BUCKINGHAM TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRES	$/CSR 2	PRICE PER ACRE	NOTES
1/23/2025	MEISGEIER/ MEISGEIER	2025-0216	DEED	0316400001	$743,500	$87,630		$87,630	89.03	38.00	$219.77	$ 19,566	FAMILY SALE
6/24/2025	EDWARDS/ RUZICKA	2025-1610	DEED	0313100006	$ 900,000	$ 211,580		$ 211,580	89.51	73.59	$136.63	$ 12,230	
12/15/2025	HASSMAN/ BRESSON REAL ESTATE HOLDINGS	2025-3266	DEED	0315300011	$ 1,238,100	$ 225,860		$ 225,860	88.41	79.53	$176.09	$ 15,568	
12/12/2025	McCULLY/ SCHRADER	2026-0011	DEED	0335400001; 0335400004	$ 435,000	$ 27,690	$ 131,080	$ 158,770	44.44	23.80	$287.35	$ 18,277	
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CARLTON TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRES	$/CSR 2	PRICE PER ACRE	NOTES
1/22/2025	APPLEGATE/ W&M FARMS	2025-0484	DEED	0907100001; 0907100002+	$ 2,039,310	$ 398,440		$ 398,440	79.07	156.87	$164.41	$ 13,000	0907100003; 0907100004
7/16/2025	WAGONER, ETAL/ LYON	2025-1835	DEED	0936200003; 0936200004	$ 419,790	$ 56,970		$ 56,970	22.17	79.96	$236.81	$ 5,250	
7/24/2025	R. MULLINS/ M. MULLINS	2025-1944	DEED	0935100005; 0935200005; +	$ 600,000	$ 298,280		$ 298,280	56.83	168.22	$62.76	$ 3,567	0935200006; 0935400001; 0935400002; FAMILY
8/15/2025	DESCHAMP/ WARREN	2025-2148	DEED	0915100007; 0915100008	$ 785,000	$ 48,390	$ 371,890	$ 420,280	44.86	31.83	$289.31	$ 24,662	SPLIT
9/29/2025	FRAHM FARM/ KIENZLE	2025-2548	DEED	0912200006	$ 480,200	$ 97,080		$ 97,080	92.99	32.50	$158.89	$ 14,775	
10/16/2025	THISTLEWOOD FARMS/ SFVI, LLP	2025-2814	DEED	0908300001; 0908300002; +	$ 1,957,788	$ 436,010		$ 436,010	87.33	155.38	$144.28	$ 12,600	0908300003; 0908300004
12/19/2025	ALLEN/ DVORAK	2025-3292	DEED	0936100003	$ 350,000	$ 40,960	$ 168,200	$ 209,160	32.69	39.00	$142.60	$ 8,974	
12/22/2025	WILKERSON/ MATHERN	2025-3310	DEED	0934300019	5000	2440	29660	$ 32,100	72.96	1.00	-$337.99	$ 5,000	SPLIT; QUIT CLAIM DEED
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CARROLL TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRES	$/CSR 2	PRICE PER ACRE	NOTES
2/5/2025	BENDA/ WINKELPLECK	2025-0286	DEED	1112400004	$556,922	$85,790	$ -	$85,790	87.16	38	$168.15	$ 14,656	
3/11/2025	JANSEN/ DUPONDA FARMS LLC	2025-0593	DEED	1134300017	$200,000	$30,140	$ 143,810	$173,950	34.08	1.57	$1,050.17	$ 127,389	SPLIT
3/13/2025	MCNEAL RT/ HANUS	2025-0819	DEED	1103100006	$ 483,750	$115,360	$ -	$115,360	87.27	41.15	$134.71	$ 11,756	AUCTION
3/25/2025	SINDT/ HANUS	2025-0833	DEED	1103100002	$ 238,125	$333,940	$ -	$333,940	88.44	46.14	$58.36	$ 5,161	AUCTION
