

County: 91 Book: 2018 Page: 2135 Sale Date: 10/17/2018 Rcd Date: 10/19/2018 Record #: 1 of 59
 Seller: PARDEKARA Buyer: PAULEY, THOMAS R. AND COLLEEN J.
 Legal Desc: E1/2NE1/433-1-10 School: 91-0002 Unit/Learning Comm: DOC-STAMP: 0.00
 Location ID: 001413800 Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
 Usability: 1 Code #: 4489 1 10 33 1 00000 1 000 4385
 Assessor Location: RURAL (RUR) Val_Grp: 6
 Address of Property : 33-1-10
 Assr. Comments : Joint tenancy warranty deed
Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

Assr Adj. Amount: \$0
 Adj. Sale Price: \$160,000

NonAg % of SaleAmt: (0 + 0) / (160,000 + 0) = 0%
 Price/Acre : (160,000 + (0)) / (77.84) = \$ 2,055
 Majority Land Use : 65.6% DRY

Form 521:
 Assessed Value/Date of Sale:

Land:	\$ 137,500
Imprmt:	\$ 0
Total:	\$ 137,500

Assessed Value/Current Year:

Land:	\$ 133,325
Imprmt:	\$ 0
Total:	\$ 133,325

	Value
Dwelling	0
Outbldg	0
Impr. Total	0

Non-Agricultural Real Property Land: (100%)

Acres Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 21.48 2D : 17.12 4D : 12.46	2G1: 0.97 2G : 2.68		1T : 0.35 3T : 1.24 4T : 21.54		
Irrg:	Dry : 51.06	Grs: 3.65	Crp : 0	Timbr: 23.13	Other: 0	

	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	2.00
Roads	

Non-Agland	2.00	0
Agland Tot.	77.84	133,325
TOT. LAND	79.84	133,325

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj) 133325/(160000 - 0 - 0 + 0) Ratio: 83.33
 County: 91 Book: 2018 Page: 2238 Sale Date: 11/01/2018 Rcd Date: Record #: 2 of 59

Seller: PAULEY KIDS CORP A NE CORP Buyer: JEBT, LTD
 Legal Desc: 17-04-12 E1/2 17-4-12 & W1/2NW1/4 AND W1/2SW1/4
 Location ID: 002501200 Sale No: School: 01-0123 Unit/Learning Comm: DOC-STAMP: 6,120.00
 Usability: 1 Code #: Parcel Number:
 Assessor Location: RURAL (RUR) Val_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
 Address of Property : 17-4-12 4129 4 12 17 0 00000 1 000 2842
 Assr. Comments : add'l locds: 002501000 - cont. 1. co
 iporation warranty deed
Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	10	

Assr Adj. Amount: \$-162,500
 Adj. Sale Price: \$2,557,308

NonAg % of SaleAmt: (0 + 0) / (2,719,808 + -162,500) = 0%
 Price/Acre : (2,719,808 + (-162,500)) / (473.68) = \$ 5,399
 Majority Land Use : 82.2% IRRGTD

Form 521:
 Assessed Value/Date of Sale:

Land:	\$ 2,018,270
Imprmt:	\$ 0
Total:	\$ 2,018,270

Assessed Value/Current Year:

Land:	\$ 1,864,420
Imprmt:	\$ 0
Total:	\$ 1,864,420

	Value
Dwelling	0
Outbldg	0
Impr. Total	0

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1A : 200.70 2A1 : 60.70 3A : 49.50 4A1 : 43.80 4A : 35.00	1G : 38.75 2G1: 11.90 3G : 11.50 4G1: 19.33 4G : 12.50				
Irrg: 389.70	Dry : 0	Grs: 83.98	Crp : 0	Timbr: 0	Other: 0	

	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	12.00
Roads	

Non-Agland	12.00	0
Agland Tot.	473.68	1,864,420
TOT. LAND	485.68	1,864,420

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj) 1864420/(2719808 - 0 - 0 + -162500) Ratio: 72.91

County: 91 Book: 2018 Page: 2396

Sale Date: 11/30/2018 Rcd Date:

Record #: 3 of 59

Seller: PAULEY KIDS CORP A NE CORP

Buyer: HEINRICH, RICHARD D., TRUSTEE

Legal Desc: NW1/4 18-4-12
Location ID: 002501600

School: 01-0123 Unit/Learning Comm:

DOC-STAMP: 1,602.00

Usability: 1

Sale No:
Code #:

Parcel Number:

Subdiv Area Blk Parcel
00000 1 000 3525

Assessor Location: RURAL (RUR)
Address of Property: 18-4-12

Val_Grp: 6

Geo Twn Rng Sect Qtr
4129 4 12 18 2

Assr. Comments: corporation warranty deed; adj for pivot

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$-95,000
Adj. Sale Price: \$616,238

NonAg % of SaleAmt: (0 + 0) / (711,238 + -95,000) = 0%
Price/Acre: (711,238 + (-95,000)) / (146.20) = \$ 4,215
Majority Land Use: 80.85% IRRGSTD

Form 521:

Total Purchase Price: \$ 711,238
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 711,238

Assessed Value/Date of Sale:
Land: \$ 621,085
Imprmt: \$ 0
Total: \$ 621,085

Assessed Value/Current Year:
Land: \$ 562,250
Imprmt: \$ 0
Total: \$ 562,250

Non-Agricultural Real Property Land: (100%)	Acres	Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A : 16.40 2A1 : 5.90 2A : 7.90 4A1 : 52.00 4A : 36.00			1C : 3.10 2C1 : 6.10 2C : 3.70 4C1 : 9.70 4C : 5.40			

Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads

Irrg: 118.20	Dry :	Grs:	Crp : 28.00	Timbr:	Other:

Non-Agland	2.00	0
Agland Tot	146.20	562,250
TOT. LAND	148.20	562,250

Ratio Formula: AglandTot/Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.)

Ratio: 91.24

County: 91 Book: 2019 Page: 5 Sale Date: 12/20/2018 Rcd Date: 01/02/2019 Record #: 4 of 59

Seller: JZ FARMS, LLC

Buyer: ZUELLNER, HEATH & TERRA

Legal Desc: 19-04-12 LOT 1 & 2 & PT 3 IN NW1/4 LESS 2.35 ACRE TRACT 19-4-12

Location ID: 002511200

Sale No: School: 01-0123

Unit/Learning Comm:

DOC-STAMP: 348.75

Usability: 1

Code #:

Parcel Number:

Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR)

Val_Grp: 6

Geo Twn Rng Sect Qtr
4129 4 12 19 2

00000 1 000 3595

Address of Property: 19-4-12

Assr. Comments: jwd

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

NonAg % of SaleAmt: (0 + 0) / (154,200 + 0) = 0%

Price/Acre: (154,200 + (0)) / (80.86) = \$ 1,907

Majority Land Use: 20.84% GRASS

Form 521:

Total Purchase Price: \$ 154,200
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 154,200

Assessed Value/Date of Sale:
Land: \$ 131,320
Imprmt: \$ 0
Total: \$ 131,320

Assessed Value/Current Year:
Land: \$ 127,035
Imprmt: \$ 0
Total: \$ 127,035

Non-Agricultural Real Property Land: (100%)	Acres	Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A : 9.77 4A1 : 2.40 4A : 0.29	1D : 10.69 3D : 1.87 4D : 2.73	1G1: 7.70 1G : 6.63 2G1: 2.52			Ac: : 4.59 Wst: : 31.33	

Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads

Irrg: 12.46	Dry: 15.29	Grs: 16.85	Crp :	Timbr:	Other: 35.92

Non-Agland	1.83	0
Agland Tot	80.86	127,035
TOT. LAND	82.69	127,035

Ratio Formula: AglandTot/Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.)

Ratio: 82.38

PAD: QUALIFIED AG-UN SALE ROSTER :2022
CONTAINING SALES FROM 10/01/2018 THRU 09/30/2021 Posted Before 04/11/2022

County: 91 Book: 2018 Page: 2532
Seller: ALEXANDER, SUSAN%
Legal Desc: NE1/4 36-2-9
Location ID: 001115400
Usability: 1
Assessor Location: RURAL (RUR)
Address of Property: 36-2-9
Assr. Comments: wd

Buyer: HYNNEK, MICHAEL L.

Sale Date: 12/21/2018 Rcd Date: 12/27/2018 Record #: 5 of 59
School: 65-0011 Unif/Learning Comm: DOC-STAMP: 756.00
Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4375 2 9 36 1 00000 1 000 1755

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$0
Adj. Sale Price: \$336,000

NonAg % of SaleAmt: (0 + 0) / (336,000 + 0) = 0%
Price/Acre : (336,000 + (0)) / (156,000) = \$ 2,154
Majority Land Use : 89.1% GRASS

Form 521:
Assessed Value/Date of Sale:

Land:	\$ 238,180
Imprmt:	\$ 0
Total:	\$ 238,180

Assessed Value/Current Year:

Land:	\$ 231,745
Imprmt:	\$ 0
Total:	\$ 231,745

Non-Agricultural
Real Property Land: (100%)

Acres	Value
Dwelling	0
Outbldg	0
Impr. Total	0

Total Purchase Price: \$336,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$336,000

Non-Agland	4.00	0
Agland Tot	156.00	231,745
TOT. LAND	160.00	231,745

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 5.00 3D : 4.00 4D : 8.00	1G1: 79.00 2G1: 50.00 2G : 10.00				
Irrg:	Dry : 17.00	Grs: 139.00	Crp :	Timbr:	Other :	

Ratio Formula: Agl and Tot / (Adj. Pur Price - Imprv. - NonTotAmt + Assessor Adj.) 231745 / (336000 - 0 - 0 + 0)

Ratio: 68.97

County: 91 Book: 2018 Page: 2551

Sale Date: 12/31/2018 Rcd Date:

Record #: 6 of 59

Seller: MINO, JOHN A - TRUSTEE

Buyer: BOHRER, ROGER L & LILA J

Legal Desc: LOTS 13-24 BLOCK 1 FAIRVIEW SUBDIVISION RED CLOUD
Location ID: 000171100

School: 91-0002 Unif/Learning Comm:

DOC-STAMP: 15.75

Usability: 1 Code #: Parcel Number:
Assessor Location: RURAL (RUR) Val_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4491 1 11 00 0 10125 1 001 0000

Assr. Comments : add'l locids: 000171300-000171500-300

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	1	1	6	3

Assr Adj. Amount: \$0
Adj. Sale Price: \$6,500
NonAg % of SaleAmt: (0 + 0) / (6,500 + 0) = 0%
Price/Acre : (6,500 + (0)) / (526) = \$ 1236
Majority Land Use : 81.37% DRY

Form 521:
Assessed Value/Date of Sale:

Land:	\$ 11,090
Imprmt:	\$ 0
Total:	\$ 11,090

Assessed Value/Current Year:

Land:	\$ 13,600
Imprmt:	\$ 0
Total:	\$ 13,600

Non-Agricultural
Real Property Land: (100%)

Acres	Value
Dwelling	0
Outbldg	0
Impr. Total	0

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	2D : 4.28	2G : 0.98				
Irrg:	Dry : 4.28	Grs: 0.98	Crp :	Timbr:	Other :	

Ratio Formula: Agl and Tot / (Adj. Pur Price - Imprv. - NonTotAmt + Assessor Adj.) 13600 / (6500 - 0 - 0 + 0)

Ratio: 209.23

Non-Agland	0.00	0
Agland Tot	5.26	13,600
TOT. LAND	5.26	13,600

County: 91 Book: 2019 Page: 44 Sale Date: 01/07/2019 Rcd Date: 01/08/2019 Record #: 7 of 59

