



WINGERT REALTY & LAND SERVICES, INC.

Sales Data For Agricultural Professionals Land Sales History • 2013

Date	County	Township	Section	Sale Price	Total Acres	Price/ Total Acre	Tillable Acres	Price/ Tillable Acre	Crop Production Index	Tiling & Outlets *Approximate % System Tiled	Remarks	Purchaser	Sale Method
3/2013	Watowan	Adrian	4	\$746,750	71.58 ±	\$10,432	70.08 ±	\$10,655	91.2	Private main, minimum tile	Quality land, minimal tile	Expansion Farmer	Auction
3/2013	Brown	North Star	10	\$2,216,460	200.36 ±	\$11,062	197.71 ±	\$11,210	91.4/89.7	County & private mains, random laterals	Quality land	Expansion Farmer/1031	Auction
3/2013	Wright	Woodland	5	\$469,200	53 ±	\$8,853	51.5 ±	\$9,110	91.6	Private outlet, random tile	Annexed into city of Waverly	Investor	Auction
3/2013	Blue Earth	McPherson	7	\$295,800	48.06 ±	\$6,155	28.26 ±	\$9,405	85.3	County ditch on north line and random tile	\$30,000.00 value for wooded area. Annexed into city of St. Clair.	Investor	Auction
3/2013	Blue Earth	McPherson	7	\$221,340	34.24 ±	\$6,464	19.2 ±	\$10,356	55.8	Outlet to river and random tile	\$22,500.00 value for wooded area. Annexed into city of St. Clair.	Expansion Farmer	Auction
3/2013	Rice	Northfield	4	\$1,499,400	155.6 ±	\$9,636	149.2 ±	\$10,005	87.7	Private shallow open ditch	Quality land, minimal tile	Investor	Auction
3/2013	Blue Earth	Ceresco	35	\$430,440	35.69 ±	\$12,060	34.1 ±	\$12,623	86.9	Private main, some system tiling	Quality soils, small parcel	Investor	Auction
3/2013	Blue Earth	Ceresco	36	\$448,800	40 ±	\$11,220	38.39 ±	\$11,691	85.9	Private mains, random laterals	Quality soils, square	Expansion Farmer	Auction
3/2013	Blue Earth	Ceresco	36	\$142,800	16.42 ±	\$8,697	15.74 ±	\$9,072	84.3	Private main, minimum tile	Quality soils, 'L' shape	Investor	Auction
4/2013	Blue Earth	Judson	18	\$816,000	76.22 ±	\$10,706	75.39 ±	\$10,824	91	Private mains, random laterals	Quality soils, rectangle	Expansion Farmer/1031	Auction
4/2013	Nicollet	Oshawa	26	\$122,400	14.40 ±	\$8,500	14.19 ±	\$8,626	82.9	County ditch, random laterals	Small parcel, some peat	Expansion Farmer	Private
4/2013	Nicollet	Oshawa	26	\$129,200	15.2 ±	\$8,487	14.67 ±	\$8,807	92.4	Private main, random laterals	Quality soils, triangulated	Expansion Farmer	Private
4/2013	Martin	Elm Creek	6	\$3,264,000	321.48 ±	\$10,153	314.23 ±	\$10,387	91.3/90.1	Private mains, numerous tile systems	Quality large parcel with wind leases	Investor	Auction
4/2013	Watowan	Antrim	20	\$1,269,900	155 ±	\$8,193	146.4 ±	\$8,674	93.3	Private ditch, random laterals	Quality soils, minimal tile	Expansion Farmer	Auction
5/2013	Waseca	Alton	31	\$576,300	54.25 ±	\$10,623	53.84 ±	\$10,704	87.3	Private mains & laterals	Quality land, irregular shape	Expansion Farmer	Auction
5/2013	Waseca	Alton	31	\$8,000	1 ±	\$8,000	0.8 ±	\$10,000	87.3	N/A	To be used as access driveway	Expansion Farmer	Auction
5/2013	Blue Earth	Pleasant Mound	1	\$309,000	56.1 ±	\$5,508	41.8 ±	\$7,392	80.8	River outlet, minimum tile	Abandoned building site part of sale	Investor	Auction
5/2013	Faribault	Brush Creek	32	\$943,500	135 ±	\$6,989	120 ±	\$7,862	88.3	County & private mains, random laterals	15 acre CRP in center of parcel	Expansion Farmer	Auction
7/2013	Blue Earth	Decoria	11	\$816,000	80 ±	\$10,200	78.71 ±	\$10,367	94.3	Private outlets, random tile	Quality land, poor outlet to west	Expansion Farmer	Auction
7/2013	Blue Earth	Lyra	22	\$885,800	120 ±	\$7,382	115.15 ±	\$7,693	90.4	County mains & random laterals	Rolling topography, old building site	Investor	Auction
7/2013	Blue Earth	Judson	25	\$480,000	52 ±	\$9,231	45 ±	\$10,500	95.1	Random tile	6 acre CREP X \$1,250 = \$7,500	Expansion Farmer	Private
7/2013	Blue Earth	Judson	35	\$308,000	30.38 ±	\$10,138	30.38 ±	\$10,138	95.5	Random tile	Quality land, small parcel	Expansion Farmer	Private
7/2013	Kossuth	Seneca	12	\$2,608,000	309.53 ±	\$8,426	295 ±	\$8,841	CSR 68.7	County ditch, random laterals	Weather issues discounted price	Investor	Auction
