on the open market/no relationship

DOUGLAS COUNTY AG SALES
2026

1229/1231/1 232/3846	71	878	10	01/15/26	01/12/26	Grantor: Clarice Faye Elshout Grantee: Scott/Audra Menning E2 NE4 13,99-64; W2 NE4 (Ex. 13 chainsx4 chains) 13,99-64; NW4 13,99-64; NE4 (Ex Lot A Rus' Addition) (Ex. S 975' of N 1807.98', W 1173' & N 832.98') 14,99-64	Legal:	933,977	933,977	2,300,000	388.98	5,913	0.690	Grandview	on the open market/no relationship
-------------------------	----	-----	----	----------	----------	--	--------	---------	---------	-----------	--------	-------	-------	-----------	------------------------------------

updated 02/03/2026 jlg