3/17/2025	MCNEAL /HANUS	2025-0832	DEED	1103100002	$ 476,250	$ 333,940	$ -	$333,940	88.44	46.14	$116.71	$ 10,322	AUCTION
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CLARK TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRES	$/CSR 2	PRICE PER ACRE	NOTES
1/15/2025	EARLEY RT/BAKER'S GROVE	2025-0137	DEED	0815100001; 0815100002+	$ 521,630	$ 372,660	$ 148,970	$ 521,630	92.99	154.67	$25.91	$ 3,373	0815100003;0815100004 FAMILY TRANSFER
9/26/2025	HACH/ WARREN	2025-2467	CONTR	0833400005	$ 325,000	$ 74,380		$ 74,380	80.51	28.76	$140.36	$ 11,300	SPLIT
10/16/2025	CRAWFORD ESTATE/ ROGERS	2025-2658	DEED	0809400006	$ 355,000	$ 9,160	$ 184,470	$ 193,630	50.10	5.70	$597.16	$ 62,281	SPLIT
10/30/2025	HATCH/ WENTHOLD	2025-2900	DEED	0826100009	$ 190,000	$ 6,510	$ 5,680	$ 12,190	49.76	4.07	$910.12	$ 46,683	
12/31/2025	GRAHAM, HANSEN, SORENSEN/ EEP WILSON TRUST	2026-0094	DEED	0824226007; 0824251001; 0824276001; 0824400001; +	$ 3,625,000	$ 649,000		$ 649,000	95.33	211.98	$179.38	$ 17,101	0824400002; 0824300004 DYSART CITY AG
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COLUMBIA TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRES	$/CSR 2	PRICE PER ACRE	NOTES
10/30/2025	KUPKA ETAL/ DeBROWER, VARO	2025-2951	DEED	1812200007	$ 185,000	$ 2,520	$ 133,680	$ 136,200	46.43	1.69	$654.04	$ 109,467	SPLIT
12/23/2025	HARRIS/ HARRIS	2025-3373	DEED	1803200012; 1802100018; +	$ 39,375	$ 42,750		$ 42,750	17.70	41.16	$54.05	$ 957	1435300025 FAMILY
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CRYSTAL TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRES	$/CSR 2	PRICE PER ACRE	NOTES
5/22/2025	GARY/ C4 FARMS	2025-1252	DEED	0635300004	$ 380,000	$ 116,500		$ 116,500	95.44	38	$104.78	$ 10,000	
12/1/2025	HIGH OFF THE HOG/ PERRINJAQUET MILLING LLC	2025-3121	DEED	0608300012	$ 576,000	$ 3,700	$ 83,200	$ 86,900	36.08	3.19	$4,281.67	$ 180,564	
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GENESEO TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRES	$/CSR 2	PRICE PER ACRE	NOTES
1/31/2025	PETERS/ANTON	2025-0271	DEED	0411200005	$ 340,000	$ 49,070		$ 49,070	97.15	19.5	$179.47	$ 17,436	
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GRANT TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRES	$/CSR 2	PRICE PER ACRE	NOTES
2/28/2025	MANLEY & KUNZ/KOCH	2025-0518	DEED	0227300013	$ 196,134	$ 32,500		$ 32,500	44.08	28.42	$156.56	$ 6,901	
3/14/2025	MANLEY & KUNZ/BRIGGS	2025-0636	DEED	0227300006	$ 200,680	$ 8,090	$ 226,300	$ 234,390	44.09	5.71	-$101.77	$ 35,145	
