

YEAR 2004 • WINGERT REALTY & LAND SERVICES, INC.
SALES DATA FOR AGRICULTURAL PROFESSIONALS



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DATE	COUNTY	TWP & SECT	SALES\$	\$/ACRE	\$/TILL	TTL AC	TILL AC	CER	TILE- APPRXX % TILED	REMARKS	PURCHASER	SALE METHOD
Jan-04	Blue Earth	Rapidan-26	\$140,000	\$2,500	*NA	56	21.7	C-73	Maple River * 21.7 Acres Crep	Purchased for recreation & to build home	Personal Residence	Private Treaty
Jan-04	Murray	Mason-30	\$576,800	\$2,080	\$2,193	277.32	263	C-70	Private outlets, Random tile	Level to rolling topography	Expansion Farmer	Auction
Jan-04	Murray	Mason-30	\$45,346	\$1,125	\$1,800	40.32	7.0	C-65	Pasture	Purchased for pasture	Expansion Farmer	Auction
Jan-04	Nobles	Wilmont-11	\$515,000	\$2,575	\$2,628	200	195.95	C-86	Random tile, Private outlets	1031 Exchange	Expansion Farmer	Auction
Feb-04	Blue Earth	Rapidan-35	\$50,000	\$3,703	---	13.5	1.5	NA	System Tiled	Purchased for recreation & Building Site - Scenic	Personal Residence	Private Treaty
Mar-04	Blue Earth	Cambria-20	\$369,000	\$2,829	\$3,500	130.42	93.42	C-87	Random Tile, Ravine outlet	Three building rites / Est. \$3500/till \$1400/wooded ac	Expansion Farmer	Auction
Mar-04	Blue Earth	Garden City-23	\$50,500	---	---	6.75	5.42	C-73	NA	High Visibility for Home & Business	Personal Residence	Private Treaty
Mar-04	Blue Earth	Rapidan-25	\$80,000	\$2,666	---	30	7	NA	System Tiled	Future Building Site w/River for future res.	Personal Residence	Private Treaty
Mar-04	Faribault	Winnebago City-14	\$101,970	\$2,556	\$2,691	39.9	37.9	P-75.5	County main & random laterals	Level to rolling topography	Expansion Farmer	Auction
Mar-04	Faribault	Winnebago City-14	\$111,226	\$2,449	\$2,528	45.42	44	C-80	County main & Private Outlet & Tile	Level to rolling	Exchange / Farmer	Auction
Mar-04	Watonwan	Nelson City-9/16	\$343,425	\$2,986	\$3,199	115	107.37	C-73	Private Tile & Outlets		Expansion Farmer	Private Treaty
Mar-04	Watonwan	St. James-9	\$249,500	NA	NA	5	---	NA		Newer House, well, septic -w/ 200,000 Bu grain storage	Expansion Farmer	Private Treaty
Apr-04	Blue Earth	Rapidan-35	\$125,000	\$3,731	\$7,485	33.5	16.7	C-36	System Tiled	Property has one building right	Investor	Private Treaty
Apr-04	Jackson	Hunter-13	\$400,670	\$2,739	\$2,840	146.26	141.1	C-84	Random mains & laterals	Level to rolling topography	Investor	Auction
Apr-04	LeSueur	Kasota-3/11	\$452,000	\$3,009	\$3,424	150.24	132		Random tile	Level to rolling topography	Expansion Farmer	Private Treaty
Apr-04	Lincoln	Ash Lake-29	\$475,000	\$1,888	\$1,954	251.56	243.1	C-60	Open ditch - Random Laterals	28 Acre CRP	Investor	Private Treaty
Apr-04	McLeod	Helen-20/28/29	\$1,600,00	\$4,494	\$3,200	356	322.9	C-65	Mains & Random Laterals	1400 Head Dairy with support buildings	Expansion Farmer	Private Treaty
Apr-04	Redwood	North Hero-16	\$425,000	\$2,125	\$2,209	200	192.38		County mains & random tiles	Level to rolling topography	Expansion Farmer	Private Treaty
May-04	Blue Earth	Garden City-15	\$164,000	\$2,077	\$2,216	78.96	74	C-54	County Outlets / No Tile	6 Acre F.W. (Farmed Wetland)	Investor	Private Treaty
May-04	Blue Earth	Pleasant Mound-27	\$92,000	---	---	4.5	---	C-73	Wooded	Building Site - House and outbuildings	Personal Residence	Private Treaty
May-04	Lincoln	Ash Lake-29	\$76,000	\$1,950	\$2,375	38.97	32	C-64	Private Tile & Open Ditch	6 Acre Farm site with buildings	Investor	Private Treaty
May-04	Waseca	Alton-22	\$350,000	\$8,750	\$15,982	40	21.9	85	Perimeter tile	500 Head modern dairy expandable to 1,000	Expansion Farmer	Auction
Jun-04	Blue Earth	Mapleton-18	\$244,173	\$3,250	NA	75.13	34.03	C-63	Wooded Pasture on Maple River	Purchased to build rural residence	Personal Residence	Private Treaty
Jul-04	Blue Earth	Danville-4	\$106,000	\$2,873	\$3,696	36.9	28.68	C-28.68	System Tiled	Level to rolling	Expansion Farmer	Private Treaty
Jul-04	Blue Earth	Decoria-19	\$75,000	\$9,236	NA	8.12	4	NA	4 Acres System Tiled	Purchased to build rural residence	Personal Residence	Private Treaty
Jul-04	Blue Earth	Lyra-20	\$475,200	\$2,970	\$2,988	160	159	C-68	System Tiled - County Mains	High Quality - One Field	Investor	Private Treaty
