

This sales report is a list of all arm length transactions. Not all sales will be found on this Sales Report.

**FOR THE FULL SALES REPORT SCROLL DOWN TO THE VIEW THE FOLLOWING PAGES**

For sales not found on this list, please utilize our Assessor website. Below are the instructions on how to access this information.

**How to find Worth County landowner property information using our website:**

1. Go to Worth County's website, [worthcountyiowa.gov](http://worthcountyiowa.gov) ⇨
2. Click on "Map & Online Services" ⇨
3. Click on "Worth County Property Assessment" ⇨
4. Click on "Real Estate Search" (blue bar on the left side of screen) ⇨
5. Enter Parcel #, Deed Holder (property owner), Contract Buyer, House Number, or Street Name ⇨
6. Click on "Display Results"

*Suggestions: The less information entered the better. (Ex: for someone living on 400 11<sup>th</sup> Street North, we suggest entering 11<sup>th</sup> St ). We abbreviate E, W, N, S, Ave, St, etc. and we do not use periods.*

**How to locate Sales Reports using our website:**

1. Go to Worth County's website, [worthcountyiowa.gov](http://worthcountyiowa.gov) ⇨
2. Click on "Forms & Documents" ⇨
3. Click on "Assessor" ⇨
4. Click on "Sales Report " for a specific year

**How to find aerial views of landowners (GIS) using our website:**

1. Go to Worth County's website, [worthcountyiowa.gov](http://worthcountyiowa.gov) ⇨
2. Click on "Map & Online Services" ⇨
3. Click on "Worth County GIS" ⇨
4. At the top of the screen, click on "Search" and type in a Name (property owner), Address or Parcel ID ⇨
5. Click on blue parcel ID number
6. Click on "Map" to get the aerial view

*Suggestions: The less information entered the better. (Ex: for someone living on 400 11<sup>th</sup> Street North, we suggest entering 11<sup>th</sup> St ). We abbreviate E, W, N, S, Ave, St, etc. and we do not use periods.*

<b>FERTILE</b>										
<u>DATE</u>	<u>SELLER</u>	<u>BUYER</u>	<u>ADDRESS</u>	<u>DESCRIPTION</u>	<u>SALES PRICE</u>	<u>LAND VAL</u>	<u>BLDG VAL</u>	<u>TOT. VAL</u>	<u>S. RATIO</u>	<u>REMARKS</u>
3/18/2022	Patrick Keefe	Matthew & Tracy Wiskus	102 N 2nd St	Rhodes Add., Lot 4, Blk 4	\$ 60,500	\$ 12,590	\$ 48,723	\$ 61,313	101%	1 1/2 St Fr - No B - 1900
5/4/2022	Logan & Merrgy Brown	Bradley Hatfield	101 Spring St	Orig., N 66' Lot 6 & W 24' Lot 7, Blk 5	\$ 143,000	\$ 10,395	\$ 107,097	\$ 117,492	82%	1 St Fr - Crawl - 1981
<b>GRAFTON</b>										
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3/11/2022	Mikel Urbatsch	Carol Koschmender	405 1st St	PAR 156.75' x 80' SE SE	\$ 150,000	\$ 6,480	\$ 101,482	\$ 107,962	72%	1 St Fr - 1/4 B - 1984
5/26/2022	Shellie & Brian Bakker	Justin North	605 Iowa St	PARS E & F in NE 1/4 10-98-19	\$ 225,000	\$ 21,405	\$ 115,118	\$ 136,523	61%	1 St Fr - 1/4 B - 1965
<b>HANLONTOWN</b>										
<u>DATE</u>	<u>SELLER</u>	<u>BUYER</u>	<u>ADDRESS</u>	<u>DESCRIPTION</u>	<u>SALES PRICE</u>	<u>LAND VAL</u>	<u>BLDG VAL</u>	<u>TOT. VAL</u>	<u>S. RATIO</u>	<u>REMARKS</u>
4/28/2022	Amy Sue Rippentrop	Melissa Kuhn-Schmidt	202 W 4th St	Original, Lots 7 & 8, Blk 22	\$ 110,000	\$ 13,160	\$ 47,399	\$ 60,559	55%	1 1/2 St Fr - B - 1910
5/4/2022	David & Barbara McClung	Dylan & Kelly Weiss	208 E 4th St	Original, Lots 7 & 8, Blk 19	\$ 165,000	\$ 13,125	\$ 96,879	\$ 110,004	67%	1 St Fr - B - 1977
<b>JOICE</b>										
<u>DATE</u>	<u>SELLER</u>	<u>BUYER</u>	<u>ADDRESS</u>	<u>DESCRIPTION</u>	<u>SALES PRICE</u>	<u>LAND VAL</u>	<u>BLDG VAL</u>	<u>TOT. VAL</u>	<u>S. RATIO</u>	<u>REMARKS</u>
<b>KENSETT</b>										









