



# WINGERT REALTY & LAND SERVICES, INC.

## Sales Data For Agricultural Professionals

### Land Sales History 2012

Date	County	Township	Section	Sale Price	Total Acres	Price/TotalAc	Tillable Acres	Price/Tillable Ac	Crop Production Index	Tiling & Outlets *Approximate % System	Remarks	Purchaser	Sale Method
2/2012	Le Sueur	Cordova	14	\$649,600	87.87 ±	\$7,393	85.32 ±	\$7,614	89	private main and random laterals	Quality soils, irregular shape	Expansion Farmer	Private Sale
2/2012	Le Sueur	Elysian	2	\$355,350	74.11 ±	\$4,795	55.2 ±	\$6,111	92.2	one 6" tile outlet	Factored \$1,000/ non-tillable acre	Expansion Farmer	Auction
3/2012	Waseca	Wilton	16	\$865,200	120 ±	\$7,210	111.1 ±	\$7,788	93	private main and random laterals	quality soils	Expansion Farmer	Auction
3/2012	Blue Earth	Garden City	24	\$306,640	38.33±	\$8,000	37 ±	\$8,287	77.4	private main and random laterals	Quality farm w/lighter soils	Farmer	Private Sale
3/2012	Blue Earth	Pleasant Mound	29	\$1,392,300	154.10 ±	\$9,035	152.05 ±	\$9,157	89.9	system tiling	tiled	1031 Exchange	Auction
4/2012	Faribault	Delavan	23	\$1,034,280	150.7 ±	\$6,863	136.9 ±	\$7,555	85.65	tiling	fields	Farmer	Auction
4/2012	Blue Earth	Vernon Center	29	\$683,400	80 ±	\$8,543	71.8 ±	\$9,518	87.9	System tiled	Quality farmland	Expansion Farmer	Auction
4/2012	Blue Earth	Decoria	33	\$612,850	74.72 ±	\$8,202	73.3 ±	\$8,361	81.4	County Mains & random laterals	Quality farmland	Investor	Auction
4/2012	Freeborn	Geneva & Newry	25/30	\$918,000	153.86 ±	\$5,966	141.5 ±	\$6,488	East	and random laterals	73.86 ac @ \$7,352/till ac	Expansion Farmer	Auction
4/2012	Blue Earth	Lincoln	5	\$693,600	73.1 ±	\$9,488	70.10 ±	\$9,894	92.4	Mains	High quality - minimal tile	Expansion Farmer	Auction
4/2012	Blue Earth	Garden City	29,30	\$995,520	120 ±	\$7,629	108.1 ±	\$8,469	82.1	Private mains & laterals.	Factored \$80,000 for bldg site	1031 Exchange	Auction
4/2012	Blue Earth	Beauford	12	\$98,000	40 ±	\$2,450	0	\$0	N/A	Cobb River	Hunt & Rec Parcel	Hunt & Recreation	Private Sale
5/2012	Martin	Rolling Green	24	\$1,025,000	148.16 ±	\$6,920	144.85 ±	\$7,294	82.5	Random laterals	rolling topography	Investor	Auction
5/2012	Rice	Northfield	19,30	\$1,242,450	174.30 ±	\$7,130	160.99 ±	\$7,749	90.5/79.7	system tiling	\$7,068/ tillable for south 120	1031 Exchange	Auction
5/2012	Redwood	Willow Creek	3	\$2,178,450	253.52 ±	\$8,593	283 ±	\$9,153	74 on 82 ac. 83 on 171 acres	County & Private Ditches, Mains and random laterals	Related party purchase at competitive bidding	Expansion Farmer	Absolute Auction
5/2012	Freeborn	Mansfield	8 & 9	\$884,850	190 ±	\$4,657	165.10 ±	\$5,359	76.9/88.4	mains and lateral, numerous tile	East 70 ac @ \$6,585/till ac	Expansion Farmer	Auction
5/2012	Rice	Cannon City	16	\$170,340	50.90 ±	\$3,347	28.47 ±	\$4,942	84.1	Unknown	rolling topo w/nice woods	Investor, may build	Private
5/2012	Rice	Cannon City	16	\$350,880	74.80 ±	\$4,690	55.65 ±	\$5,870	85.6	Private outlet, some system tiling	est. \$1,500/ac	Expansion farmer	Private
5/2012	Blue Earth	Judson	25	\$400,000	50.91 ±	\$7,857	5.91 CREP	\$8,758	95.1	Wetland outlet, random laterals	acre	Investor	Private Sale
7/2012	Le Sueur			\$390,000	Lake Home	NA				NA	Lake Washington Home	Investor	MLS Sale