5/13/2025	MOYE/ TRI-COUNTY FARMS CORP	2025-1131	DEED	0215100001+	$ 2,540,000	$ 520,780		$ 520,780	82.68	197.5	$155.55	$ 12,861	0215100002, 0215100003, 0215100004, 0209400006, 0209400008; SALE TO CORP
4/30/2025	SCHRADER/ CRESWELL	2025-1034	DEED	0225200019; 0225200020	$ 896,562	$ 212,020		$ 212,020	78.57	84.27	$135.41	$ 10,639	
4/30/2025	SCHRADER/ GREINER	2025-1033	DEED	0225200018	$ 335,318	$ 85,400		$ 85,400	77.73	34.18	$126.21	$ 9,810	
12/1/2025	HIGH OFF THE HOG/ PERRINJAQUET MILLING LLC	2025-3120	DEED	0233300005	$ 576,000	$4,380	$83,200	$ 87,580	45.04	3.03	$3,611.02	$ 190,099	
12/1/2025	HIGH OFF THE HOG/ PERRINJAQUET MILLING LLC	2025-3122	DEED	0228100006	$1,152,000	$7,440	$163,530	$ 170,970	48.45	4.78	$4,268.17	$ 241,004	
12/1/2025	HIGH OFF THE HOG/ PERRINJAQUET MILLING LLC	2025-3123	DEED	0233300008	$576,000	$3,760	$84,600	$ 88,360	46.03	2.54	$4,203.01	$ 226,772	
12/19/2025	CRE HOLDINGS/ SEDA	2025-3299	DEED	0235100010; 0235200006	$60,000	$20,810	$212,440	$ 233,250	69.32	23.21	-$94.75	$ 2,585	
12/22/2025	JACOBSON, BOERM/ ARP	2026-0196	DEED	0226100001; 0226100002; +	$200,000	$310,630	$127,650	$ 438,280	61.55	157.00	$7.49	$ 1,274	0226100003; 0226100004 PARTIAL INTEREST
12/31/2025	DIELEMAN/ ARP	2026-0193	DEED	0226100001; 0226100002; +	$200,000	$310,630	$127,650	$ 438,280	61.55	157.00	$7.49	$ 1,274	0226100003; 0226100004 PARTIAL INTEREST
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HIGHLAND TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRES	$/CSR 2	PRICE PER ACRE	NOTES
4/28/2025	HULIN/DOYLE	2025-0975	DEED	1707400003	$ 825,000	$ 81,570		$ 81,570	63.48	40	$324.91	$ 20,625	
5/2/2025	COUGAR VALLEY FARMS/ BIDWELL	2025-1042	DEED	1715400001 1715400002+	$ 1,585,000	$ 315,170		$ 315,170	62.85	156	$161.66	$ 10,160	#1715400003 #1715400004 FAMILY SALE
8/4/2025	MANFULL/ OSBORN	2025-2304	DEED	1715100009	$ 280,000	$ 9,970	$ 175,050	$ 185,020	68.98	4.5	$338.10	$ 62,222	
8/26/2025	LOVIG FAMILY TRUST, ETAL/ ZEDAKA LAND & CATTLE CO, LP	2025-2293	DEED	1732300002; 1732300003; 1732300004; 1732300005	$ 1,635,000	$ 405,940		$ 405,940	84.77	148.70	$129.71	$ 10,995	
8/26/2025	LOVIG FAMILY TRUST, ETAL/ ZEDAKA LAND & CATTLE CO, LP	2025-2296	DEED	1732100006; 1732100008	$ 480,000	$ 116,240		$ 116,240	91.59	39.50	$132.68	$ 12,152	
8/26/2025	LOVIG FAMILY TRUST, ETAL/ MURTY	2025-2341	DEED	1729300003; 1729300004	$ 992,000	$ 200,130		$ 200,130	83.95	74.33	$158.97	$ 13,346	TWO UNDIVIDED 1/2 INTERESTS
10/7/2025	LOVIG FAMILY TRUST, ETAL/ AIKEN	2025-2675	DEED	1732100001; 1732100005+	$ 19,750	$ 232,410		$ 232,410	94.10	76.88	$2.73	$ 257	1732100007 PARTIAL INTEREST
11/5/2025	NYE/ VALLINE	2025-2879	DEED	1727100006	$ 440,000	$ 13,690	$ 325,930	$ 339,620	45.04	9.46	$267.72	$ 46,512	