Seller: GRANSTROM, JAMES J Buyer: GRANSTROM, JAMES J

Legal Desc: 33-03-11 NE1/4 33-3-11

Location ID: 0020005501 Sale No: School: 91-0002 Unit/Learning Comm: DOC-STAMP: 2,193.75

Usability: 1 Code #: Parcel Number:

Assessor Location: RURAL (RUR) Val_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4245 3 11 33 0 00000 1 000 9885

Address of Property : 33-3-11

Assr. Comments : wd

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
City Size	Parcel Size		
10	10		

Assr Adj. Amount: \$0
Adj. Sale Price: \$975,000

NonAg % of SaleAmt: (0 + 0) / (975,000 + 0) = 0%
Price/Acre : (975,000 + (0)) / (156.37) = \$ 6,235
Majority Land Use : 82.16% DRRGTD

Form 521:

Total Purchase Price: \$1,020,500
Non-Real Property: \$45,500
Adj. Purchase Price: \$975,000

Assessed Value/Date of Sale:
Land: \$ 614,855
Imprmt: \$ 0
Total: \$ 614,855

Assessed Value/Current Year:
Land: \$ 625,950
Imprmt: \$ 0
Total: \$ 625,950

Non-Agricultural
Real Property Land: (100%)
Acres Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A : 37.79 3A1: 3.07 3A : 20.88 4A1: 19.83 4A : 46.90	1D : 12.48 3D1: 0.12 3D : 7.78 4D1: 1.68 4D : 5.84					

Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads
3.99					

Irrg: 128.47 Dry: 27.90

Grs: Crp: Tmbr: Othr:

Ratio Formula: AgLandTot/Adj Pur Price - Imprv. - NonTotAmt + Assessor Adj.) 625950/(975000 - 0 - 0 + 0)

Ratio: 64.20

County: 91 Book: 2019 Page: 50 Sale Date: 01/11/2019 Rcd Date: Record #: 8 of 59

Seller: HOFSTETTER, WILLIAM & LYNETTE (%) Buyer: HERZ, KENNETH R. & GLENDA S.

Legal Desc: TRACT IN SE1/4 35-4-9

Location ID: 001316600

Usability: 1 Sale No: School: 65-0005 Unit/Learning Comm: 652005 DOC-STAMP: 346.00

Assessor Location: RURAL (RUR) Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
Address of Property : 35-4-9 Val_Grp: 6 4135 4 9 35 4 00000 1 000 3560

Assr. Comments : wd

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
City Size	Parcel Size		
9	9		

Dwelling	Outbldg	Impr. Total
0	0	0

Assr Adj. Amount: \$0
Adj. Sale Price: \$153,900

NonAg % of SaleAmt: (0 + 0) / (153,900 + 0) = 0%
Price/Acre : (153,900 + (0)) / (54.65) = \$ 2,816
Majority Land Use : 87.54% DRY

Assessed Value/Date of Sale:
Land: \$ 104,745
Imprmt: \$ 0
Total: \$ 104,745

Non-Agricultural
Real Property Land: (100%)
Acres Value

Form 521:

Assessed Value/Current Year:
Land: \$ 125,770
Imprmt: \$ 0
Total: \$ 125,770

Total Purchase Price: \$153,900
Non-Real Property: \$0
Adj. Purchase Price: \$153,900

Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads
2.32					

Agricultural Land Acres:		Irrigated		Dry		Grass		CRP		Timber		Other		Misc.	
1D	2D	3D	4D	1T	3T	4T	IT	3T	4T	OT	MS	OT	MS	OT	MS
27.90	18.57		1.37	0.14	0.35	6.60	0.14	0.35	6.60						

Irrg: Dry: 47.84 Grs: Crp: Tmbr: 7.09 Othr: Ratio Formula: AgLandTot/Adj Pur Price - Imprv. - NonTotAmt + Assessor Adj.) 125770/(153900 - 0 - 0 + 0)

Ratio: 81.72

County: 91 Book: 2019 Page: 310 Sale Date: 02/07/2019 Recd Date: Record #: 11 of 59

Seller: KNEHANS, DOUGLAS L & LINDA Buyer: SCHRINER, HAROLD D & GAIL M

Legal Desc: N1/2 26-3-9 LBSS A TRACT

Location ID: 0012111301 Sale No: 44 School: 65-0011 Unit/Learning Comm: DOC-STAMP: 1,314.00

Usability: 1 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val_Grp: 6 0000 00 00 0 00000 1 000 0000

Address of Property:

Assr. Comments : wd

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		6

Assr Adj. Amount: \$0
Adj. Sale Price: \$583,050
NonAg % of Saleamt: (0+0)/(583,050+0) = 0%
Price/Acre: (583,050+(0))/(303.30) = \$ 1,922
Majority Land Use: 55.49% GRASS

Form 521:

Total Purchase Price: \$ 583,050
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 583,050

Assessed Value/Date of Sale:

Land: \$ 508,995
Imprmt: \$ 0
Total: \$ 508,995

Assessed Value/Current Year:

Land: \$ 565,265
Imprmt: \$ 0
Total: \$ 565,265

**Non-Agricultural
Real Property Land: (100%)**
Acres Value

Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	6.71
Roads	
Non-Agland	6.71
Agland Tot	303.30
TOT. LAND	310.01

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Value	
							Non-Agland	Agland Tot
	ID : 62.41 2D1 : 13.57 2D : 39.47 4D1 : 0.15 4D : 13.93	1G1: 105.50 1G : 22.97 2G1: 39.84			Wst. : 5.45		6.71	0
Irrg:	Dry : 129.53	Grs: 168.31	Crp :	Timbr:	Other: 5.45		310.01	565,265

Ratio Formula: Agl.LandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 565265/(583050 - 0 - 0 + 0) Ratio: 96.95

County: 91 Book: 2019 Page: 414 Sale Date: 02/18/2019 Recd Date: 02/22/2019 Record #: 12 of 59

Seller: MCCAULEY, WILLIAM DEFOREST JR -TRUS Buyer: JOHNSON, LEE C & LINDA A L & L JOHN

Legal Desc: 21-04-09 N1/2SE1/4 & NE1/4 21-4-9 (FARM 4717)

Location ID: 001310000 Sale No: School: 65-0005 Unit/Learning Comm: 652005 DOC-STAMP: 95625

Usability: 1 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val_Grp: 6 4135 4 9 21 0 00000 1 000 000

Address of Property: 21-4-9

Assr. Comments : trustees deed

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		10

Assr Adj. Amount: \$0
Adj. Sale Price: \$424,694
NonAg % of Saleamt: (0+0)/(424,694+0) = 0%
Price/Acre: (424,694+(0))/(237.32) = \$ 1,790
Majority Land Use: 55.64% DRY

Form 521:

Total Purchase Price: \$ 424,694
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 424,694

Assessed Value/Date of Sale:

Land: \$ 390,455
Imprmt: \$ 0
Total: \$ 390,455

Assessed Value/Current Year:

Land: \$ 456,025
Imprmt: \$ 0
Total: \$ 456,025

**Non-Agricultural
Real Property Land: (100%)**
Acres Value

Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	3.01
Roads	
Non-Agland	3.01
Agland Tot	237.32
TOT. LAND	240.33

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Value	
							Non-Agland	Agland Tot
	2D1 : 9.40 2D : 104.70 4D1 : 11.65 4D : 6.30	1G1: 95.41 2G1: 9.05			Wst. : 7.00		3.01	0
Irrg:	Dry : 132.05	Grs: 104.46	Crp :	Timbr:	Other: 7.00		240.33	456,025

Ratio Formula: Agl.LandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 456025/(424694 - 0 - 0 + 0) Ratio: 107.38

County: 91 **Book:** 2019 **Page:** 494 **Sale Date:** 03/01/2019 **Recd Date:** **Record #:** 13 of 59
Seller: ECKHARDT, JOHN ECKHARDT, LAWRENCE R **Buyer:** ECKHARDT, GORDON
Legal Desc: 07-01-12 PR LOTS 10 & 11 & ALL 12 & 13 IN SW1/4 7-1-12
Location ID: 002201700 **School:** 91-0002 **Unit/Learning Comm:** DOC-STAMP: 407.25
Usability: 1 **Code #:** **Parcel Number:**
Assessor Location: RURAL (RUR) **Geo:** TwN **Rng:** 12 **Sect:** 7 **Qtr:** 3 **Subdiv:** Area **Area:** 000 **Blk:** 000 **Parcel:** 1075
Address of Property: 7-1-12
Assr. Comments: wd

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			City Size
			Parcel Size
			9

Asst Adj. Amount: \$0
Adj. Sale Price: \$180,700

NonAg % of SaleAmt: (0+0)/(180,700+0) = 0%
Price/Acre: (180,700+(0))/(137,00) = \$1,319
Majority Land Use: 66.86% GRASS

Form 521:

Total Purchase Price: \$180,700
Non-Real Property: \$0
Adj. Purchase Price: \$180,700

Assessed Value/Date of Sale:
Land: \$131,130
Imprmt: \$0
Total: \$131,130

Assessed Value/Current Year:
Land: \$126,880
Imprmt: \$0
Total: \$126,880

Non-Agricultural Real Property Land: (100%)
Acres Value

Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	2.00
Non-Agland	2.00
Agland Tot.	137.00
TOT. LAND	139.00

Agricultural Land Acres:		Grass	CRP	Timber	Other	Misc.
Irrigated	Dry	1G : 60.00 4G1: 30.00 4G : 29.00			Ac. : 1.00 Wst. : 17.00	
Irrg:	Dry:	Grs: 119.00	Crp :	Timbr:	Othr: 18.00	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 126880/(180700 - 0 - 0 + 0) **Ratio:** 70.22

County: 91 **Book:** 2019 **Page:** 635 **Sale Date:** 03/15/2019 **Recd Date:** 03/20/2019 **Record #:** 14 of 59
Seller: L & L JOHNSON FARMS INC **Buyer:** MOHLING, BRETTW & HEATHER L
Legal Desc: 03-03-11 NE1/4 3-3-11
Location ID: 002006800 **Sale No.:** School: 01-0123 **Unit/Learning Comm:** DOC-STAMP: 648.00
Usability: 1 **Code #:** **Parcel Number:**
Assessor Location: RURAL (RUR) **Geo:** TwN **Rng:** 11 **Sect:** 3 **Qtr:** 1 **Subdiv:** Area **Area:** 000 **Blk:** 000 **Parcel:** 9250
Address of Property: 3-3-11 **Val_Grp:** 6 **4245** **3** **11** **3** **1** **00000** **1**
Assr. Comments: wd

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			City Size
			Parcel Size
			9

Asst Adj. Amount: \$0
Adj. Sale Price: \$288,000

NonAg % of SaleAmt: (0+0)/(288,000+0) = 0%
Price/Acre: (288,000+(0))/(151,00) = \$1,907
Majority Land Use: 97.35% GRASS

Form 521:

Total Purchase Price: \$288,000
Non-Real Property: \$0
Adj. Purchase Price: \$288,000

Assessed Value/Date of Sale:
Land: \$201,375
Imprmt: \$0
Total: \$201,375

Assessed Value/Current Year:
Land: \$206,920
Imprmt: \$0
Total: \$206,920

Non-Agricultural Real Property Land: (100%)
Acres Value

Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	4.00
Non-Agland	4.00
Agland Tot.	151.00
TOT. LAND	155.00

Agricultural Land Acres:		Grass	CRP	Timber	Other	Misc.
Irrigated	Dry	1G1: 91.00 2G1: 54.00 3G1: 2.00			Wst. : 4.00	
Irrg:	Dry:	Grs: 147.00	Crp :	Timbr:	Othr: 4.00	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 206920/(288000 - 0 - 0 + 0) **Ratio:** 71.85