7/2012	Blue Earth	Ceresco	19	\$657,900	78.71 ±	\$8,358	75.66 ±	\$8,695	77.8	Two 6" tile outlets	Rolling topography minimal tile	Expansion Farmer	Auction
7/2012	Martin	Westford	24	\$705,126	76.43 ±	\$9,226	75.82 ±	\$9,300	92.2	12" County main, random laterals	Quality soils, 12" outlet	exchange	Private Sale
8/2012	Cottonwood	Amo	21	\$500,820	76.5 ±	\$6,547	66.3 ±	\$7,553	91.6	laterals	Quality soils, irregular shape	Expansion Farmer	Auction
8/2012	Cottonwood	Amo	27,28	\$1,836,000	220 ±	\$8,345	205.13 ±	\$8,950	92	laterals	buried	Investor	Auction
8/2012	Cottonwood	Amo	35	\$1,406,045	154.89 ±	\$9,077	149.53 ±	\$9,403	93.7	laterals	grain bin w/loadout	exchange	Auction
8/2012	Watson	Odin	28	\$810,900	80 ±	\$10,136	78.1 ±	\$10,383	94.2	Private mains & laterals	Quality soils, level to rolling	Investor	Auction
8/2012	Blue Earth	Judson	35	\$1,264,800	154.07 ±	\$8,213	154.07 ±	\$8,488	91	laterals	Quality soils, level to rolling	Investor	Auction
9/2012	Faribault	Clark	5	\$995,159	103 ±	\$9,662	102.29 ±	\$9,729	92	outlets	Quality soils, level to rolling	Expansion Farmer	Auction
9/2012	Faribault	Dunbar	26	\$763,321	80 ±	\$9,542	78.46 ±	\$9,729	92.5	County ditch outlet, private main & random laterals	Quality soils, level to rolling	Expansion Farmer	Auction
9/2012	Waseca	New Richland	24	\$576,300	147 ±	\$3,920	98.9 ±	\$5,129	87.9	Random tile	\$69,000	Investor	Auction
9/2012	Waseca	New Richland	25	\$627,300	103 ±	\$6,090	82.4 ±	\$7,267	87.3	Random tile	\$28,500	Expansion Farmer	Auction
9/2012	Faribault	Elmore	13	\$678,300	72.05 ±	\$9,420	70.9 ±	\$9,566	86	laterals	Quality soils, level to rolling	Expansion Farmer	Auction
9/2012	Jackson	Hunter	35	\$905,000	120 ±	\$7,542	112 ±	\$8,080	87.8	County ditch outlet, private main & random laterals	15 acres sandy soil, above average overall	Livestock group	Private Sale
9/2012	Redwood	Granite Rock	29	\$1,387,200	159.66 ±	\$8,688	148.77 ±	\$9,324	90.5	Co. Ditch, random tile	Quality soils, minimum tile	Expansion Farmer	Auction
9/2012	Martin	Nashville	9	\$1,385,160	159.6 ±	\$8,679	148.04 ±	\$9,356	90	Open Ditch, mains and random laterals	Quality soils, good outlet	1031 Exchange	Auction
9/2012	Dakota	Apple Valley	NA	\$149,900	NA	NA	NA	NA	NA	NA	Residential	Home Owner	Private Sale
9/2012	Blue Earth	Medo	29	\$703,800	73.31 ±	\$9,641	72.03 ±	\$9,775	84.2	County Mains, private mains and laterals	Quality soils, good outlet	Investor	Auction
10/2012	Faribault	Elmore	13	\$187,680	23.46±	\$8,000	22.87±	\$8,206	86	laterals	Quality soils, level to rolling	Expansion Farmer	Private Sale
10/2012	Faribault	Elmore	13	\$146,880	18.025±	\$8,148	17.9±	\$8,205	86	laterals	Quality soils, level to rolling	Expansion Farmer	Private Sale
10/2012	Blue Earth	Butternut Valley	11	\$160,000	5 ±	NA	NA	NA	NA	NA	5 Ac with home & buildings	Residential	Private Sale
10/2012	Faribault	Winnebago	24	\$652,800	80 ±	\$8,160	79.6 ±	\$8,204	87.9	Poor private outlet, random tile	Quality, level farmland	Investor	Auction
10/2012	Cottonwood	Rosehill	13	\$700,400	80 ±	\$8,755	76.15 ±	\$9,198	94.1	Private ditch w/private mains & random laterals	High Quality, level to rolling	Investor	Auction
10/2012	Steele	Lemond	6	\$757,500	200 ±	\$2,877	199 ±	\$3,806	72.8	County open ditches, private mains laterals	7 fields, peat & low land w/hunting & rec land	Investor	Auction