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HOWARD TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRES	$/CSR 2	PRICE PER ACRE	NOTES
2/28/2025	BRO ESTATE/ BRO	2025-0498	DEED	1013300003+	$ 3,099,000	$ 726,980		$ 726,980	60.56	375.7	$136.21	$ 8,249	1013300004; 1014400004; 1014400006; 1027100001; 1027100002; 1027100003; 1027100004; 1027300001; 1027300002 FAMILY SALE
5/1/2025	PRUSHA ETAL/ ALBERTSEN	2025-1020	DEED	1028300005; 1028400002	$ 700,000	$ 140,390		$ 140,390	56.03	78	$160.17	$ 8,974	
7/22/2025	HLAS/ HLAS FARMS LLC	2025-1897	DEED	1024300001; 1024300003+	$ 362,010	$ 469,690		$ 469,690	94.34	154.93	$24.77	$ 2,337	005400001; 1005400005 REORGANIZATION
12/31/2025	HALVERSON TRUST/ HALVERSON ETAL	2026-0435	DEED	1028400001; 1029200001; 1029200002	$ 1,065,000	$ 256,210	$ 8,110	$ 264,320	69.45	115	$132.33	$ 9,261	FAMILY
12/29/2025	STRONG,DEVRIES/ HALVERSON	2026-0698	DEED	1029200001; 1029200002; +	$ 681,833	$ 256,210	$ 8,110	$ 264,320	69.45	115	$84.36	$ 5,929	1028400001 FAMILY
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INDIAN VILLAGE TOWNSHIP

						ASSESSED VALUES								
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRES	$/CSR 2	PRICE PER ACRE	NOTES
4/29/2025	ANDERSON/ BROEKEMEIER	2025-1002	DEED	1307400005+	$ 250,000	$ 126,350	$ 6,860	$ 133,210	41.73	99.74	$58.42	$ 2,507	1307400001, 1307400009, 1307400011
10/31/2025	HINEGARDNER/ BYLER	2025-2829	DEED	1302400006	$ 76,765	$ 14,750		$ 14,750	40.19	11.42	$167.26	$ 6,722	SPLIT
11/3/2025	HINEGARDNER/ WHITE	2025-2851	DEED	1311200005	$ 344,560	$ 79,000		$ 79,000	65.81	37.33	$140.25	$ 9,230	SPLIT
11/3/2025	HINEGARDNER/ COMBS	2025-2856	DEED	1311200007	$ 144,543	$ 33,380		$ 33,380	26.64	39.00	$139.12	$ 3,706	SPLIT
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LINCOLN TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRES	$/CSR 2	PRICE PER ACRE	NOTES
2/25/2025	EDEL/SCHNEIDER	2025-0495	DEED	0114101002; 0114156002+	$ 189,600	$ 192,500		$ 192,500	93.38	57.79	$35.13	$ 3,281	0115227003; 0115227004 1/6 UNDIV INT
3/24/2025	WILSON/ WOEBBEKING	2025-0716	DEED	0115400005; 0115400007	$ 349,200	$ 82,360		$ 82,360	94.07	27.34	$135.78	$ 12,772	LINCOLN CITY AG
3/14/2025	SEEMAN/ SEEMAN LT	2025-0807	DEED	131100003	$ 480,314	$ 108,930		$ 108,930	86.14	39.37	$141.63	$ 12,200	FAMILY
8/4/2025	SIEVERS LT/ VOLKENS, SASS	2025-2042	DEED	0135300005; 0135300007	$ 1,122,355	$ 208,530		$ 208,530	89.24	72.81	$172.73	$ 15,415	
9/18/2025	SMOLDT/ STRICKLER FARMS	2025-2492	DEED	0106200007	$ 150,000	$ 9,900	$ 88,690	$ 98,590	58.04	5.31	$198.93	$ 28,249	SPLIT