County: 91 Book: 2019 Page: 1039 Sale Date: 05/01/2019 Rcd Date: 05/03/2019 Record #: 15 of 59

Seller: MUHLEISEN, LAVERN, TRUSTEE C O CARL Buyer: JESSKE, JUDSON SELF-DIRECTED IRA

Legal Desc: 28-04-10 A TRACT IN NE1/4 28-4-10 School: 91-0074 Unit/Learning Comm: DOC-STAMP: 405.00

Location ID: 001710401 Sale No: 100 Parcel Number:
 Usability: 1 Code #: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
 Assessor Location: RURAL (RUR) Val_Grp: 6 0000 4 10 28 0 00000 1 1 000 0000
 Address of Property: Property Classification Code/Current Assessment Year:
 Assr. Comments : wtd Status Prop Type Zoning Location City Size Parcel Size

2	05	5	3	9
---	----	---	---	---

Assr Adj. Amount: \$0
 Adj. Sale Price: \$180,000
 NonAg % of SaleAmt: (0 + 0) / (180,000 + 0) = 0%
 Price/Acre : (180,000 + (0)) / (46.12) = \$ 3,903
 Majority Land Use : 100% DRY

Form 521:
 Total Purchase Price: \$180,000
 Non-Real Property: \$0
 Adj. Purchase Price: \$180,000
Assessed Value/Date of Sale:
 Land: \$103,335
 Imprmt: \$0
 Total: \$103,335

Assessed Value/Current Year:
 Land: \$118,005
 Imprmt: \$0
 Total: \$118,005

Non-Agricultural
 Real Property Land: (100%)
 Acres Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID1 : 23.94 ID : 49.57 4D1 : 4.96 4D : 3.42					
Irrg:	Dry : 46.12	Grs:	Crp :	Timbr:	Other:	

Ratio Formula: AgLandTot/(Adj_Pur_Price - Imprv. - NonTotAmt + Assessor Adj.) 118005/(180000 - 0 - 0 + 0) Ratio: 65.56

County: 91 Book: 2019 Page: 1041 Sale Date: 05/01/2019 Rcd Date: 05/03/2019 Record #: 16 of 59

Seller: MUHLEISEN, LAVERN, TRUSTEE C O CARL Buyer: JESSKE, JUDSON J

Legal Desc: 28-04-10 A TRACT IN NE1/4 LESS 28-4-10 School: 91-0074 Unit/Learning Comm: DOC-STAMP: 495.00

Location ID: 001710400 Sale No: Parcel Number:
 Usability: 1 Code #: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
 Assessor Location: RURAL (RUR) Val_Grp: 6 4133 4 10 28 1 00000 1 1 000 7070
 Address of Property : 28-4-10 Property Classification Code/Current Assessment Year:
 Assr. Comments : wtd Status Prop Type Zoning Location City Size Parcel Size

2	05	5	3	9
---	----	---	---	---

Assr Adj. Amount: \$0
 Adj. Sale Price: \$220,000
 NonAg % of SaleAmt: (0 + 0) / (220,000 + 0) = 0%
 Price/Acre : (220,000 + (0)) / (81.17) = \$ 2,710
 Majority Land Use : 98.64% DRY

Form 521:
 Total Purchase Price: \$220,000
 Non-Real Property: \$0
 Adj. Purchase Price: \$220,000
Assessed Value/Date of Sale:
 Land: \$185,735
 Imprmt: \$0
 Total: \$185,735

Assessed Value/Current Year:
 Land: \$217,300
 Imprmt: \$0
 Total: \$217,300

Non-Agricultural
 Real Property Land: (100%)
 Acres Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID1 : 23.94 ID : 49.57 2D : 2.70 4D : 3.86	1G1 : 0.21 1G : 0.24 2G : 0.01 4G : 0.64				
Irrg:	Dry : 80.07	Grs: 1.10	Crp :	Timbr:	Other:	

Ratio Formula: AgLandTot/(Adj_Pur_Price - Imprv. - NonTotAmt + Assessor Adj.) 217300/(220000 - 0 - 0 + 0) Ratio: 98.77

Dwelling	0
Outblde	0
Impr. Total	0

Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	1.96
Roads	

Non-Agland	1.96	0
Agland Tot	81.17	217,300
TOT. LAND	83.13	217,300

County: 91 Book: 2019 Page: 1793 Sale Date: 07/20/2019 Rcd Date: 07/30/2019 Record #: 17 of 59

Seller: WILHELMS, GARY Buyer: KOHNETSCHER, TRENT

Legal Desc: 19-04-09 E1/2SE1/4 19-4-9 School: 91-0074 Unit/Learning Comm: DOC-STAMP: 425.25

Location ID: 001309400 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
Usability: 1 Val_Grp: 6 4135 4 9 19 4 00000 1 000 3155

Assessor Location: RURAL (RUR)

Address of Property: 19-4-9

Assr. Comments: wtd

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			City Size
			Parcel Size

Assr Adj. Amount: \$0
Adj. Sale Price: \$188,640

NonAg % of SaleAmt: (0 + 0) / (188,640 + 0) = 0%
Price/Acre: (188,640 + (0)) / (79.51) = \$ 2,373
Majority Land Use: 50.42% DRY

Form 521:

Total Purchase Price: \$ 188,640
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 188,640

Assessed Value/Date of Sale:
Land: \$ 121,895
Imprmt: \$ 0
Total: \$ 121,895

Assessed Value/Current Year:
Land: \$ 148,925
Imprmt: \$ 0
Total: \$ 148,925

Non-Agricultural
Real Property Land: (100%)
Acres Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 1.90 2D1 : 2.52 2D : 32.33 3D1 : 2.84 4D : 0.50	IG1: 34.74 2G1: 1.68			Wst.: 3.00	
Irrg:	Dry : 40.09	Grs: 36.42	Crp :	Timbr:	Othr: 3.00	
Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 148925/(188640 - 0 - 0 + 0) Ratio: 78.95						

County: 91 Book: 2019 Page: 2149 Sale Date: 08/30/2019 Rcd Date: 09/06/2019 Record #: 18 of 59

Seller: HARVEY, DIANE Buyer: KRUEGER, PAUL D & BARBARA J, REV TR

Legal Desc: 03-04-11 E1/2NE1/4 3-4-11 School: 01-0123 Unit/Learning Comm: DOC-STAMP: 1,026.00

Location ID: 002100400 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
Usability: 1 Val_Grp: 6 4131 4 11 3 0 00000 1 000 7004

Assessor Location: RURAL (RUR)

Address of Property: 3-4-11

Assr. Comments: wtd

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			City Size
			Parcel Size

Assr Adj. Amount: \$0
Adj. Sale Price: \$456,000

NonAg % of SaleAmt: (0 + 0) / (456,000 + 0) = 0%
Price/Acre: (456,000 + (0)) / (81.40) = \$ 5,602
Majority Land Use: 82.56% IRRGTD

Form 521:

Total Purchase Price: \$ 456,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 456,000

Assessed Value/Date of Sale:
Land: \$ 328,245
Imprmt: \$ 0
Total: \$ 328,245

Assessed Value/Current Year:
Land: \$ 340,695
Imprmt: \$ 0
Total: \$ 340,695

Non-Agricultural
Real Property Land: (100%)
Acres Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1 : 7.00 1A : 50.80 4A1 : 9.40	ID1 : 0.50 ID : 11.99 4D1 : 1.00				Wst.: 0.71	
Irrg: 67.20	Dry : 13.49	Grs:	Crp :	Timbr:	Othr: 0.71	
Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 340695/(456000 - 0 - 0 + 0) Ratio: 74.71						

Non-Agricultural	
Real Property Land: (100%)	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	3.00
Non-Agland	3.00
Agland Tot.	81.40
TOT. LAND	84.40

County: 91 Book: 2020 Page: 209 Sale Date: 01/27/2020 Rctd Date: Record #: 19 of 59

Seller: CORNETT, CONNIE MOSER, ALEX

Buyer: OHMSTEDDE CATTLE COMPANY, LLC

Legal Desc: LOTS 12 & 13 & THAT PART LYING WEST OF MINNIE CREEK IN LOT 14 & 15 OF BLK 1 GUIDE ROCK VANGES 2ND ADD

Location ID: 000614200

Sale No:

School: 65-0011

Unif/Learning Comm:

DOC-STAMP: 2.25

Usability: 1

Code #:

Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR)

Val_Grp: 6

4487 1 9 00 0 40015 1 001 0000

Address of Property: S NEBRASKA ST

Assr. Comments: wd

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	1	1	7	6

Assr Adj. Amount: \$0
Adj. Sale Price: \$1,000

NonAg % of SaleAmt: (0 + 0) / (1,000 + 0) = 0%
Price/Acre: (1,000 + (0)) / (5.50) = \$ 182
Majority Land Use : 18.18% DRY

Form 521:

Total Purchase Price: \$ 1,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 1,000

Assessed Value/Date of Sale:
Land: \$ 3,145
Imprmt: \$ 0
Total: \$ 3,145

Assessed Value/Current Year:
Land: \$ 4,005
Imprmt: \$ 0
Total: \$ 4,005

Non-Agricultural
Real Property Land: (100%)
Acres Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site Farm Site Recreation WRP Non Ag Other Roads	Non-Agland Agl and Tot TOT. LAND	0 5.50 4,005
	ID : 1.00				Wst : 4.50				
Irrg:	Dry : 1.00	Grs:	Crp :	Timbr:	Othr : 4.50				

Ratio Formula: Agl and Tot / (Adj. Pur Price - Imprv. - Non Tot Amt + Assessor Adj.) 4005 / (1000 - 0 - 0 + 0)

Ratio: 400.50

County: 91 Book: 2020 Page: 213 Sale Date: 01/28/2020 Rctd Date: Record #: 20 of 59

Seller: KRUEGER, MARIEL J %

Buyer: KOHNETSCHER, TRENT J KOHNETSCHER, T

Legal Desc: 36-04-10 PT OF E1/2 NE1/4 36-4-10

Location ID: 001718802

Sale No:

School: 91-0074

Unif/Learning Comm:

DOC-STAMP: 567.00

Usability: 1

Code #:

Parcel Number:

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR)

Val_Grp: 6

4133 4 10 36 1 00000 1 000 0000

Address of Property:

Assr. Comments: wd

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

Assr Adj. Amount: \$0
Adj. Sale Price: \$251,172

NonAg % of SaleAmt: (0 + 0) / (251,172 + 0) = 0%
Price/Acre: (251,172 + (0)) / (67.34) = \$ 3,730
Majority Land Use : 100% DRY

Form 521:

Total Purchase Price: \$ 251,172
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 251,172

Assessed Value/Date of Sale:
Land: \$ 146,345
Imprmt: \$ 0
Total: \$ 146,345

Assessed Value/Current Year:
Land: \$ 166,310
Imprmt: \$ 0
Total: \$ 166,310

Non-Agricultural
Real Property Land: (100%)
Acres Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site Farm Site Recreation WRP Non Ag Other Roads	Non-Agland Agl and Tot TOT. LAND	0 67.34 166,310
	ID1 : 40.92 3D1 : 9.62 3D : 2.68 4D : 14.12								
Irrg:	Dry : 67.34	Grs:	Crp :	Timbr:	Othr :				

Ratio Formula: Agl and Tot / (Adj. Pur Price - Imprv. - Non Tot Amt + Assessor Adj.) 166310 / (251172 - 0 - 0 + 0)

Ratio: 66.21

County: 91 Book: 2020 Page: 714 Sale Date: 02/11/2020 Rcd Date: 03/30/2020 Record #: 21 of 59