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10/2012	Blue Earth	Garden City	29	\$1,235,220	148.61 ±	\$8,312	145.85 ±	\$8,469	77.7	Private main & laterals	Square parcel, minimal tile	Investor/Farmer	Auction
10/2012	Redwood	Sundown	21	\$1,071,000	126 ±	\$8,500	118.5 ±	\$9,038		County Mains	Quality land - old bldg site	Expansion Farmer	Private Sale
11/2012	Faribault	Walnut Lake	13	\$1,621,800	160 ±	\$10,136	154.3 ±	\$10,510	92.5	8" outlet - minimal tile	Quality land - old bldg site	Investor/1031	Auction
11/2012	Blue Earth	Garden City	10,15,16	\$1,200,000	178 ±	\$6,742	158.9 ±	\$7,552	74.03	laterals	adjoining existing Fish & Wildlife	Fish & Wildlife	Private Sale
11/2012	Cottonwood	Amo	16	\$1,412,387	153.5 ±	\$9,201	149 ±	\$9,479	93.5	County mains, random laterals	Quality land - rolling	Expansion Farmer	Auction
11/2012	Cottonwood	Amo	16	\$561,350	80 ±	\$7,017	75.4 ±	\$7,475	83.5	County mains & laterals	Above average-slightly rolling	Expansion Farmer	Auction
11/2012	Cottonwood	Amo	16	\$84,000	6.5	\$84,000	0	NA	NA	Not Applicable	Rural Building Site	Expansion Farmer	Private
12/2012	Renville	Crooks	27	\$1,734,000	155 ±	\$11,187	150.5 ±	\$11,521	90	Co. & Private Outlets, private mains & laterals	Quality land - level to rolling	Expansion Farmer	Auction
12/2012	Waseca	Wilton	8	\$826,200	80 ±	\$10,328	77.7 ±	\$10,633	93.3	Private main & laterals	Quality land - rolling	Expansion Farmer	Auction
12/2012	Blue Earth	Lyra	34,35	\$417,150	37 ±	\$11,274	36.3 ±	\$11,491	79.9	Co. Main, private laterals	Quality, level farmland	Expansion Farmer	Auction
12/2012	Blue Earth	Mapleton	1	\$890,460	80 ±	\$11,131	78.14 ±	\$11,396	79.6	Co. Mains System Tiled	Quality, level farmland	Investor	Auction
12/2012	Martin	Lake Fremont	21	\$454,019	40 ±	\$11,350	37.6	\$12,075	92.2	Co. Main, private laterals	High quality, level, square	Investor	Auction
12/2012	Martin	Lake Fremont	21	\$476,961	40 ±	\$11,924	38.55	\$12,373	92.2	Co. Main, private laterals	High quality, level, square	Investor	Auction
12/2012	Martin	Lake Fremont	27	\$1,768,984	150 ±	\$11,793	146 ±	\$12,116	92.9	Co. Main, private laterals	High quality, level, square	Investor	Auction
12/2012	Martin	Lake Fremont	27	\$972,035	80 ±	\$12,150	77.6 ±	\$12,526	93.8	Co. Main, private laterals	High quality, level, square	investor	Auction
12/2012	Sibley	Arlington	6	\$331,500	57.36 ±	\$5,779	41.3 ±	\$8,027	74.4	creek-minimum laterals	Irregular field with 15 acres grass land	Expansion Farmer	Auction
12/2012	Blue Earth	Pleasant Mound	18	\$1,276,000	150.5 ±	\$8,478	149.9 ±	\$8,512	91.2 on 92.8 acres; 85.5 on 57.1 acres	County mains & laterals	Quality soils, level topography	Expansion Farmer	Auction