8/2013	Faribault	Clark	10	\$453,600	43.28 ±	\$10,548	35 ±	*\$9,000	87.8	County ditch, random laterals	*Building site \$85,000 value	Expansion Farmer	Private
8/2013	Blue Earth	Decoria	25	\$818,156	78.09 ±	\$10,477	74.96 ±	\$10,915	85.4	County mains, system tiled	Quality soils, good configuration	Expansion Farmer	Auction
8/2013	Blue Earth	Decoria	25	\$807,678	76.64 ±	\$10,539	74 ±	\$10,915	88.7	County mains, system tiled	Quality soils, good configuration	Expansion Farmer	Auction
8/2013	Blue Earth	Decoria	25	\$262,164	24.50 ±	\$10,701	24.50 ±	\$10,701	93	Private mains, random tile	Quality soils, good configuration	Expansion Farmer	Auction
8/2013	Blue Earth	Decoria	36	\$436,583	40 ±	\$10,915	40 ±	\$10,915	88.7	County mains, system tiled	Quality soils, good configuration	Expansion Farmer	Auction
8/2013	Blue Earth	Decoria	36	\$436,582	40 ±	\$10,915	40 ±	\$10,915	88.7	Private mains & laterals	Quality soils, good configuration	Investor/1031	Auction
8/2013	Blue Earth	McPherson	18	\$969,600	101 ±	\$9,600	98 ±	\$9,888	89.7	County ditch, random laterals	Quality soils, irregular shape	Expansion Farmer	Private
9/2013	Le Sueur	Sharon	26,27	\$865,200	98.3 ±	\$8,801	96.98 ±	\$8,921	89.1	County & private mains, random laterals	Quality soils, two irregular shaped fields	Expansion Farmer	Auction
9/2013	Watowan	Odin	21	\$958,800	120 ±	\$7,990	110.3 ±	\$8,693	94.5	Private mains & laterals	Quality soils cut by ravine	Expansion Farmer	Auction
9/2013	Waseca	Blooming Grove	35	\$642,720	84.80 ±	\$7,580	81.1 ±	\$7,925	90.5	County & private mains, random laterals	Prevent Plant discounted price	Investor	Auction
9/2013	Nicollet	North Belgrade	18	\$795,600	75 ±	\$10,608	72.07 ±	\$11,039	91.2	County & private mains, random laterals	Quality soils, good configuration	Expansion Farmer	Auction
9/2013	Nicollet	Nicollet	25	\$462,060	40 ±	\$11,552	38.73 ±	\$11,930	92.8	County & private mains, random laterals	Quality soils, good configuration	Expansion Farmer	Auction
9/2013	Nicollet	Nicollet	27	\$459,000	43 ±	\$10,674	38.60 ±	\$11,891	90.6	Private outlet and random laterals	Quality soils, good configuration	Investor/Expansion Farmer	Auction
9/2013	Nicollet	Nicollet	25	\$749,700	74.47 ±	\$10,067	72.65 ±	\$10,319	90.8	County & private mains, random laterals	Quality soils, good configuration	Investor/Expansion Farmer	Auction
9/2013	Nicollet	North Belgrade	9	\$645,660	68.23 ±	\$9,463	62.90 ±	\$10,265	91.1	County & private mains, random laterals	Building site previously sold lays directly in middle of parcel	Expansion Farmer	Auction
9/2013	Nicollet	North Belgrade	9	\$142,800	40 ±	\$3,570	20.15 ±	\$5,946	88.9	County & private mains, random laterals	19.1 acre CREP valued at \$1,250/acre, balance 'L' shaped quality farmland	Investor/Expansion Farmer	Auction
9/2013	Brown	Stately	35	\$863,140	79.74 ±	\$10,824	76.2 ±	\$11,327	95.1	County tile, multiple systems	Quality land, good configuration	Expansion Farmer	Auction
9/2013	Faribault	Foster	28	\$698,700	80 ±	\$8,734	79.43 ±	\$8,796	92.3	Minimal private tile	Quality soils, Prevent Plant	Expansion Farmer	Auction
10/2013	Blue Earth	McPherson	21	\$697,680	76 ±	\$9,180	75.05 ±	\$9,296	87	Open ditch, private tile	Quality soils, good configuration	Investor	Auction
10/2013	Blue Earth	Danville	25	\$809,880	100 ±	\$8,099	85.57 ±	\$9,465	79.2	Private mains & laterals	2 parcels. Old building site	Expansion Farmer	Auction
10/2013	Blue Earth	Vernon Center	2	\$50,000	6.6 ±	\$7,576	6 ±	\$8,333	96	Open ditch, no tile	Land locked	Expansion Farmer	Private
10/2013	Blue Earth	Vernon Center	2,3	\$2,397,000	246 ±	\$9,744	235.17 ±	\$10,193	96	County ditch, private mains	2 parcels, irregular shape	Expansion Farmer	Auction
10/2013	Blue Earth	Vernon Center	14	\$1,208,700	149.97 ±	\$8,060	148.7 ±	\$8,128	92.8	County main, private lateral	Square, 15 acres wet	Investor	Auction