Jul-04	Blue Earth	Sterling-9/10	\$318,000	\$2,163	\$2,800	147.28	80.6	C-59	System Tiled	42.6 Acres CRP	Investor	Private Treaty
Jul-04	Faribault	Barber-6	\$113,644	\$2,841	\$3,071	40	37	C-75	Open ditch outlet - System Tiled	High Quality	Investor	Private Treaty
Aug-04	Watonwan	Adrian-34	\$400,000	\$2,500	\$2,536	160	157.7	C-75	Random Laterals	Level Topography	Expansion Farmer	Private Treaty
Aug-04	Watonwan	Madelia-32	\$175,000	NA	NA	12.9	---	NA	Creek going through property	Rural House & Bldgs w/ Wooded & Pasture	Personal Residence	Private Treaty
Oct-04	Brown	Linder-25	\$700,000	\$3,200	\$3,422	200	187	P-78.3	Mains & Random Laterals	Old Building Site (\$60,000 value)	Investor	Auction
Oct-04	Lac Qui Parle	Augusta-32	\$380,000	\$1,188	\$1,600	320	204.3	C-56	Random Tiling - Open Ditch	CRP-47.5Ac / Past-34Ac / Woods-16.8Ac	Expansion Farmer	Private Treaty
Oct-04	Watonwan	Nelson City-32	\$97,500	\$1,481	\$2,708	65.83	36	C-74	No Tile or Outlets	Wooded & CREP Hunting Land	Recreation (Hunting)	Private Treaty
Nov-04	Blue Earth	Sterling-4	\$56,000	\$3,615	---	15.5	0	NA	Abandoned Buildings	Pruchased for future rural residence	Personal Residence	Private Treaty
Nov-04	Blue Earth	Vernon Center-10	\$849,750	\$3,564	\$3,660	238.45	232.15	P-87	County Mains, Random Laterals	High Quality Tillable	Investor	Auction
Nov-04	Faribault	Walnut Lake-11	\$535,600	\$3,455	\$3,641	155.01	147.1	P-90	Open Ditch - Random Systems	Quality Soils - Three Fields	Investor	Auction
Nov-04	Murray	Dovray-24	\$147,900	\$1,849	\$2,054	80	72	C-50.2	Main-Random Laterals	Level to rolling	Expansion Farmer	Auction
Dec-04	Blue Earth	Ceresco-4 & 11	\$157,000	\$1,744	---	90	0	NA	Wooded w/ River	Hunting & Recreational	Recreational	Private Treaty
Dec-04	Blue Earth	Garden City-27	\$267,057	\$3,150	\$3,276	84.78	81.5	C-74	Mains & Random Laterals	Level	Expansion Farmer	Private Treaty
Dec-04	Faribault	Clark-31	\$620,000	NA	---	6.01	0	NA	NA	3,600 Head Finish - 2,400 head nursery	Expansion Farmer	Private Treaty
Dec-04	Faribault	Verona-9	\$72,100	\$1,954	\$2,364	36.9	30.8	P-72.5	County Mian	Cut by Railroad - Two Fields	Expansion Farmer	Auction
Dec-04	Nicollet	Nicollet-4	\$260,000	\$10,400	\$10,400	25	25	C-75	Partial system	Development Property	Developer	Private Treaty
Pending	Blue Earth	Decoria	\$113,000	\$4,971	\$7,107	22.73	15.9	NA	System Tiled	Purchased to build rural residence	Personal Residence	Private Treaty
Pending	Blue Earth	Decoria	\$90,000	\$5,353	---	16.81	11.11	NA	System Tiled	Purchased to build rural residence	Personal Residence	Private Treaty
Pending	Blue Earth	Decoria	\$140,000	\$3,742	\$35,000	37.41	4	NA	System Tiled	Wooded	Personal Residence	Private Treaty
Pending	Blue Earth	Decoria	\$86,070	\$1,900	0	45.3	0	-	Wooded Acreage	Purchased for hunting & recreational	Recreational	Private Treaty
Pending	Blue Earth	Decoria	\$51,500	\$2,575	\$4,291	20	12	P-75	Random Laterals	Level - 8 Acres CRP	Expansion Farmer	Auction
Pending	Blue Earth	Judson	\$266,343	\$3,436	\$3,481	77.51	76.51	C-75.8	County Mains - Random Laterals	Level to rolling - High quality	Expansion Farmer	Auction
Pending	Blue Earth	Judson	\$258,955	\$3,436	\$3,469	75.36	74.64	C-84.42	County Mains - Random Laterals	Level to rolling - High Quality	Investor	Auction
Pending	Blue Earth	Mankato	\$775,000	\$11,397	\$11,567	68	67	73	System Tiled	Level to Rolling	Developer	Private Treaty
Pending	Blue Earth	Mankato	\$37,500	\$12,500	\$12,500	12	3	73	System Tiled	Level to Rolling - Added to existing 5 acre site	Personal Residence	Private Treaty
Pending	Blue Earth	McPherson	\$127,720	\$3,193	\$3,756	40	34	P-78.3	Random Laterals	Rolling	Expansion Farmer	Auction
Pending	Blue Earth	McPherson	\$288,400	\$2,884	\$3,204	100	90	P-76.4	Main & Random Laterals	Rolling - Government Wetlands	Investor	Auction
Pending	Faribault	Delavan	\$619,030	\$3,442	\$3,689	179.85	167.8	C-76.5	County outlets - Well tiled	Level - High quality	Investor	Auction
Pending	LeSueur	Kasota	\$310,000	NA	---	.44	0	NA	Lakeshore Lot	2 lots with homes - 110' Lake Shore	Personal Residence	Private Treaty
Pending	Waseca	Woodville	\$257,500	\$8,984	\$13,071	28.66	19.7	58	Partial system	House Built 1971, Future Development	Developer	Auction

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