

WINGERT REALTY & LAND SERVICES, INC.

SALES DATA FOR AGRICULTURAL PROFESSIONALS



WINGERT REALTY
and
LAND SERVICES, INC.

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For 2006

DATE	COUNTY	TOWNSHIP & SECTION	SALE PRICE	TOTAL ACRES	PRICE / ACRE	TILLABLE ACRES	PRICE / TILLABLE	C.E.R. / ABC PRODEX	TILING & OUTLETS APPROXIMATE % SYSTEM TILED	REMARKS	PURCHASER	SALE METHOD
1/06	Blue Earth	Ceresco-34	\$255,000	80	\$3,188	66.8	\$3,250	C-70	County Main - Random Tiling	Purchased for Wetland Restoration-Home & Outbldngs	Gov't Agency	Private Treaty
1/06	Blue Earth	Lyra-34, 35	\$840,000	280	\$3,000	259.5	\$3,237	C-60	County Main - Few Laterals	Purchased for wetland restoration	Gov't Agency	Private Treaty
1/06	Rice	Morristown-7	\$1,500,000	88.5	\$16,949	NA	NA	NA	Private Tile	Rural development - 55± homes	Developer	Private Treaty
1/06	Blue Earth	Mcperson-7	\$55,000	5	\$11,000	NA	NA	NA	NA	Building Lot	Small Business	Private Treaty
1/06	Jackson	Hunter-12	\$230,000	75.78	\$3,035	68	\$3,382	C-70	County Mains - Random Systems	Radio Tower lease included	Expansion Farmer	Auction
1/06	Blue Earth	Garden City-14/15/22	\$509,850	147.58	\$3,455	145.7	\$3,499	C-51.7	County Main - Random Tiling	Light soils - SE 7 Acres dissected by Hwy	Expansion Farmer	Auction
2/06	Redwood	New Avon-28, 29	\$950,000	320	\$2,969	296	\$3,209	C-70.5	Private Tile & County Ditch	Both ¼ cut diagonally by county ditch	Exchange 1031	Private Treaty
2/06	Blue Earth	Mankato-13,24	\$1,000,000	110	\$9,091	NA	NA	NA	Private Tile & County Ditch	Future Development	Exchange 1031	Private Treaty
3/06	Blue Earth	Mapleton-14	\$71,000	19.19	\$3,700	19	\$3,737	C-62	County Mian - System Tiled	Bare Farmland	Investor	Private Treaty
3/06	Blue Earth	Danville-33	\$250,000	3.21	\$77,882	0	0	NA	NA	Rural Home w/sheds & grain bins	Expansion Farmer	Private Treaty
4/06	Blue Earth	Mapleton-17,18,19	\$507,790	193.68	\$2,622	117.59	\$3,250	C-70	County Main - Random Laterals	Tillable & Recreational	Investor	Auction
4/06	Nicollet	Granby-16	\$314,150	80	\$3,927	76	\$4,134	C-79	Private Tile & County Ditch	Approx. 40% system tiled	Expansion Farmer	Auction
5/06	Blue Earth	Mapleton-18	\$25,440	8.48	\$3,000	7.5	\$3,392	C-70	Private Tile	Tillable 50% Tiled	Expansion Farmer	Auction
5/06	Watowan	Adrian-34	\$512,000	160	\$3,200	158	\$3,241	C-77	Private Tile & County Ditch	Excellent farmland in need of more tile	Exchange 1031	Private Treaty
5/06	Watowan	Adrian-26	\$490,720	153.35	\$3,200	149	\$3,293	C-76	Private Tile & County Ditch	Excellent farmland in need of more tile	Exchange 1031	Private Treaty
5/06	Blue Earth	Mapleton-19	\$30,000	15	\$2,000	14	NA	NA	None	CREP - Planted to trees	Investor	Auction
5/06	Blue Earth	Mankato-35	\$320,000	80	\$4,000	47.59	\$4,100	C-72	County Main - Random Laterals	38.3 Ac CRP, Tillable & 3 Bldg rights	Investor	Auction
5/06	Blue Earth	Decoria-10	\$65,000	1.73	\$37,572	NA	NA	NA	NA	Building Site	Private Residence	Private Treaty
5/06	Blue Earth	Mankato-35	\$114,000	18.2	\$6,264	17.8	\$6,404	C-78	Random Laterals	Purchased with 80 acre parcel	Investor	Auction
6/06	Blue Earth	Mcperson-7	\$408,000	30	\$13,600	NA	NA	NA	Wooded Ravines	St Clair, MN Future Development	Investor	Private Treaty
6/06	Sibley	Henderson-1	\$85,000	80	\$1,063	NA	NA	NA	NA	Flood Plain - Recreational	Recreational Use	Private Treaty
6/06	Blue Earth	Jamestown-19	\$601,510	12.6	\$47,739	NA	NA	NA	NA	3 Lot subdivision all with Lakeshore, lots ready to build	Developer	Private Treaty
6/06	Blue Earth	Mcperson-7	\$418,000	50	\$8,360	NA	NA	NA	Private Tile & County Ditch	Residential Development 2-3 years out	Development	Private Treaty
6/06	Brown	Burnstown-16	\$20,000	16	\$1,250	0	0	NA	None	Hunting / Recreational	Recreational Use	Auction
6/06	Waseca	Freedom-32	\$305,910	80	\$3,824	77.5	\$3,947	C-84	Private Main & Random Lateral	Quality Farmland	Investor-Partial 1031	Auction