11/13/2025	BRITTON/ LAUTERBACH FARMS LLC	2025-2955	DEED	0107400005; 0108300002; +	$ 1,551,132	$ 338,450		$ 338,450	87.82	351.28	$50.28	$ 4,416	0108300003; 0108300006
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ONEIDA TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRE	$/CSR 2	PRICE PER ACRE	NOTES
2/13/2025	POKORNY FARM/VESELY	2025-0499	DEED	1207100001	$ 390,801	$ 88,280		$ 88,280	89.14	30.83	$142.20	$ 12,676	
2/13/2025	POKORNY FARM/VESELY	2025-0502	DEED	1207100004	$ 445,688	$ 97,460		$ 97,460	86.3	35.16	$146.88	$ 12,676	
3/27/2025	PIPPERT/ EEP WILSON TRUST	2025-0746	DEED	1213400001; 1213400004; 1213400005; 1213400006	$ 633,333	$ 376,810		$ 376,810	83.56	140.64	$53.89	$ 4,503	
4/25/2025	OHRT/ CALDERWOOD	2025-0966	CONTI	1216300012	$ 511,000	$ 216,030		$ 216,030	92.39	72.79	$75.98	$ 7,020	FAMILY
5/12/2025	HACH/ HENKLE	2025-1195	DEED	1204400016	$ 77,000	$ 23,650		$ 23,650	55.74	13.21	$104.57	$ 5,829	
5/15/2025	EWOLDT/ HENKLE	2025-1194	DEED	1204400019	$ 40,000	$ 9,590		$ 9,590	85.62	3.49	$133.86	$ 11,461	
7/30/2025	POKORNY FARM/ KOPRIVA	2025-1979	DEED	1206300021	$ 2,500	$ 3,780		$ 3,780	72.07	1.63	$21.28	$ 1,534	SPLIT
11/12/2025	DOSTAL TRUST/ KREZEK	2025-2960	DEED	1221200002; 1221200004	$ 900,000	$ 201,390		$ 201,390	84.28	74.44	$143.45	$ 12,090	
11/12/2025	DOSTAL TRUST/ VOLANTE	2025-3008	DEED	1204300001; 1204300002; +	$ 1,728,000	$ 432,530		$ 432,530	86.32	156.00	$128.32	$ 11,077	1204300003; 1204300004
12/22/2025	MORRIS/ LEDVINA	2025-3316	DEED	1233400003; 1233400004; +	$ 2,340,730	$ 456,390	$ 110,750	$ 567,140	50.08	281.21	$158.35	$ 8,324	1233300003; 1233300004; 1234300001; 1234300004; 1604200001; 1604200004
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OTTER CREEK TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRES	$/CSR 2	PRICE PER ACRE	NOTES
1/31/2025	WACHA/HOPPER	2025-0253 2025-0247	DEED	1509100001; 1509100003	$ 155,500	$ 92,270		$ 92,270	44.61	78.97	$44.14	$ 1,969	
6/30/2025	ASMUSSEN/ ASMUSSEN INVESTMENTS	2025-1654	DEED	1524400002; 1524400004; 1525200001; 1525200002; +	$ 1,980,195	$ 379,900	$ 2,380	$ 382,280	35.36	307.06	$182.16	$ 6,449	1619300010; 1630100001; 1630100002; 1630100003; 1630100004; 1630100005; 1630400006 FAMILY/CORP
10/16/2025	LYMAN/ LYON	2025-2683	DEED	1507300010	$ 315,000	$ 57,650		$ 57,650	51.10	35.00	$176.13	$ 9,000	
10/22/2025	PRINCEHOUSE/ PRINCEHOUSE	2025-2727	DEED	1506400011	$ 1,500	$ 2,710		$ 2,710	84.32	1.00	$17.79	$ 1,500	FAMILY
11/20/2025	KOPSA/ KOPSA	2025-3040	DEED	1533300007	$ 12,000	$ 16,920		$ 16,920	43.08	12.23	$22.78	$ 981	FAMILY