12/2012	Redwood	Brookville	13	\$933,300	80 ±	\$11,666	77.82 ±	\$11,993	92	Main - minimum tile	Quality soils, level topography	Expansion Farmer	Auction
12/2012	Brown	Prairieville	18	\$867,000	76.67 ±	\$11,307	73.7 ±	\$11,764	92.7	County ditch, private tile	Quality land cut by open ditch	Expansion Farmer	Auction
12/2012	Faribault	Barber	29	\$816,000	120 ±	\$6,800	114.5 ±	\$7,127	84.2	County ditch, private tile, pump	Quality land cut by open ditch	Expansion Farmer	Auction
12/2012	Le Sueur	Derrynane	6	\$338,232	40.25 ±	\$8,403	37.58 ±	\$9,000	90.9	Co. main-private laterals	Quality land, irregular shape	Expansion Farmer	Auction
12/2012	Le Sueur	Derrynane	6	\$705,840	86.45 ±	\$8,165	84.75 ±	\$8,328	90	Co. main-private laterals	Quality land	Expansion Farmer	Auction
12/2012	Brown	North Star	25	\$173,400	56.5 ±	\$3,069	14.96 ±	\$11,590	90.8	River outlet-no tile	small fields - Hunt & Rec	Expansion Farmer	Auction
12/2012	Brown	North Star	30	\$684,420	105 ±	\$6,518	92.43 ±	\$7,404	86	Private mains & laterals	Quality to rolling	Expansion Farmer	Auction
12/2012	Faribault	Minnesota Lake	25	\$683,400	60 ±	\$11,390	59.3 ±	\$11,524	91.9	Private 8" outlet	Quality soils, needs tile	Expansion Farmer	Auction
12/2012	Waseca	Alton	24	\$581,400	72.36 ±	\$8,035	60.30 ±	\$9,642	92.4	Private outlet - minimum tile	Quality soils, needs tile	Expansion Farmer	Auction
12/2012	Blue Earth	Lyra	34	\$600,000	154.37 ±	\$3,887	75.32 ±	\$7,966	63.7	Private Mains & laterals	Tillable, CREP, CRP & Rec	Investor	Auction
12/2012	Le Sueur	Tyrone	25	\$674,220	90.40 ±	\$7,458	89.9 ±	\$7,500	82.9	Private Mains & laterals	Level to steeply rolling land	Expansion Farmer	Auction
12/2012	Redwood	Willow Lake	19	\$683,400	76.70 ±	\$8,910	76.70 ±	\$8,910	90/92.3	Private Mains & laterals	Irregular shape next to town	Expansion Farmer	Auction
12/2012	Blue Earth	Garden City	30	\$940,000	157.15 ±	\$5,982	149.3 ±	\$6,296	77	Private Mains & laterals	Light soils, farmable wetlands	Investor	Private Sale
12/2012	Watonwan	Nelson	23	\$183,000	40 ±	\$4,575	36.59 ±	\$5,001	66.8	Private Main, few laterals	light soils, seasonally flooded	Expansion Farmer	Private Sale

*Chuck Wingert, ALC, 2013 National President of Realtors Land Institute!*

THE LAND REPORT, *the magazine of the American Landowner*, has named Wingert Realty & Land Services, Inc. in the "top 60 land brokerage companies in America" (2010, 2011, & 2012) and # 8 of Americas "top 30 land auction houses" (2011 & 2012)!

To keep informed of all upcoming sales... We invite you to visit our web site at: [www.WingertRealty.com](http://www.WingertRealty.com)

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