Seller: NIKODYM, JOHN & JANICE
Buyer: ARMSTRONG, RICHARD L

Legal Desc: 11-02-11 W1/2SE1/4 11-2-11
School: 91-0002 Unif/Learning Comm: DOC-STAMP: 387.00

Location ID: 001906201 Sale No: 65
Usability: 1 Code #: Parcel Number:
Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
Address of Property: Val_Grp: 6 0000 2 11 0 00000 1 000 0000
Assr. Comments: wd
Property Classification Code/Current Assessment Year:
Status Prop Type Zoning Location City Size Parcel Size

2	05	5	3		9
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Assr Adj. Amount: \$0
Adj. Sale Price: \$172,000
Non Ag % of SaleAmt: (0 + 0) / (172,000 + 0) = 0%
Price/Acre: (172,000 + (0)) / (79.99) = \$ 2,150
Majority Land Use: 61.3% DRY

Form 521: Assessed Value/Date of Sale:

Total Purchase Price: \$ 172,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 172,000

Land:	\$ 147,560
Imprmt:	\$ 0
Total:	\$ 147,560

Land:	\$ 157,395
Imprmt:	\$ 0
Total:	\$ 157,395

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site Farm Site Recreation WRP Non Ag Other Roads	Non-Agricultural Real Property Land: (100%) Acres	Value
	ID : 33.41 4D : 15.62	1G1: 21.16 1G : 0.32 2G1: 1.56 4G1: 1.98 4G : 4.05			Wst : 1.89				
Irrg:	Dry : 49.03	Grs: 29.07	Crp :	Timbr:	Ohtr: 1.89				
Ratio Formula: AgLandTot/(Adj.Pur Price - Imprv. - NonTotAmt + Assessor Adj.)							157395/(172000 - 0 - 0 + 0)	Ratio:	91.51

County: 91 Book: 2020 Page: 501 Sale Date: 03/02/2020 Rcd Date: 03/03/2020 Record #: 22 of 59

Seller: PEASE, JANE A JEAN
Buyer: LEONARD IV, DANIEL GORSUCH, LEVI T

Legal Desc: 32-01-12 NW1/4 32-1-12
Location ID: 002205200 Sale No: School: 91-0002 Unif/Learning Comm: DOC-STAMP: 596.25
Usability: 1 Code #: Parcel Number:
Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
Address of Property: 32-1-12 Val_Grp: 6 4493 1 12 32 2 00000 1 000 1510
Assr. Comments: personal representative's deed
Property Classification Code/Current Assessment Year:

2	05	5	3		9
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Assr Adj. Amount: \$0
Adj. Sale Price: \$265,000
Non Ag % of SaleAmt: (0 + 0) / (265,000 + 0) = 0%
Price/Acre: (265,000 + (0)) / (158.00) = \$ 1,677
Majority Land Use: 100% GRASS

Form 521: Assessed Value/Date of Sale:

Total Purchase Price: \$ 265,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 265,000

Land:	\$ 215,670
Imprmt:	\$ 0
Total:	\$ 215,670

Land:	\$ 221,200
Imprmt:	\$ 0
Total:	\$ 221,200

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site Farm Site Recreation WRP Non Ag Other Roads	Non-Agricultural Real Property Land: (100%) Acres	Value
		1G1: 46.00 2G1: 50.00 3G1: 62.00							
Irrg:	Dry :	Grs: 158.00	Crp :	Timbr:	Ohtr :				
Ratio Formula: AgLandTot/(Adj.Pur Price - Imprv. - NonTotAmt + Assessor Adj.)							221200/(265000 - 0 - 0 + 0)	Ratio:	83.47

Non-Agricultural Real Property Land: (100%) Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	2.00
Non-Agland	2.00
AgLand Tot	158.00
TOT. LAND	160.00
	221,200

County: 91 **Book:** 2020 **Page:** 573 **Sale Date:** 03/03/2020 **Recd Date:** 03/16/2020 **Record #:** 23 of 59
Seller: PHEL, ROBERT & BRENDA (DN) **Buyer:** ONKEN, BENJAMIN W & ARMESHIA D
Legal Desc: 30-04-10 SW1/4 30-4-10 **School:** 91-0074 **Unit/Learning Comm:** DOC-STAMP: 945.00
Location ID: 001717101 **Sale No:** 57
Usability: 1 **Code #:** **Parcel Number:**
 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
 0000 4 10 30 0 00000 1 000 0000
Assessor Location: RURAL (RUR) **Val_Grp:** 6
Address of Property:
Assr. Comments: jwcd
Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	10	

Assr Adj. Amount: \$0
Adj. Sale Price: \$420,000
 NonAg % of SaleAmt: (0 + 0) / (420,000 + 0) = 0%
 Price/Acre: (420,000 + (0)) / (346,730) = \$1,211.35
 Majority Land Use: 88.11% DRY

Form 521: **Assessed Value/Date of Sale:**

Total Purchase Price: \$420,000
Non-Real Property: \$0
Adj. Purchase Price: \$420,000

Land: \$316,765
Imprmt: \$0
Total: \$316,765

Land: \$346,730
Imprmt: \$0
Total: \$346,730

Non-Agricultural
Real Property Land: (100%)
 Acres Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
Irrg:	Dry: 137.85	Gr: 12.20	Crp:	Timbr: 6.40	Other:	
ID1 : 22.58	IG1: 7.25	IT1 : 0.11				
ID : 40.29	IG : 0.41	IT : 2.07				
2D1 : 2.00	2GI: 4.54	3T1 : 0.12				
2D : 0.04		4T1 : 2.47				
3D1 : 34.89		4T : 1.63				
4D1 : 31.28						
4D : 6.77						
Ratio Formula: AglLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 346730/(420000 - 0 - 0 + 0) Ratio: 82.55						

County: 91 **Book:** 2020 **Page:** 757 **Sale Date:** 04/01/2020 **Recd Date:** Record #: 24 of 59

Seller: WILCOXSON, BRUCE **Buyer:** DINKLER, SCOTT JOHN & LACILYNN, TR
Legal Desc: 27-03-12 SE1/4 27-3-12
Location ID: 002410600 **Sale No:** **School:** 01-0123 **Unit/Learning Comm:** DOC-STAMP: 0.00
Usability: 1 **Code #:** **Parcel Number:**
 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
 4247 3 12 27 3 00000 1 000 2960
Assessor Location: RURAL (RUR) **Val_Grp:** 6
Address of Property: 27-3-12
Assr. Comments: notice of sale of real estate
Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

Assr Adj. Amount: \$0
Adj. Sale Price: \$287,500
 NonAg % of SaleAmt: (0 + 0) / (287,500 + 0) = 0%
 Price/Acre: (287,500 + (0)) / (151,000) = \$1,904
 Majority Land Use: 85.43% DRY

Form 521: **Assessed Value/Date of Sale:**

Total Purchase Price: \$287,500
Non-Real Property: \$0
Adj. Purchase Price: \$287,500

Land: \$282,180
Imprmt: \$0
Total: \$282,180

Land: \$288,445
Imprmt: \$0
Total: \$288,445

Non-Agricultural
Real Property Land: (100%)
 Acres Value

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
Irrg:	Dry: 129.00	Gr: 21.00	Crp:	Timbr:	Other: 1.00	
ID1 : 2.00	IG1: 18.00					
ID : 15.00	2GI: 3.00					
2D : 23.00						
3D1 : 3.00						
4D1 : 19.00						
4D : 65.00						
Ratio Formula: AglLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 288445/(287500 - 0 - 0 + 0) Ratio: 100.33						

Home Site	Value
Home Site	0
Farm Site	0
Recreation	0
WRP	0
Non Ag Other	0
Roads	0

County: 91 **Book:** 2020 **Page:** 1020 **Sale Date:** 04/02/2020 **Ret'd Date:** 04/15/2020 **Record #:** 25 of 59
Seller: HERRICK, KEVIN & KANDICE R **Buyer:** MITCHELL, GREGORY L & JOYCE M
Legal Desc: 04-02-09 S1/2SW1/4 L2SS A 2.33 AC TR IN E1/2SW1/4 4-2-9
Location ID: 001101800 **Sale No:** School: 65-0011 **Unif/Learning Comm:** DOC-STAMP: 357.75
Usability: 1 **Code #:** Parcel Number:
Assessor Location: RURAL (RUR) **Val_Grp:** 6 **Geo** **Twn** **Rng** **Sect** **Qtr** **Subdiv** **Area** **Blk** **Parcel**
 Address of Property : 4-2-9 4375 2 9 4 3 00000 1 000 0970
Assr. Comments : wd **Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$0
Adj. Sale Price: \$158,170
 NonAg % of SaleAmt: (0 + 0) / (158,170 + 0) = 0%
 Price/Acre: (158,170 + (0)) / (72.67) = \$ 2,177
 Majority Land Use : 70.46% DRY

Form 521:
Assessed Value/Date of Sale:

Total Purchase Price: \$ 158,170
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 158,170

Land: \$ 133,185
 Imprmt: \$ 0
 Total: \$ 133,185

Land: \$ 133,685
 Imprmt: \$ 0
 Total: \$ 133,685

Non-Agricultural
Real Property Land: (100%)
 Acres Value

Dwelling	0	
Outbldg	0	
Impr. Total	0	
Home Site		
Farm Site		
Recreation		
WRP		
Non Ag Other		
Roads	3.00	
Non-Agland	3.00	0
AgLand Tot	72.67	133,685
TOT. LAND	75.67	133,685

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 11.83 2D : 15.73 3D1 : 12.73 4D : 10.91	1G1: 4.58 2G1: 1.94		1T : 0.60 3T : 0.67 4T : 15.64		
Irrg:	Dry : 51.20	Grs: 6.52	Crp :	Timbr: 16.91	Ohrr:	

Ratio Formula: AgLandTot/(Adj.Pur.Pri - Imprv. - NonTotAmt + Assessor Adj.) 133685/(158170 - 0 - 0 + 0) **Ratio:** 84.52

County: 91 **Book:** 2020 **Page:** 848 **Sale Date:** 04/06/2020 **Ret'd Date:** 04/08/2020 **Record #:** 26 of 59
Seller: NIKODYM, JIM F -ETAL **Buyer:** TC ACCOMMODATOR 202, LLC
Legal Desc: 12-02-11 NW1/4 12-2-11
Location ID: 001906500 **Sale No:** School: 91-0002 **Unif/Learning Comm:** DOC-STAMP: 1,995.75
Usability: 1 **Code #:** Parcel Number:
Assessor Location: RURAL (RUR) **Val_Grp:** 6 **Geo** **Twn** **Rng** **Sect** **Qtr** **Subdiv** **Area** **Blk** **Parcel**
 Address of Property : 12-2-11 4371 2 11 12 0 00000 1 000 8435
Assr. Comments : wd **Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		10

Assr Adj. Amount: \$0
Adj. Sale Price: \$887,000
 NonAg % of SaleAmt: (0 + 0) / (887,000 + 0) = 0%
 Price/Acre: (887,000 + (0)) / (155.00) = \$ 5,723
 Majority Land Use : 83.23% IRRGTD

Form 521:
Assessed Value/Date of Sale:

Land: \$ 528,705
 Imprmt: \$ 0
 Total: \$ 528,705

Non-Agricultural
Real Property Land: (100%)
 Acres Value

Dwelling	0	
Outbldg	0	
Impr. Total	0	
Home Site		
Farm Site		
Recreation		
WRP		
Non Ag Other		
Roads	5.00	
Non-Agland	5.00	0
AgLand Tot	155.00	618,475
TOT. LAND	160.00	618,475