6/06	Blue Earth	Decoria-16	\$456,000	115	\$3,962	114	\$4,000	C-74	Private Main & Random Laterals	Replacement property for 1031 Exchange	Investor	Private Treaty
6/06	Blue Earth	Mcperson-28	\$276,000	69.74	\$3,957	66.25	\$4,166	C-75	County Main - Random Tiling	Replacement property for 1031 Exchange	Expansion Farmer	Private Treaty
6/06	Blue Earth	Decoria-14	\$158,000	40	\$3,950	39.25	\$4,025	C-72	Random Tile	Replacement property for 1031 Exchange	Investor	Private Treaty
6/06	Blue Earth	Freedom-32	\$180,696	75	\$2,409	55	\$3,285	C-65	Parital Tiled	Hunting & Farmland	Investor	Auction
6/06	Blue Earth	Medo-16	\$158,355	40	\$3,959	39.5	\$4,009	C-84	System Tiled	Well drained farmland	Expansion Farmer	Private Treaty
7/06	Blue Earth	Decoria-14	\$475,000	114.26	\$4,157	111.5	\$4,260	C-69	Private Main & Random Laterals	Replacement property for 1031 Exchange	Expansion Farmer	Private Treaty
10/06	Mower	Clayton-18	\$560,000	150.02	\$3,733	147	\$3,810	C-74	County Main - System Tiled	5 Acres CRP	Investor	Private Treaty
10/06	Humboldt, IA	Weaver-31	\$920,000	240	\$3,833	229.9	\$4,002	CSR-72	County Main-Private tile	Quality land - Wetness problems	Investor	Auction
10/06	Blue Earth	Butternut Valley-15	\$302,000	80	\$3,775	79.31	\$3,808	C-84	County Main & Few laterals	High Quality Soils	Investor	Auction
10/06	Blue Earth	Butternut Valley-21	\$340,000	115.94	\$2,933	103	\$3,301	C-74	Random Tile	Quality Soils, Cut by wetlands & Building Site	Exchange 1031	Auction
10/06	Brown	Sigel-30	\$360,750	189.49	\$1,904	185.65	\$1,943	C-54	County Open Ditch - Random Lateral	One Field - Light Soils	Expansion Farmer	Auction
10/06	Blue Earth	Decoria-29	\$320,000	80	\$4,000	79	\$4,051	C-75	Private Mains & Random Tile	99% Tillable - Quality Soils	Expansion Farmer	Auction
10/06	Brown	Sigel-30	\$104,250	40	\$2,606	38.36	\$2,718	C-56	County Open Ditch - Random Lateral	Light Soils	Expansion Farmer	Auction
10/06	Blue Earth	Jamestown-29	\$104,500	12.69	\$8,235	12.69	\$8,235	NA	NA	Building Site	Private Residence	Private Treaty
10/06	Blue Earth	Vernon Center-7	\$115,000	8.45	\$13,609	---	---	NA	NA	Rural Residence w/buildings	Investor	Private Treaty
11/06	Faribault	Delavan-4	\$200,000	61	\$3,279	51.4	\$3,500	C-79.8	Random Private Tile	Farmland & Woodland	Expansion Farmer	Auction
12/06	Blue Earth	Beauford-12	\$96,000	40	\$2,400	0	---	NA	None	18 Ac CREP-22 Ac Woods - Recreation	Hunting & Recreation	Private Treaty
12/06	Lesueur	Kasota-36	\$180,000	1.43	\$125,874	0	---	NA	NA	Wooded rural res w/insulated shop	Yound Couple Res	Private Treaty
12/06	Blue Earth	Pleasant Mound-21	\$319,000	115.9	\$2,752	101	\$3,158	C-74	County & Private - 80% System Tiled	11.7 Ac CRP-Open Dich cuts thru, Abandoned Bldg Site	Expansion Farmer	Auction
12/06	Blue Earth	Pleasant Mound-21	\$240,000	77.18	\$3,110	76.2	\$3,150	C-74	Cnty Tile, Prvt Ditch - 10% Sys Tile	Quality Soils, Needs Tile	Expansion Farmer	Auction
12/06	Winnebago, IA	Grant-1	\$550,000	160	\$3,438	154.4	\$3,562	CSR-71	County & Private tile - Random Tile	Level to 12% slopes - 2 sheds in old bldg site	Expansion Farmer	Auction
1/07	O'Brien, IA	Carroll-9	\$1,430,000	320	\$4,469	290.3	\$4,926	CSR-66	Little Floyd River - Minimal Tile	Large parcel, aggressive community	Expansion Farmer	Auction
1/07	Blue Earth	Shelby-27	\$130,000	64.35	\$2,020	43	\$3,023	C-69	Random Tile / Terrace	Tillable & Hunting, Cut by river	Expansion Farmer	Private Treaty
Pending	Faribault	Lura	\$401,700	115.52	\$3,477	113.71	\$3,533	C-77	County & Private Outlets & Random Tile	Quality Land	Expansion Farmer	Auction

Look for our 'Properties for Sale' on the Reverse Side ... To keep informed of all upcoming sales ... We invite you to check out our web site: www.wingertrealty.com

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