11/21/2025	HKH LAND/ DOYLE	2025-3059	DEED	1518100007	$ 424,440	$ 90,430		$ 90,430	79.60	35.37	$150.75	$ 12,000	
11/21/2025	HOSKEY/ DOYLE	2025-3060	DEED	1517100003; 1518100002; +	$ 1,501,120	$ 291,410		$ 291,410	66.63	138.14	$163.09	$ 10,867	1518100004; 1518200001
12/5/2025	HURST/ ZEMAN	2025-3177	DEED	1513300005	$ 15,000	$ 12,690		$ 12,690	33.06	11.95	$37.97	$ 1,255	1/2 INTEREST
12/5/2025	SMITH/ ZEMAN	2025-3178	DEED	1513300005	$ 15,000	$ 12,690		$ 12,690	33.06	11.95	$37.97	$ 1,255	1/2 INTEREST
12/5/2025	SMITH/ ZEMAN, KUPKA	2025-3179	DEED	1513501004	$ 15,000	$ 12,300		$ 12,300	29.27	13.08	$39.18	$ 1,147	
12/5/2025	SMITH/ KUPKA	2025-3180	DEED	1618100007; 1618300021	$ 30,000	$ 12,100		$ 12,100	38.33	9.77	$80.11	$ 3,071	
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PERRY TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRE	$/CSR 2	PRICE PER ACRE	NOTES
4/11/2025	PETERSEN/ NEUGENT RT	2025-0865	DEED	0713400002; 0713400005	$ 131,250	$ 226,860		$ 226,860	96.07	73.59	$18.56	$ 1,784	1/8 INTEREST
4/9/2025	WEBER/ NEUGENT RT	2025-0864	DEED	0713400002; 0713400005	$ 131,250	$ 226,860		$ 226,860	96.07	73.59	$18.56	$ 1,784	1/8 INTEREST
4/15/2025	HINDS/ NEUGENT RT	2025-0863	DEED	0713400002; 0713400005	$ 131,250	$ 226,860		$ 226,860	96.07	73.59	$18.56	$ 1,784	1/8 INTEREST
4/15/2025	PETERSEN EST/ NEUGENT RT	2025-0861	DEED	0713400002; 0713400005	$ 131,250	$ 226,860		$ 226,860	96.07	73.59	$18.56	$ 1,784	TRUST/1/8 INTEREST
4/15/2025	PETERSEN RT/ NEUGENT RT	2025-0856	DEED	0713400002; 0713400005	$ 525,000	$ 226,860		$ 226,860	96.07	73.59	$74.26	$ 7,134	TRUST/4/8 INTEREST
5/19/2025	SPARKS-GRAY/ MCEWEN	2025-1177	DEED	0709200013	$ 22,500	$ 4,080		$ 4,080	40.63	5.61	$98.71	$ 4,011	1/2 INTEREST
5/19/2025	NELSON LT/ MCEWEN	2025-1181	DEED	0709200013	$ 22,500	$ 4,080		$ 4,080	40.63	5.61	$98.71	$ 4,011	1/2 INTEREST
5/1/2025	HANUS ETAL/ BYRUM	2025-1200	DEED	0731400008	$ 299,000	$ 9,060	$ 127,070	$ 136,130	89.68	5.82	$329.41	$ 51,375	
5/21/2025	BERGER/ BERGER	2025-1239	DEED	0704400002	$ 482,600	$ 104,600		$ 104,600	85.69	38.00	$148.21	$ 12,700	FAMILY
6/27/2025	PAFF/ KADRMAS JR	2025-1774	CONTI	0734200003; 0734400003; +	$ 400,000	$ 395,770		$ 395,770	80.01	154.00	$32.46	$ 2,597	0734400004; 0734400001 FAMILY
8/20/2025	ESPENSCHEID/ SCENIC VISTA FARMS	2025-2545	DEED	0718200005	$ 500,000	$ 37,620	$ 240,390	$ 278,010	64.61	18.12	$221.75	$ 27,594	
7/21/2025	KVIDERA/ KVIDERA FAMILY FARMS	2025-2590	DEED	0724300011; 0724400006; +	$ 457,740	$ 461,320		$ 461,320	92.18	156.99	$31.63	$ 2,916	SPLIT, FAMILY 0724400001; 0724400002; 0725300001