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A : 31.00 2A : 18.00 4A1 : 26.00 4A : 34.00	ID : 13.00 2D : 2.00 4D1 : 3.00 4D : 8.00					
Irrg: 129.00	Dry : 26.00	Grs:	Crp :	Timbr:	Ohrr:	

Ratio Formula: AgLandTot/(Adj.Pur.Pri - Imprv. - NonTotAmt + Assessor Adj.) 618475/(887000 - 0 - 0 + 0) **Ratio:** 69.73

PAD: QUALIFIED AG-UN SALE ROSTER :2022
CONTAINING SALES FROM 10/01/2018 THRU 09/30/2021 Posted Before 04/11/2022

County 91 Webster
Run Date: 04/11/2022 Page: 14 of 30

County: 91 Book: 2020 Page: 1222 Sale Date: 04/10/2020 Rctd Date: 05/07/2020 Record #: 27 of 59
 Seller: CRAIG, JAMES M. & ANNE L. TRUSTEES; Buyer: MORRIS, TERRY & DIANA
 Legal Desc: 19-02-12 SE1/4 19-2-12
 Location ID: 002308800 School: 91-0002 Unif/Learning Comm: DOC-STAMP: 360.00
 Usability: 1 Code #: Parcel Number:
 Assessor Location: RURAL (RUR) Val_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
 Address of Property: 19-2-12 4369 2 12 19 4 00000 1 000 1985
 Assr. Comments: jwcd
Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (160,000 + 0) = 0%
 Adj. Sale Price: \$160,000 Price/Acre: (160,000 + (0)) / (153.10) = \$ 1,045
 Majority Land Use : 100% GRASS

Form 521:
 Total Purchase Price: \$ 160,000
 Non-Real Property: \$ 0
 Adj. Purchase Price: \$ 160,000
Assessed Value/Date of Sale:

Land:	\$ 208,980	Assessed Value/Current Year:	Land:	\$ 189,900
Imprmt:	\$ 0		Imprmt:	\$ 0
Total:	\$ 208,980		Total:	\$ 189,900

Non-Agricultural Real Property Land: (100%)

Acres	Value
Non-Agland	3.94
AgLand Tot.	153.10
TOT. LAND	157.04
	189,900

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 32.10 1G : 1.93 2G1: 57.97 4G : 61.10				
Irrg:	Dry:	Gr: 153.10	Crp:	Timbr:	Other:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 189900/(160000 - 0 - 0 + 0) Ratio: 118.69

County: 91 Book: 2020 Page: 1400 Sale Date: 05/27/2020 Rctd Date: 05/28/2020 Record #: 28 of 59

Seller: ENGEL, CAROL A., TRUSTEE Buyer: NIEMEYER, DAREN O NIEMEYER TRUST
 Legal Desc: 08-03-11 E1/2NE1/4 AND E1/2SE1/4 8-3-11
 Location ID: 002001600 Sale No: School: 01-0123 Unif/Learning Comm: DOC-STAMP: 936.00
 Usability: 1 Code #: Parcel Number:
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
 Address of Property: 8-3-11 4245 3 11 8 0 00000 1 000 9365
 Assr. Comments: special wd
Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (416,000 + 0) = 0%
 Adj. Sale Price: \$416,000 Price/Acre: (416,000 + (0)) / (154.00) = \$ 2,701
 Majority Land Use : 71.43% DRY

Form 521:
 Total Purchase Price: \$ 416,000
 Non-Real Property: \$ 0
 Adj. Purchase Price: \$ 416,000
Assessed Value/Date of Sale:

Land:	\$ 298,390	Assessed Value/Current Year:	Land:	\$ 338,555
Imprmt:	\$ 0		Imprmt:	\$ 0
Total:	\$ 298,390		Total:	\$ 338,555

Non-Agricultural Real Property Land: (100%)

Acres	Value
Non-Agland	6.00
AgLand Tot.	154.00
TOT. LAND	160.00
	338,555

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 3.00 1G : 35.00			Wst: 6.00	
Irrg:	Dry:	Gr: 38.00	Crp:	Timbr:	Other:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 338555/(416000 - 0 - 0 + 0) Ratio: 81.38

PAD: QUALIFIED AG-UN SALE ROSTER :2022
CONTAINING SALES FROM 10/01/2018 THRU 09/30/2021 Posted Before 04/11/2022

County: 91 Book: 2020 Page: 1526 Sale Date: 06/04/2020 Rcd Date: 06/04/2020 Record #: 29 of 59
 Seller: DUVAL FARMS, LLC
 Legal Desc: 17-03-11 NW1/4 17-3-11
 Location ID: 002010700
 Usability: 1
 Assessor Location: RURAL (RUR)
 Address of Property: 17-3-11
 Assr. Comments: jwd

Buyer: JONES, TROY & RENAE

School:	01-0123	Unif/Learning Comm:	DOC-STAMP: 470.25
Parcel Number:	Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel		
	4245 3 11 17 2 00000 1 000 9590		

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$0
 Adj. Sale Price: \$208,320

Non Ag % of Sale Amt: (0 + 0) / (208,320 + 0) = 0%
 Price/Acre : (208,320 + (0)) / (156.00) = \$ 1,335
 Majority Land Use : 75.64% GRASS

Form 521:

Total Purchase Price: \$ 208,320
 Non-Real Property: \$ 0
 Adj. Purchase Price: \$ 208,320

Assessed Value/Date of Sale:
 Land: \$ 249,050
 Imprint: \$ 0
 Total: \$ 249,050

Assessed Value/Current Year:
 Land: \$ 268,850
 Imprint: \$ 0
 Total: \$ 268,850

Non-Agricultural
 Real Property Land: (100%)
 Acres Value

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID1 : 22.00 ID : 14.00 2D : 2.00	IG1: 94.00 2G1: 24.00				
Irrg:	Dry : 38.00	Gr: 118.00	Crp :	Timbr:	Other :	
Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 268850/(208320 - 0 - 0 + 0) Ratio: 129.06						

County: 91 Book: 2020 Page: 1672 Sale Date: 06/22/2020 Rcd Date: Record #: 30 of 59

Seller: HERRICK, KEVIN & KANDICE R.
 Buyer: BOHATY, ANTHONY J

Legal Desc: 05-02-09 WEST 1654' OF THE NE1/4 5-2-9

Location ID: 001102201

Usability: 1 Sale No: 143

School: 65-0011 Unif/Learning Comm: DOC-STAMP: 461.25

Assessor Location: RURAL (RUR)

Address of Property:

Code #: Val_Grp: 6

Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
 0000 2 9 5 0 00000 1 000 0000

Assr. Comments: wd

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$0
 Adj. Sale Price: \$205,000

Non Ag % of Sale Amt: (0 + 0) / (205,000 + 0) = 0%
 Price/Acre : (205,000 + (0)) / (98.87) = \$ 2,073
 Majority Land Use : 70.4% GRASS

Form 521:

Total Purchase Price: \$ 205,000
 Non-Real Property: \$ 0
 Adj. Purchase Price: \$ 205,000

Assessed Value/Date of Sale:
 Land: \$ 152,795
 Imprint: \$ 0
 Total: \$ 152,795

Assessed Value/Current Year:
 Land: \$ 167,935
 Imprint: \$ 0
 Total: \$ 167,935

Non-Agricultural
 Real Property Land: (100%)
 Acres Value

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 1.28 2D : 27.11 4D : 0.88	IG1: 20.79 1G : 18.27 2G1: 29.88 3G1: 0.66				
Irrg:	Dry : 29.27	Gr: 69.60	Crp :	Timbr:	Other :	
Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 167935/(205000 - 0 - 0 + 0) Ratio: 81.92						

Home Site
 Farm Site
 Recreation
 WRP
 Non Ag Other
 Roads

Non-Agland 1.25 0
 Agland Tot. 98.87 167,935
 TOT. LAND 100.12 167,935

County: 91 **Book:** 2020 **Page:** 1918 **Sale Date:** 07/13/2020 **Rctd Date:** **Record #:** 31 of 59

Seller: MAENDELE, BRANDON L, HAWLEY, MATTHE **Buyer:** NOVAK, TRACI

Legal Desc: 35-04-09 NW1/4 35-4-9 **Unit/Learning Comm:** 652005 **DOC-STAMP:** 765.00

Location ID: 001316500 **Sale No:** **School:** 65-0005

Usability: 1 **Code #:** **Parcel Number:**

Assessor Location: RURAL (RUR) **Val_Grp:** 6 **Geo** **Twn** **Rng** **Sect** **Qtr** **Subdiv** **Area** **Blk** **Parcel**

Address of Property: 35-4-9 4135 4 9 35 2 00000 1 000 0000

Assr. Comments: wtd

Property Classification Code/Current Assessment Year:					
Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$0
Adj. Sale Price: \$340,000

NonAg % of SaleAmt: (0 + 0) / (340,000 + 0) = 0%
Price/Acre: (340,000 + (0)) / (158.00) = \$2,152
Majority Land Use: 85.74% GRASS

Form 521:
Assessed Value/Date of Sale:

Land:	\$ 167,130
Imprmt:	\$ 0
Total:	\$ 167,130

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	
Roads	2.00
Non-Agland	2.00
Agland Tot.	158.00
TOT. LAND	160.00

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID1 : 17.76 2D : 4.46 4D : 0.21	IG1: 89.95 2G1: 45.52				
Irrg:	Dry : 22.43	Grs: 135.47	Crp :	Timbr:	Ohtr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 249120/(340000 - 0 - 0 + 0) **Ratio:** 73.27

County: 91 **Book:** 2020 **Page:** 2959 **Sale Date:** 10/30/2020 **Rctd Date:** 11/09/2020 **Record #:** 32 of 59

Seller: LEWIS, CECIL A -LE **Buyer:** POWERS, DANIEL POWERS, JEFFERY

Legal Desc: 30-01-10 SE1/4 30-1-10

Location ID: 001413100 **Sale No:** **School:** 91-0002 **Unit/Learning Comm:** **DOC-STAMP:** 843.75

Usability: 1 **Code #:** **Parcel Number:**

Assessor Location: RURAL (RUR) **Val_Grp:** 6 **Geo** **Twn** **Rng** **Sect** **Qtr** **Subdiv** **Area** **Blk** **Parcel**

Address of Property: 30-1-10 4489 1 10 30 4 00000 1 000 4340

Assr. Comments: wtd 001413100

Property Classification Code/Current Assessment Year:					
Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$0
Adj. Sale Price: \$375,000

NonAg % of SaleAmt: (0 + 0) / (375,000 + 0) = 0%
Price/Acre: (375,000 + (0)) / (158.27) = \$2,369
Majority Land Use: 50.98% DRY

Form 521:
Assessed Value/Date of Sale:

Land:	\$ 259,880
Imprmt:	\$ 0
Total:	\$ 259,880

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbldg	0
Impr. Total	0

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 2.20 2D : 40.46 4D1 : 24.22 4D : 13.81	IG1: 59.82 2G1: 1.32		3T : 0.70 4T1 : 5.08 4T : 10.66		
Irrg:	Dry : 80.69	Grs: 61.14	Crp :	Timbr: 16.44	Ohtr:	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 259360/(375000 - 0 - 0 + 0) **Ratio:** 69.16

County: 91 Book: 2020 Page: 2993 Sale Date: 11/10/2020 Rcrd Date: 11/12/2020 Record #: 33 of 59

Seller: SULLIVAN, TERESA (%) Buyer: MCKELL, MARK & JAMIZ

Legal Desc: 14-01-09 GOV LOTS 5, 6, 7 & 8 IN NE1/4 & NW1/4 LESS U.S.A TRACTS 14-1-9 Unif/Learning Comm: DOC-STAMP: 1.113.75