<u>LOTS</u>										
<u>DATE</u>	<u>SELLER</u>	<u>BUYER</u>	<u>ADDRESS</u>	<u>DESCRIPTION</u>	<u>SALES PRICE</u>	<u>LAND VAL</u>	<u>BLDG VAL</u>	<u>TOT. VAL</u>	<u>S. RATIO</u>	<u>REMARKS</u>
5/25/2022	Hengesteg & Nicholson	Ted & Marlene Stirling		Torgy's 1st, Lot 1 32-100-20	\$ 20,000	\$ 25,000	\$ -	\$ 25,000	125%	Vacant Lot
6/1/2022	Dan & Carolyn Reeder	Duane & Janelle Thompson	509 11th St N	Dwelle, Lot 1, Blk 27	\$ 21,000	\$ 4,999	\$ 4,677	\$ 9,676	46%	Detached Garage

<u>COMMERCIAL SALES</u>										
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								\$ -		
<u>GRAFTON</u>										
<u>DATE</u>	<u>SELLER</u>	<u>BUYER</u>	<u>ADDRESS</u>	<u>DESCRIPTION</u>	<u>SALES PRICE</u>	<u>LAND VAL</u>	<u>BLDG VAL</u>	<u>TOT. VAL</u>	<u>S. RATIO</u>	<u>REMARKS</u>
<u>HANLONTOWN</u>										
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<u>JOICE</u>										
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<u>KENSETT</u>										
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<u>MANLY</u>										
<u>DATE</u>	<u>SELLER</u>	<u>BUYER</u>	<u>ADDRESS</u>	<u>DESCRIPTION</u>	<u>SALES PRICE</u>	<u>LAND VAL</u>	<u>BLDG VAL</u>	<u>TOT. VAL</u>	<u>S. RATIO</u>	<u>REMARKS</u>
4/29/2022	Brian Brown	Roger & Charlene White	102 E South St	Orig., PAR in SW Corner, Blk 15	\$ 65,300	\$ 16,620	\$ 30,146	\$ 46,766	72%	1 ST - MTL/POLE - 2001
5/11/2022	Timothy & Joyce Hauge	Travis Nachazel & Amanda Winter	128 E Main St	Orig. Lots 37 & 38, Blk 11	\$ 30,000	\$ 6,666	\$ 23,355	\$ 30,021	100%	1 St Br - 1959
6/4/2022	Daniel Benjegerdes	Shannon Labarge	209 S Todd St	Orig., S 76.5' Lots 16 & 17, Blk 13	\$ 50,000	\$ 8,613	\$ 13,601	\$ 22,214	44%	2 St Fr - 1910 - 2 Apartments & Garage
<u>NORTHWOOD</u>										
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3/22/2022	Steven & Jill Weiner	Ashley & Matt Thompson	1809 Central Ave	Par 250' x 660' in NW of E 1/2 NW NE 33-100-20	\$ 228,500	\$ 23,865	\$ 117,138	\$ 141,003	62%	1 St Mtl/Stl - 1967
4/20/2022	Why Not Inc	Smith Services LLC	103-105 14th St S	Wood., Lot 2 & 3, Blk 3	\$ 25,000	\$ 8,184	\$ 26,132	\$ 34,316	137%	1 St Fr - B - 1900, Store - 1 St - Fr - 1965, Greenhouse - 1 St - FIB GLS - 1965, On Contract
	<b><u>RURAL</u></b>									
<b><u>DATE</u></b>	<b><u>SELLER</u></b>	<b><u>BUYER</u></b>	<b><u>ADDRESS</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>SALES PRICE</u></b>	<b><u>LAND VAL</u></b>	<b><u>BLDG VAL</u></b>	<b><u>TOT. VAL</u></b>		<b><u>REMARKS</u></b>