9/29/2025	S&J KVIDERA/ J&M KVIDERA	2025-2734	CONTI	0724300013	$ 130,459	$ 5,950	$ 171,690	$ 177,640	57.16	3.30	-$218.58	$ 39,533	FAMILY
9/25/2025	HALUPNICK TRUST/ HALUPNICK	2025-2991	DEED	0735300002	$ -	$ 111,910		$ 111,910	89.33	39.00	$0.00	$ -	TRUST
9/25/2025	HALUPNICK TRUST/ SCHAEFER	2025-2993	DEED	0735400003	$ -	$ 108,360		$ 108,360	88.77	38.00	$0.00	$ -	TRUST

RICHLAND TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRES	$/CSR 2	PRICE PER ACRE	NOTES
4/21/2025	MEEK ESTATE / MCFATE	2025-0908	DEED	1932100007	$ 53,100	$ 13,920		$ 13,920	48.05	9.01	$122.65	$ 5,893	SPLIT
8/22/2025	FRANCES FORD MEADOWN LLC/ STATE OF IOWA DNR	2025-2189	DEED	1911400027	$ 20,000	$ 1,940		$ 1,940	60.35	15	$22.09	$ 1,333	SALE TO GOV'T - EXEMPT
9/18/2025	MEEK ESTATE / DOYLE	2025-2529	DEED	1929300003	$ 547,676	$ 115,600		$ 115,600	69.05	38	$208.73	$ 14,413	SPLIT
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SALT CREEK TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRE	$/CSR 2	PRICE PER ACRE	NOTES
1/28/2025	KENT/ FFF FARMS	2025-0227	DEED	2021100007	$ 3,750			$ -	4.68	5	$160.26	$ 750	1/2 INT SALE
5/23/2025	UPAH EST/ IOWA NAT HERITAGE FOUNDATION	2025-1231	DEED	2007300008+	$ 495,410	$ 194,220		$ 194,220	28.38	214.64	$81.33	$ 2,308	2007300007; 2018100001; 2018100002; 2018100003; 2018300001
6/4/2025	UPAH EST/ UPAH	2025-1423	DEED	2007300005, 2007300009	$ 92,625	$ 60,840		$ 60,840	47.33	40.15	$48.74	$ 2,307	FAMILY
8/4/2025	LAMB TRUST/ DOYLE	2025-2045	DEED	2020400013	$ 1,520,962	$ 321,310		$ 321,310	93.83	106.34	$152.43	$ 14,303	SPLIT
8/4/2025	LAMB TRUST/ KRIEGEL	2025-2048	DEED	2020253002, 2020400007+	$ 600,040	$ 181,360		$ 181,360	48.05	107.81	$115.83	$ 5,566	2020400009, 2020400011, 2021300015, 2021300013
9/26/2025	KRIEGEL/ SALT CREEK MARSH	2025-2593	DEED	2020253002, 2020400014, +	$ 250,000	$ 114,270		$ 114,270	39.89	79.74	$78.60	$ 3,135	2020400011, 2021300015, 2021300013; SPLIT
11/3/2025	PEEBLES/ CHELSEA ACRES	2025-2836	DEED	2016100005	$ 601	$ 390		$ 390	41.37	0.29	$50.09	$ 2,072	SMALL UNIMPROVED TRACT
11/25/2025	HP FAMILY FARMS/ SKP LAND LLC	2025-3086	CONTR	2017128001; 2017155001; +	$ 425,000	$ 136,330		$ 136,330	71.95	65.32	$90.43	$ 6,506	2017176002; 2017200008; CHELSEA CITY AG
12/4/2025	MACHART/ HAGEN	2025-3210	DEED	2003400007	$ 425,000	$ 14,450	$ 5,290	$ 19,740	24.04	18.71	$933.13	$ 22,715	
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SPRING CREEK TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRES	$/CSR 2	PRICE PER ACRE	NOTES