Location ID: 001006700 Sale No: School: 65-0011
 Usability: 1 Code #: Parcel Number:
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
 Address of Property: 14-1-9 Val_Grp: 6 4487 1 9 14 0 00000 1 000 0440

Assr. Comments: add locids: 001007400 - cnt: 1, f: wd 001006700 001007400

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
City Size	Parcel Size		
10	10		

Assr Adj. Amount: \$0
 Adj. Sale Price: \$495,000
 NonAg % of SaleAmt: (0 + 0) / (495,000 + 0) = 0%
 Price/Acre: (495,000 + (0)) / (182.22) = \$2,716
 Majority Land Use: 54.44% GRASS

Form 521: Assessed Value/Date of Sale:

Assessed Value/Date of Sale:		Assessed Value/Current Year:	
Land:	Imprmt:	Land:	Imprmt:
\$226,860	\$0	\$292,840	\$0
Total:	\$226,860	Total:	\$292,840

Total Purchase Price: \$505,000
 Non-Real Property: \$10,000
 Adj. Purchase Price: \$495,000

Non-Agricultural Real Property Land: (100%)	
Acres	Value
3.95	0
AgLand Tot:	182.22
TOT. LAND	186.17

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1: 52.23 1A : 3.03 2A1: 9.22	1D1: 8.75 1D : 2.14			1T : 4.00 2T1 : 0.15 2T : 80.54 4T1 : 0.11 4T : 14.40	Act: 7.60 Wst: 0.05	
Irrg: 64.48	Dry: 10.89	Grss: 0	Crp: 0	Timbr: 99.20	Other: 7.65	

Ratio Formula: AgLandTot/(Adj.Pur Price - Imprv. - NonTotAmt + Assessor Adj.) 292840/(495000 - 0 - 0 + 0) Ratio: 59.16

County: 91 Book: 2020 Page: 3148 Sale Date: 12/04/2020 Rcrd Date: Record #: 34 of 59

Seller: MEENTS, WAYNE & JOANNE % CONNIE KEL Buyer: BONIFAS, WAYNE P & CHERIE D

Legal Desc: PT OF NW1/4 32-4-9

Location ID: 001315301 Sale No: School: 91-0074 Unif/Learning Comm: DOC-STAMP: 598.50

Usability: 1 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val_Grp: 6 0000 00 00 0 00000 1 000 0000

Address of Property:

Assr. Comments: jpwd 001315301

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
City Size	Parcel Size		
9	9		

Assr Adj. Amount: \$0
 Adj. Sale Price: \$265,050
 NonAg % of SaleAmt: (0 + 0) / (265,050 + 0) = 0%
 Price/Acre: (265,050 + (0)) / (91.13) = \$2,908
 Majority Land Use: 99.87% DRY

Form 521: Assessed Value/Date of Sale:

Assessed Value/Date of Sale:		Assessed Value/Current Year:	
Land:	Imprmt:	Land:	Imprmt:
\$176,820	\$0	\$196,705	\$0
Total:	\$176,820	Total:	\$196,705

Total Purchase Price: \$265,050
 Non-Real Property: \$0
 Adj. Purchase Price: \$265,050

Non-Agricultural Real Property Land: (100%)	
Acres	Value
2.81	0
AgLand Tot:	91.13
TOT. LAND	93.94

Agricultural Land Acres:				
Irrigated	Dry	Grass	CRP	Timber
2D1: 5.50 2D : 16.90 3D1: 32.53 4D : 36.08		1G1: 0.11 3G1: 0.01		

Home Site				
Irrg:	Dry	Grss	Crp	Timbr

Ratio Formula: AgLandTot/(Adj.Pur Price - Imprv. - NonTotAmt + Assessor Adj.) 196705/(265050 - 0 - 0 + 0) Ratio: 74.21

County: 91 **Book:** 2020 **Page:** 3357 **Sale Date:** 12/29/2020 **Recd Date:** **Record #:** 35 of 59
Seller: BOHATY, ANTHONY J & CARMEN M **Buyer:** VIE CO
Legal Desc: 05-02-09 WEST 1634' OF THE NE1/4 S-2-9 **Unif/Learning Comm:** DOC-STAMP: 450.00
Location ID: 001102201 **Sale No:** **School:** 65-0011
Usability: 1 **Code #:** **Parcel Number:**
Assessor Location: RURAL (RUR) **Val_Grp:** 6 **Geo** **Twn** **Rng** **Sect** **Qtr** **Subdiv** **Area** **Blk** **Parcel**
Address of Property: **0000** **2** **9** **5** **0** **00000** **1** **000** **0000**
Assr. Comments: wd 001102201 **Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$0
 Non Ag % of SaleAmt: (0 + 0) / (200,000 + 0) = 0%
 Price/Acre: (200,000 + (0)) / (98.87) = \$ 2,023
 Adj. Sale Price: \$200,000
 Majority Land Use : 70.4% GRASS

Form 521:
Assessed Value/Date of Sale:

Total Purchase Price: \$ 200,000
 Non-Real Property: \$ 0
 Adj. Purchase Price: \$ 200,000

Land: \$ 152,795
 Imprmt: \$ 0
 Total: \$ 152,795

Land: \$ 167,935
 Imprmt: \$ 0
 Total: \$ 167,935

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		IG1: 20.79 IG : 18.27 2G1: 29.88 3G1: 0.66				
Irrg:	Dry : 29.27	Grs: 69.60	Crp :	Timbr:	Ohrr:	

Ratio Formula: AgL and Tot/(Adj. Pur Price - Imprv. - Non Tot Amt + Assessor Adj.) 167935/(200000 - 0 - 0 + 0) **Ratio:** 83.97

County: 91 **Book:** 2021 **Page:** 303 **Sale Date:** 01/01/2021 **Recd Date:** 02/10/2021 **Record #:** 36 of 59

Seller: MAYS, HAROLD & BERNICE TRUSTEES **Buyer:** JORDENING, TYSON & NICOLE

Legal Desc: 11-02-11 E1/2SW1/4 11-2-11

Location ID: 001901300

Usability: 1 **Sale No:**

School: 91-0002 **Unif/Learning Comm:** DOC-STAMP: 929.25

Assessor Location: RURAL (RUR)

Code #:

Parcel Number:
Geo **Twn** **Rng** **Sect** **Qtr** **Subdiv** **Area** **Blk** **Parcel**
4371 **2** **11** **11** **3** **00000** **1** **000** **8400**

Address of Property: 11-2-11

Val_Grp: 6

Assr. Comments: addl. locids: 001901400 - cnt: 1, jr
 wd 001901300 001901400

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3

Assr Adj. Amount: \$0
 Adj. Sale Price: \$412,500
Form 521:
 Total Purchase Price: \$ 412,500
 Non-Real Property: \$ 0
 Adj. Purchase Price: \$ 412,500

Non Ag % of SaleAmt: (0 + 0) / (412,500 + 0) = 0%
 Price/Acre: (412,500 + (0)) / (157.97) = \$ 2,611
 Majority Land Use : 82.38% DRY
Assessed Value/Date of Sale:
 Land: \$ 272,870
 Imprmt: \$ 0
 Total: \$ 272,870

Land: \$ 304,935
 Imprmt: \$ 0
 Total: \$ 304,935

Land: \$ 304,935
 Imprmt: \$ 0
 Total: \$ 304,935

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		IG1: 2.08 IG : 0.82 2D : 49.93 4D : 49.65		1T : 0.24 2T1 : 6.02 3T : 0.10 4T : 9.89	Wst. : 3.63	
Irrg:	Dry : 130.13	Grs: 7.96	Crp :	Timbr: 16.25	Ohrr: 3.63	

Ratio Formula: AgL and Tot/(Adj. Pur Price - Imprv. - Non Tot Amt + Assessor Adj.) 304935/(412500 - 0 - 0 + 0) **Ratio:** 73.92

Non-Agricultural Real Property Land: (100%)
 Acres Value
 Home Site
 Farm Site
 Recreation
 WRP
 Non Ag Other
 Roads
 Non-Agland 2.01 0
 AgLand Tot 157.97 304,935
 TOT. LAND 159.98 304,935

	Value
Dwelling	0
Outldg	0
Impr. Total	0

PAD: QUALIFIED AG-JUN SALE ROSTER :2022

CONTAINING SALES FROM 10/01/2018 THRU 09/30/2021 Posted Before 04/11/2022

County 91 Webster
Run Date: 04/11/2022
Page: 19 of 30

County: 91 Book: 2021 Page: 168 Sale Date: 01/05/2021 Rctd Date: 01/29/2021 Record #: 37 of 59
 Seller: LOVEJOY, KENNETH E & BONNIE D Buyer: JONES, TROY & RENAE
 Legal Desc: 16-03-11 NW1/4 16-3-11
 Location ID: 002010500 School: 01-0123 Unif/Learning Comm: DOC-STAMP: 461.25
 Usability: 1 Code #: Parcel Number:
 Assessor Location: RURAL (RUR) Val_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
 Address of Property: 16-3-11 4245 3 11 16 2 00000 1 000 9580
 Assr. Comments: jwvd 002010500
Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

Assr Adj. Amount: \$0
 Adj. Sale Price: \$205,000

NonAg % of SaleAmt: (0 + 0) / (205,000 + 0) = 0%
 Price/Acre: (205,000 + (0)) / (156,000) = \$ 1,314
 Majority Land Use : 100% GRASS

Form 521:
 Total Purchase Price: \$ 205,000
 Non-Real Property: \$ 0
 Adj. Purchase Price: \$ 205,000

Assessed Value/Date of Sale:
 Land: \$ 202,020
 Imprint: \$ 0
 Total: \$ 202,020

Assessed Value/Current Year:
 Land: \$ 218,400
 Imprint: \$ 0
 Total: \$ 218,400

Non-Agricultural Real Property Land: (100%)
 Acres Value

Agricultural Land Acres:		Grass	CRP	Timber	Other	Misc.
Irrigated	Dry	IG1: 103.00 2G1: 47.00 2G : 6.00				
Irrg:	Dry:	Grs: 156.00	Crp:	Timbr:	Ohtr:	

Non-Agricultural Real Property Land: (100%)		Acres	Value
Home Site			
Farm Site			
Recreation			
WRP			
Non Ag Other		4.00	
Roads			
Non-Agland	4.00	0	
Agland Tot	156.00	218,400	
TOT. LAND	160.00	218,400	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 218400/(205000 - 0 - 0 + 0) **Ratio: 106.54**

County: 91 Book: 2021 Page: 88 Sale Date: 01/19/2021 Rctd Date: 01/20/2021 Record #: 38 of 59

Seller: TIMM, RODNEY W Buyer: DIXON, JUDY J, RT
 Legal Desc: 33-01-12 NE1/4 33-1-12
 Location ID: 002212300 Sale No: School: 91-0002 Unif/Learning Comm: DOC-STAMP: 1,800.00
 Usability: 1 Code #: Parcel Number:
 Assessor Location: RURAL (RUR) Val_Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
 Address of Property: 33-1-12 4493 1 12 33 1 00000 1 000 1540
 Assr. Comments: adal locids: 002212400 - cnt: 1, wvd
 002212300 002212400
Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

Assr Adj. Amount: \$0
 Adj. Sale Price: \$800,000

NonAg % of SaleAmt: (0 + 0) / (800,000 + 0) = 0%
 Price/Acre: (800,000 + (0)) / (319,24) = \$ 2,506
 Majority Land Use : 100% DRY

Form 521:
 Total Purchase Price: \$ 800,000
 Non-Real Property: \$ 0
 Adj. Purchase Price: \$ 800,000