<u>RURAL RESIDENTIAL</u>									
<u>DATE</u>	<u>SELLER</u>	<u>BUYER</u>	<u>ADDRESS</u>	<u>DESCRIPTION</u>	<u>SALES PRICE</u>	<u>ASSESSED</u>		<u>S_RATIO</u>	<u>REMARKS</u>
						<u>VALUE</u>	<u>ACRES</u>		
1/13/2022	Nicole Johannsen & Eric Swan	Rilan & Montanna Ostrander	5061 Apricot Ave	PAR in SW NE 7-100-22	\$ 80,000	\$ 104,455	0.67	130.57%	1 St Fr - B - 1972, .67 net acres, no bldgs.
3/28/2022	Ryan & Alexa Weber	Andrew & Shelby Davis	3694 Mallard Ave	PAR in NE NE 24-98-21	\$ 290,000	\$ 158,270	3.09	54.58%	1 St Fr - B - Full Attic - 1952, 2.42 net acres, 2 bldgs.
5/20/2022	Anthony Todd Ranes	Hunter Robinson	514 475th St	PAR A in SW NW 26-100-22	\$ 237,000	\$ 177,473	9.13	74.88%	2 St Fr - B - 1900, 8.81 net acres, 5 bldgs.
5/29/1901	Arthur & Deborah Flattum	Chad Roche	4826 Finch Ave	PAR in NE SE & PAR in SE SE 23-100-22	\$ 22,500	\$ 61,095	7.66	271.53%	Junkyard - 6.99 net acres
5/31/2022	Paul Anderson et al	Larry & John Porter	4562 Zinnie Ave	PAR A in SE NE 1-99-19	\$ 374,000	\$ 234,839	6.66	62.79%	1 St Fr - B - Full Attic - 1880, 5.53 net acres, 5 bldgs.
6/29/2022	Dennis & Kim Mogk	Joshua Farris	4448 Ulmus Ave	PAR 222' x 300' in NE SE 8-99-19	\$ 25,000	\$ 68,684	1.53	274.74%	2 St Fr - B - 1910, 1.3 net acres

**WORTH COUNTY**

**SALES REPORT**

**7/5/2022**

<b>FARM SALES</b>									
<u>DATE</u>	<u>SELLER</u>	<u>BUYER</u>	<u>DESCRIPTION</u>	<u>SALES PRICE</u>	<u>PRICE/ACRE</u>	<u>AVG CSR2</u>	<u>ACRES SOLD</u>	<u>TOWN-SHIP</u>	<u>REMARKS</u>
1/14/2022	Brenda Tenold Moretz & Scott Moretz	Amos & Marna Groe	PAR in SE NW 18-100-21	\$125,000	\$ 7,180	53	17.41	Hartland	15.53 net acres, no bldgs.
2/28/2022	Bergan, Folkerts & Schumacher	Gaskill, Michael & Debra Joint Rev Trust	S 1/2 NE EX PAR A 3-99-22	\$605,800	\$ 9,694	84	62.49	Bristol	59.13 net acres, no bldgs.
3/1/2022	Bergan, Folkerts & Schumacher	Gaskill, Michael & Debra	N 1/2 NE EX PAR A 3-99-22	\$500,000	\$ 7,040	84	71.02	Bristol	70.01 net acres, no bldgs.
3/8/2022	Philbern, LLC	Clair Mummau	SE EX PAR A 16-99-22	\$1,850,000	\$ 11,812	83	156.62	Bristol	149.87 net acres, no bldgs.
4/7/2022	Fern Williland Rev Trust	Gary & Debby Garst	SW SE 23-99-22	\$378,000	\$ 9,450	76	40	Bristol	38 net acres, no bldgs.
4/7/2022	Gergory, Beau Jared & Dawn Jensen	Joshua Larson & Bobbie Kluver	PAR IN NW NW & PAR B 9-100-21 & PAR A NE NE 8-100-21	\$369,900	\$ 61,445	42	6.02	Hartland	1 1/2 St Fr - B - 1937, 5.59 net acres, 3 bldgs.
5/3/2022	Robert & Jana Ulrey	Holt Farms LLC	FRL NW NW 1-99-21, FRL NE NE EX PAR & E 14.6 A NE NE EX PAR 2-99-21	\$764,400	\$ 8,408	74	90.91	Brookfield	89.18 net acres, no bldgs.
6/8/2022	PDJJ Levang Farms LLC	Brakke, Barak	S 1/2 NW & 7 A off S NW NW, SW NE EX 14.54 A, W 665' of S 371' of SE NE 28-98-22	\$954,012	\$ 8,077	62	118.12	Fertile	116.95 acres, no bldgs.
6/9/2022	Fern Williland Rev Trust	Decker, Mark & Hansen Decker, Sherrie	PAR B 10-99-22	\$155,000	\$ 32,359		4.79	Bristol	4.35 net acres, 4 bldgs.