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10/2013	Blue Earth	Garden City	7	\$490,000	102.02 ±	\$4,803	96.65 ±	\$5,070	66.7	County ditch, some tile	Lighter farm with ditch cutting field at an angle	Investor	Auction
10/2013	Rice	Wheeling	12	\$562,020	73 ±	\$7,699	70 ±	\$8,029	89.6	Private tile with terraces	Rolling	Investor	Auction
10/2013	Waseca	Woodville	4,5	\$380,250	42.25 ±	\$9,000	40.10 ±	\$9,483	88.9	Private ditch, minimum tile	Quality land, square	Expansion Farmer	Private
10/2013	Steele	Lemond	12	\$612,000	75.23 ±	\$8,135	75.02 ±	\$8,158	89.2	Private main & lateral	50% planted 2013	Investor	Auction
10/2013	Le Sueur	Cleveland	16	\$614,040	70.02 ±	\$8,769	66.9 ±	\$9,178	84.3	Private tile	Sloped ground two fields	Investor	Auction
10/2013	Blue Earth	Mankato	21	\$125,000	10 ±	\$11,363	N/A	N/A	N/A	N/A	Existing home torn down and new house under construction	Private party	Private
11/2013	Sibley	Faxon	32	\$208,000	78 ±	\$2,667	29.71 ±	\$7,001	90.7	Ravines, private tile	Quality land, irregular shaped	Expansion Farmer	Auction
11/2013	Sibley	Faxon	32	\$120,900	25.81 ±	\$4,684	25.81 ±	\$4,684	87.8	Ravines, minimal tile	Quality land, irregular shaped	Expansion Farmer	Auction
11/2013	Sibley	Faxon	32	\$60,320	16 ±	\$3,770	5.21 ±	\$11,578	92.2	N/A	Future building site	Residential	Auction
11/2013	Le Sueur	Montgomery	34	\$96,000	40 ±	\$2,400	38 ±	\$2,526	87.3	County ditch, some tile	Grassland	Expansion Farmer	Private
11/2013	Martin	Nashville	9,10	\$1,700,000	198.78 ±	\$8,552	179.56 ±	\$9,468	90.7	Open Ditch - numerous tile systems	120 acres. Three parcels with home & buildings. 79 acres high quality	Expansion Farmer/1031	Private
12/2013	Blue Earth	Decoria	22,27	\$2,342,736	232 ±	\$10,098	226.83 ±	\$10,328	88.6	Better than 60% tiled with county tile outlets.	Quality farm in one tract	Tenant of many years	Private
12/2013	Blue Earth	Garden City	15	\$686,952	78 ±	\$8,700	74 ±	\$9,243	54	Limited tile with surface waterways	Purchased land to add to larger connecting parcel	Conservation group	Private
12/2013	Waseca	Woodville	4,5	\$200,366	64.27 ±	\$3,118	32.6 ±	\$6,146	88.7	Open ditch - random tile	Farmland & RIM	Expansion Farmer	Private
12/2013	McLeod	Round Grove	26	\$1,056,000	105 ±	\$10,000	105 ±	\$10,000	92.4	System tiled	High quality, irregular shaped	Expansion Farmer/1031	Private
Pending	Le Sueur	Cleveland	21	\$834,386	96.18 ±	\$8,673	96.18 ±	\$8,673	88.6	Private outlets, random tile	High quality, 27 ac. in city limits	Expansion Farmer	Auction
Pending	Watonwan	Madelia	32	\$280,500	40 ±	\$7,013	35.4 ±	\$7,924	77	Private tile 10" main	Sandy farm with two wetlands grown to trees	Adjoining Land Owner	Auction
Pending	Blue Earth	Medo	5	\$367,200	57 ±	\$6,442	39.65 ±	\$9,261	80.4	Minimal private tile	Tillable ties in with purchaser's land. Secures drainage outlets	Adjoining Land owner	Auction
Pending	Blue Earth	Medo	5	\$120,360	53 ±	\$2,271	5.7 ±	N/A	78.4	None	CREP Land with one area for a home	Hunter/Potential building site	Auction

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 & 2013) and # 8 of Americas "top 30 land auction houses" (2011, 2012 & 2013)!

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