Assessed Value/Date of Sale:
 Land: \$ 557,705
 Imprint: \$ 0
 Total: \$ 557,705

Assessed Value/Current Year:
 Land: \$ 623,855
 Imprint: \$ 0
 Total: \$ 623,855

Non-Agricultural Real Property Land: (100%)
 Acres Value

Agricultural Land Acres:		Grass	CRP	Timber	Other	Misc.
Irrigated	Dry	ID : 11.25 2D : 90.99 4D1 : 98.39 4D : 118.61				
Irrg:	Dry:	Grs:	Crp:	Timbr:	Ohtr:	

Non-Agricultural Real Property Land: (100%)		Acres	Value
Home Site			
Farm Site			
Recreation			
WRP			
Non Ag Other		2.00	
Roads			
Non-Agland	2.00	0	
Agland Tot	319.24	623,855	
TOT. LAND	321.24	623,855	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 623855/(800000 - 0 - 0 + 0) **Ratio: 77.98**

County: 91 Book: 2021 Page: 211 Sale Date: 02/02/2021 Rctd Date: 02/03/2021 Record #: 39 of 59
 Seller: RBK, LLC Buyer: TOMAHAWK, LLC
 Legal Desc: 04-02-11 NE1/4 4-2-11
 Location ID: 001904700 School: 91-0002 Unif/Learning Comm: DOC-STAMP: 2,324.25
 Usability: 1 Code #: Parcel Number:
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qr Subdiv Area Blk Parcel
 Address of Property: 4-2-11 4371 2 11 4 1 00000 1 000 8280
 Assr. Comments: wad 001904700
Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		10

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (1,033,000 + 0) = 0%
 Adj. Sale Price: \$1,033,000 Price/Acre: (1,033,000 + (0)) / (159.50) = \$ 6,476
 Majority Land Use: 82.09% RRCTD

Form 521:
 Total Purchase Price: \$ 1,033,000
 Non-Real Property: \$ 0
 Adj. Purchase Price: \$ 1,033,000

Assessed Value/Date of Sale:		Assessed Value/Current Year:	
Land:	\$ 622,830	Land:	\$ 633,075
Imprmt:	\$ 0	Imprmt:	\$ 0
Total:	\$ 622,830	Total:	\$ 633,075

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
IA : 33.59 2A : 30.62 3A1 : 13.14 4A1 : 4.44 4A : 49.15	ID : 1.66 2D : 2.74 3D1 : 11.41 4D : 4.82	1G : 3.88 2G1 : 1.78 3G1 : 2.27				
Irrg: 130.94	Dry: 20.63	Grs: 7.93	Crp:	Timbr:	Ohtr:	

Ratio Formula: AgLandTot/(Adj.Pur.Pri - Imprv. - NonTotAmt + Assessor Adj.) 633075/(1033000 - 0 - 0 + 0) **Ratio:** 61.29

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	2.03
Roads	
Non-Agland	2.03
AgLand Tot.	159.50
TOT. LAND	161.53

County: 91 Book: 2021 Page: 381 Sale Date: 02/05/2021 Rctd Date: 02/18/2021 Record #: 40 of 59

Seller: BOOTON, LOREN & JANET Buyer: SCHRINER, JONATHAN B

Legal Desc: 34-02-11 THE SOUTH 52 ACRES (LOT 2) N1/2NE1/4 34-2-11

Location ID: 001912800 School: 91-0002 Unif/Learning Comm: DOC-STAMP: 240.75
 Usability: 1 Code #: Parcel Number:
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qr Subdiv Area Blk Parcel
 Address of Property: 34-2-11 4371 2 11 34 0 00000 1 000 8880
 Assr. Comments: wad 001912800
Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (107,000 + 0) = 0%
 Adj. Sale Price: \$107,000 Price/Acre: (107,000 + (0)) / (52.52) = \$ 2,037
 Majority Land Use: 100% GRASS

Form 521:
 Total Purchase Price: \$ 107,000
 Non-Real Property: \$ 0
 Adj. Purchase Price: \$ 107,000

Assessed Value/Date of Sale:		Assessed Value/Current Year:	
Land:	\$ 68,015	Land:	\$ 73,530
Imprmt:	\$ 0	Imprmt:	\$ 0
Total:	\$ 68,015	Total:	\$ 73,530

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 9.13 1G : 19.32 2G1: 24.07				
Irrg:	Dry:	Grs: 52.52	Crp:	Timbr:	Ohtr:	

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	0.66
Roads	
Non-Agland	0.66
AgLand Tot.	52.52
TOT. LAND	53.18

Ratio Formula: AgLandTot/(Adj.Pur.Pri - Imprv. - NonTotAmt + Assessor Adj.) 73530/(107000 - 0 - 0 + 0) **Ratio:** 68.72

County: 91 **Book:** 2021 **Page:** 331 **Sale Date:** 02/12/2021 **Recd Date:** **Record #:** 41 of 59
Seller: PAULEY, THOMAS R. AND COLLEEN J. **Buyer:** TIMM, CHAD R
Legal Desc: 33-01-10 E1/2NE1/4 33-1-10
Location ID: 001413800 **Sale No:** School: 91-0002 **Unit/Learning Comm:** DOC-STAMP: 450.00
Usability: 1 **Code #:** **Parcel Number:**
Assessor Location: RURAL (RUR) **Geo:** Twn **Rng:** Sect **Qtr:** **Subdiv:** **Area:** **Blk:** **Parcel**
Address of Property: 33-1-10 **Val_Grp:** 6 **4489 1 10 33 1 1 00000 1 1 000 4385**
Assr. Comments: wd 001413800 **Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

Assr Adj. Amount: \$0
Adj. Sale Price: \$200,000

NonAg % of SaleAmt: (0 + 0) / (200,000 + 0) = 0%
 Price/Acre: (200,000 + (0)) / (77.83) = \$ 2,570
 Majority Land Use: 65.6% DRY

Form 521:

Total Purchase Price: \$ 200,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 200,000

Assessed Value/Date of Sale:
 Land: \$ 122,190
 Imprmt: \$ 0
 Total: \$ 122,190

Assessed Value/Current Year:
 Land: \$ 133,325
 Imprmt: \$ 0
 Total: \$ 133,325

**Non-Agricultural
Real Property Land: (100%)**
 Acres Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 21.48 2D : 17.12 4D : 12.46	2G1: 0.97 2G : 2.68		1T : 0.35 3T : 1.10 4T : 21.54		
Irrg:	Dry : 51.06	Grs: 3.65	Crp :	Timbr: 22.99	Other:	
Ratio Formula: AgL and Tot / (Adj. Pur Price - Imprv. - NonTotAmt + Assessor Adj.) 133325 / (200000 - 0 - 0 + 0) Ratio: 66.66						

Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	2.00
Roads	
Non-Agland	2.00
Agland Tot	77.83
TOT. LAND	79.83
	133,325

County: 91 **Book:** 2021 **Page:** 390 **Sale Date:** 02/12/2021 **Recd Date:** 02/19/2021 **Record #:** 42 of 59

Seller: VAVRICKA, E JOE & GLORIA

Buyer: HARRIFIELD, DALE & DIANA

Legal Desc: 29-03-10 W1/40 ACRES OF NW1/4 29-3-10

Location ID: 001611600

Sale No:

School: 91-0074

Unit/Learning Comm:

DOC-STAMP: 558.00

Usability: 1

Code #:

Parcel Number:

Geo: Twn **Rng:** Sect **Qtr:** **Subdiv:** **Area:** **Blk:** **Parcel**

4243 3 10 29 2 00000 1 1 000 5870

Assessor Location: RURAL (RUR)

Val_Grp: 6

Address of Property: 29-3-10

Assr. Comments: wd 001611600

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
City Size			
			9

Assr Adj. Amount: \$0
Adj. Sale Price: \$248,000

NonAg % of SaleAmt: (0 + 0) / (248,000 + 0) = 0%
 Price/Acre: (248,000 + (0)) / (138.00) = \$ 1,797
 Majority Land Use: 98.9% GRASS

Form 521:
Total Purchase Price: \$ 248,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 248,000

Assessed Value/Date of Sale:
 Land: \$ 154,840
 Imprmt: \$ 0
 Total: \$ 154,840

Assessed Value/Current Year:
 Land: \$ 163,220
 Imprmt: \$ 0
 Total: \$ 163,220

**Non-Agricultural
Real Property Land: (100%)**
 Acres Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 51.43 1G : 4.70 2G1: 16.85 2G : 4.00 4G1: 59.50			Wst. : 5.51	
Irrg:	Dry :	Grs: 136.48	Crp :	Timbr:	Other: 5.51	
Ratio Formula: AgL and Tot / (Adj. Pur Price - Imprv. - NonTotAmt + Assessor Adj.) 163220 / (248000 - 0 - 0 + 0) Ratio: 65.81						

Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	2.00
Roads	
Non-Agland	2.00
Agland Tot	138.00
TOT. LAND	140.00
	163,220

County: 91 Book: 2021 Page: 445 Sale Date: 02/22/2021 Recd Date: 02/23/2021 Record #: 43 of 59

Seller: MAHIN, TODD & LISA Buyer: KARR, DAVID R & LISA M

Legal Desc: 16-04-12 SE1/4 LESS 7.12 ACRE TRACT 16-4-12 School: 01-0123 Unif/Learning Comm: DOC-STAMP: 247.50

Location ID: 002510500 Sale No: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Usability: 1 Code #: 4129 4 12 16 4 00000 1 000 3500

Assessor Location: RURAL (RUR) Val_Grp: 6 Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$0
Adj. Sale Price: \$330,000

NonAg % of SaleAmt: (0 + 0) / (330,000 + 0) = 0%
Price/Acre: (330,000 + (0)) / (160.64) = \$ 2,054
Majority Land Use: 57.23% GRASS

Form 521:

Total Purchase Price: \$ 330,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 330,000

Assessed Value/Date of Sale:
Land: \$ 218,140
Imprmt: \$ 0
Total: \$ 218,140

Assessed Value/Current Year:
Land: \$ 250,780
Imprmt: \$ 0
Total: \$ 250,780

Non-Agricultural
Real Property Land: (100%)
Acres Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	ID : 8.90 2D : 18.93 3D1 : 2.66 4D1 : 23.09 4D : 4.39	1G1: 34.46 1G : 22.43 2G1: 29.90 3G1: 3.57		3T : 0.60 4T : 0.97	Act: 10.74	
						Home Site Farm Site Recreation WRP Non Ag Other Roads
						2.01

Non-Agland 2.01 0
Agl and Tot. 160.64 250,780
TOT. LAND 162.65 250,780

Ratio Formula: AgL and Tot / (Adj. Pur. Price - Imprv. - NonTotAmt + Assessor Adj.) 250780 / (330000 - 0 - 0 + 0) **Ratio: 75.99**

County: 91 Book: 2021 Page: 534 Sale Date: 03/04/2021 Recd Date: Record #: 44 of 59

Seller: ORD, WENDELL J & DIANA L ORD Buyer: HOTT, TERRY W HOTT, PATRICK D

Legal Desc: 19-02-09 S1/2S1/2NE1/4 & SE1/4 & PT SW1/4 AKA TRACT B 19-2-9

Location ID: 001109200 Sale No: School: 65-0011 Unif/Learning Comm: DOC-STAMP: 2,585.25

Usability: 1 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Assessor Location: RURAL (RUR) Val_Grp: 6 4375 2 9 19 0 00000 1 000 1375

Address of Property: 19-2-9

Assr. Comments: wad 001109200; adj for privot Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2		5	3		10

NonAg % of SaleAmt: (0 + 0) / (1,149,000 + -65,000) = 0%

Assr Adj. Amount: \$-65,000
Adj. Sale Price: \$1,084,000

Price/Acre: (1,149,000 + (-65,000)) / (226.80) = \$ 4,780

Majority Land Use: 63.71% IRRGTD

Form 521:
Assessed Value/Date of Sale:
Land: \$ 732,050
Imprmt: \$ 0
Total: \$ 732,050