1/9/2025	FULSTER/ FLAMME	2025-0076	DEED	0519300001; 0519300004+	$ 2,150,000	$ 338,480	$ 164,130	$ 502,610	79.82	163.72	$151.96	$ 13,132	0519300005; 0519300006; 0519300007; 0519300008 ESTATE SALE
4/11/2025	NAREY/ OSBORN	2025-1036	CONTR	0502200010; 0502200012	$ 122,380	$ 27,810		$ 27,810	87.72	9.87	$141.35	$ 12,399	FAMILY
10/9/2025	HALL FAMILY/ DOYLE	2025-2647	DEED	0536400001; 0536400003; +	$ 1,980,565	$ 447,530		$ 447,530	89.36	155.95	$142.12	$ 12,700	0536400006; 0536400007
10/21/2025	WARREN/ BOUCHARD	2025-2831	DEED	0518300015	$ 245,000	$3,980	$ 184,960	$ 188,940	50.81	2.44	$484.29	$ 100,410	
12/2/2025	BETZ TRUSTS/ RESSLEY REALTY	2025-3140	DEED	0506100002; 0506100004; +	$ 2,625,000	$626,070		$ 626,070	82.84	235.25	$134.70	$ 11,158	0506200003; 0506200004; 0506200005; 0506200006
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TAMA TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRES	$/CSR 2	PRICE PER ACRE	NOTES
6/13/2025	WERNER-SCHARNWEBER/ NOVAK	2025-1523	DEED	1427278016	$ 2,500	$ 140		$ 140	71.83	0.06	$580.07	$ 41,667	AG IN TAMA CORP
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TOLEDO TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRES	$/CSR 2	PRICE PER ACRE	NOTES
1/31/2025	HOPPER/WACHA	2025-0247	DEED	1413200001; 1413200003	$ 711,000	$ 168,610		$ 168,610	82.41	79	$109.21	$ 9,000	
10/1/2025	COOPER/ CS AGRICULTURAL	2025-2516	DEED	1409400004	$ 846,000	$ 212,660		$ 212,660	38.53	141.48	$155.19	$ 5,980	
10/29/2025	HOSKEY/ LYON	2025-2824	CONTR	1412400022	$ 90,000	$ 16,350		$ 16,350	60.30	8.48	$176.01	$ 10,613	SPLIT
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YORK TOWNSHIP

						ASSESSED VALUES							
DATE OF SALE	SELLER / BUYER	BK/PG	TYPE	PARCEL NO	SALE PRICE	LAND	BLDGS	TOTAL	AVG CSR2	TAX ACRES	$/CSR 2	PRICE PER ACRE	NOTES
4/23/2025	WERNING/ WETZEL	2025-1023	DEED	1611100005, 1611200007	$ 427,000	$ 222,520		$ 222,520	87.69	39.5	$123.28	$ 10,810	FAMILY
7/30/2025	ALBRIGHT/ BENDA	2025-2020	DEED	1607400010	$ 220,000	$ 4,130	$ 100,600	$ 104,730	41.80	3.08	$927.42	$ 71,429	SPLIT
10/29/2025	KRATOSKA/ HASH, HOLLAND	2025-2837	DEED	1628400022	$ 52,500	$ 12,150		$ 12,150	53.80	7.02	$139.01	$ 7,479	SPLIT
12/11/2025	McFARLAND/ MATHES	2025-3231	DEED	1634226021	$ 27,000	$ 2,510		$ 2,510	21.63	3.61	$345.78	$ 7,479	
12/19/2025	PARIZEK/ PARIZEK	2025-3294	DEED	1602200001; 1602200002; +	$ 1,199,500	$ 256,290		$ 256,290	89.56	88.42	$151.47	$ 13,566	1602100005; 1602100006 FAMILY
12/19/2025	PARIZEK/ PARIZEK	2025-3307	DEED	1234300011; 1603100011 +	$ 1,100,000	$ 339,750	$ 5,510	$ 345,260	69.37	150.58	$104.78	$ 7,305	1603100010; 1603100001 FAMILY
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