Assessed Value/Current Year:
Land: \$ 740,640
Imprmt: \$ 0
Total: \$ 740,640

Non-Agricultural
Real Property Land: (100%)
Acres Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1: 11.10 1A : 20.80 2A1: 2.80 2A : 61.20 4A1: 13.90 4A : 34.70	ID1 : 0.10 ID : 1.80 2D1 : 8.90 2D : 2.90 4D1 : 9.20 4D : 39.12	1G1: 19.88 2G1: 0.40				
						Home Site Farm Site Recreation WRP Non Ag Other Roads
						2.50

Non-Agland 2.50 0
Agl and Tot. 226.80 740,640
TOT. LAND 229.30 740,640

Ratio Formula: AgL and Tot / (Adj. Pur. Price - Imprv. - NonTotAmt + Assessor Adj.) 740640 / (1149000 - 0 - 0 + -65000) **Ratio: 68.32**

County: 91 **Book:** 2021 **Page:** 810 **Sale Date:** 03/06/2021 **Rctd Date:** 04/14/2021 **Record #:** 45 of 59
Seller: DELAY, ESTATE OF ROBERT WATSON, MAR **Buyer:** MENKE, CHARLES & JANICE
Legal Desc: 02-02-09 W1/2NW1/4-2-2-9
Location ID: 001100700 **Sale No:** 65-0011 **Unif/Learning Comm:** DOC-STAMP: 427.50
Usability: 1 **Code #:** **Parcel Number:**
Assessor Location: RURAL (RUR) **Geo** **Twn** **Rng** **Sect** **Qtr** **Subdiv** **Area** **Blk** **Parcel**
 Address of Property: 2-2-9 **4375** **2** **9** **2** **2** **00000** **1** **000** **0920**
Assr. Comments: personal rep deed 001100700 **Property Classification Code/Current Assessment Year:**

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

Assr Adj. Amount: \$0
Adj. Sale Price: \$190,000
 NonAg % of SaleAmt: (0 + 0) / (190,000 + 0) = 0%
 Price/Acre: (190,000 + (0)) / (77.40) = \$ 2,455
 Majority Land Use: 70.93% DRX

Form 521:
Assessed Value/Date of Sale:
 Land: \$ 150,820
 Imprint: \$ 0
 Total: \$ 150,820

Assessed Value/Current Year:
 Land: \$ 166,805
 Imprint: \$ 0
 Total: \$ 166,805

Non-Agricultural Real Property Land: (100%)
 Acres Value

Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	2.99
Roads	
Non-Agland	2.99
Agland Tot.	77.40
TOT. LAND	80.39

Agricultural Land Acres:		Grass		CRP		Timber		Other		Misc.	
Irrigated	Dry	ID : 21.58 2D : 26.98 4D : 6.34	IG1: 13.06 IG : 8.59 2G1: 0.85								
Irrg:	Dry: 54.90	Grs: 22.50	Crp:	Timbr:	Ohrr:						

Ratio Formula: AglandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 166805/(190000 - 0 - 0 + 0) **Ratio:** 87.79

County: 91 **Book:** 2021 **Page:** 650 **Sale Date:** 03/24/2021 **Rctd Date:** Record #: 46 of 59

Seller: SCHULTZ, KEVIN T & ANN R

Buyer: HYNIEK, MICHAEL L

Legal Desc: 13-02-09 SW1/4NW1/4 & SW2NW1/4 13-2-9

Location ID: 001105900

School: 65-0011

Unif/Learning Comm: DOC-STAMP: 1,710.00

Usability: 1

Sale No:

Parcel Number:

Geo **Twn** **Rng** **Sect** **Qtr** **Subdiv** **Area** **Blk** **Parcel**

Assessor Location: RURAL (RUR)

Code #:

4375 **2** **9** **13** **0** **00000** **1** **000** **1220**

Address of Property: 13-2-9

Val_Grp: 6

Assr. Comments: addl locids: 001106200 - cnt: 1, w/d 001105900 001106200

Property Classification Code/Current Assessment Year:		Zoning		Location		City Size		Parcel Size	
Status	Prop Type	5	3						
2	05								9

Assr Adj. Amount: \$0
Adj. Sale Price: \$760,000
 NonAg % of SaleAmt: (0 + 0) / (760,000 + 0) = 0%
 Price/Acre: (760,000 + (0)) / (275.72) = \$ 2,756
 Majority Land Use: 53.76% GRASS

Form 521:
Assessed Value/Date of Sale:
 Land: \$ 473,010
 Imprint: \$ 0
 Total: \$ 473,010

Assessed Value/Current Year:
 Land: \$ 520,250
 Imprint: \$ 0
 Total: \$ 520,250

Non-Agricultural Real Property Land: (100%)
 Acres Value

Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	1.22
Roads	
Non-Agland	1.22
Agland Tot.	275.72
TOT. LAND	276.94

Agricultural Land Acres:		Grass		CRP		Timber		Other		Misc.	
Irrigated	Dry	ID1: 14.10 ID : 51.63 2D : 37.52 4D : 24.23	IG1: 67.78 IG : 36.95 2G1: 43.51								
Irrg:	Dry: 127.48	Grs: 148.24	Crp:	Timbr:	Ohrr:						

Ratio Formula: AglandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 520250/(760000 - 0 - 0 + 0) **Ratio:** 68.45

County: 91 Book: 2021 Page: 927 Sale Date: 04/10/2021 Rcd Date: 04/21/2021 Record #: 47 of 59

Seller: ARDMAR, LLC Buyer: SHIPMAN, DENNIS D, TRUSTEE SHIPMAN,

Legal Desc: 32-01-09 N1/2SE1/4 32-1-9
 Location ID: 001013301 School: 65-0011 Unit/Learning Comm: DOC-STAMP: 279.00

Usability: 1 Code #: Parcel Number:
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
 Address of Property : 32-1-9 4497 1 9 32 4 00000 1 000 0830
 Assr. Comments : wtd 001013301

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			City Size
			Parcel Size

Asst Adj. Amount: \$0
 Adj. Sale Price: \$124,000
 NonAg % of SaleAmt: (0+0)/(124,000+0) = 0%
 Price/Acre: (124,000+(0))/(78.56) = \$ 1,578
 Majority Land Use : 100% GRASS

Form 521:
 Total Purchase Price: \$ 124,000
 Non-Real Property: \$ 0
 Adj. Purchase Price: \$ 124,000

Assessed Value/Date of Sale:	
Land:	\$ 101,735
Imprmt:	\$ 0
Total:	\$ 101,735

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbldg	0
Impr. Total	0

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 48.87 1G : 2.16 2G1: 27.13 3G1: 0.40				
Irrg:	Dry:	Grs: 78.56	Crp :	Timbr:	Other:	
Ratio Formula: AgL and Tot / Adj Pur Price - Imprv. - Non Tot Amt + Assessor Adj.) 109985/(124000 - 0 - 0 + 0) Ratio: 88.70						

County: 91 Book: 2021 Page: 879 Sale Date: 04/12/2021 Rcd Date: 04/19/2021 Record #: 48 of 59

Seller: JIS FARMS, LLC Buyer: SHIPMAN, DENNIS, TRUSTEE SHIPMAN, D

Legal Desc: 32-01-09 S1/2SW1/4 32-1-9

Location ID: 001013200 Sale No: School: 65-0011 Unit/Learning Comm: DOC-STAMP: 558.00

Usability: 1 Code #: Parcel Number:
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
 Address of Property : 32-1-9 4487 1 9 32 3 00000 1 000 0820
 Assr. Comments : addl locids: 001013300 - cnt: 1, wtd
 001013200 001013300

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			City Size
			Parcel Size

Asst Adj. Amount: \$0
 Adj. Sale Price: \$248,000
 NonAg % of SaleAmt: (0+0)/(248,000+0) = 0%
 Price/Acre: (248,000+(0))/(155.00) = \$ 1,600
 Majority Land Use : 100% GRASS

Form 521:
 Total Purchase Price: \$ 248,000
 Non-Real Property: \$ 0
 Adj. Purchase Price: \$ 248,000

Assessed Value/Date of Sale:	
Land:	\$ 200,720
Imprmt:	\$ 0
Total:	\$ 200,720

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outbldg	0
Impr. Total	0

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 89.60 1G : 9.00 2G1: 33.70 2G : 6.60 3G1: 16.10				
Irrg:	Dry:	Grs: 155.00	Crp :	Timbr:	Other:	
Ratio Formula: AgL and Tot / Adj Pur Price - Imprv. - Non Tot Amt + Assessor Adj.) 217000/(248000 - 0 - 0 + 0) Ratio: 87.50						

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Non-Agland	5.00
Agland Tot.	155.00
TOT. LAND	160.00

County: 91 Book: 2021 Page: 904 Sale Date: 04/19/2021 Rctd Date: 04/20/2021 Record #: 49 of 59
 Seller: KOTTWITZ LAND HOLDINGS, LLC Buyer: HIMMELBERG, CHARLES R
 Legal Desc: 03-04-10 NE1/4 3-4-10
 Location ID: 001700900 School: 91-0074 Unif/Learning Comm: DOC-STAMP: 1,206.00
 Usability: 1 Code #: Parcel Number:
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
 Address of Property : 3-4-10 4133 4 10 3 1 00000 1 000 6105
 Assr. Comments : wtd 001700900
Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		10

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (536,000 + 0) = 0%
 Adj. Sale Price: \$536,000 Price/Acre : (536,000 + (0)) / (167.48) = \$ 3,200
 Majority Land Use : 100% DRY

Form 521:
 Total Purchase Price: \$ 536,000
 Non-Real Property: \$ 0
 Adj. Purchase Price: \$ 536,000

Assessed Value/Date of Sale:		Assessed Value/Current Year:	
Land:	\$ 380,490	Land:	\$ 423,345
Imprmt:	\$ 0	Imprmt:	\$ 0
Total:	\$ 380,490	Total:	\$ 423,345

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	1D1 : 101.96 1D : 12.98 2D : 25.13 4D1 : 0.50 4D : 26.91					
Irrg:	Dry : 167.48	Grss:	Crp :	Timbr:	Other :	

Home Site	Non-Agricultural Real Property Land: (100%)
Home Site	Acres
Farm Site	Value
Recreation	
WRP	
Non Ag Other	
Roads	
Non-Agland	4.15
Agland Tot.	167.48
TOT. LAND	171.63
	423,345

Ratio Formula: AgLandTot/(Adj.Pur Price - Imprv. - NonTotAmt + Assessor Adj.) 423345/(536000 - 0 - 0 + 0) Ratio: 78.98
 County: 91 Book: 2021 Page: 1335 Sale Date: 04/27/2021 Rctd Date: 05/19/2021 Record #: 50 of 59

Seller: PARR, LARRY & MARCIA Buyer: KENNY, MATTHEW L & CASEY R
 Legal Desc: A TRACT IN THE NE1/4 2-2-11
 Location ID: 001903901 Sale No: School: 91-0002 Unif/Learning Comm: DOC-STAMP: 33.75
 Usability: 1 Code #: Parcel Number:
 Assessor Location: RURAL (RUR) Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
 Address of Property : Val_Grp: 6 0000 00 00 0 00000 1 000 0000
 Assr. Comments : jwtd 001903901
Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (15,000 + 0) = 0%
 Adj. Sale Price: \$15,000 Price/Acre : (15,000 + (0)) / (7.5) = \$ 1,987
 Majority Land Use : 89.54% GRASS

Form 521:
 Total Purchase Price: \$ 15,000
 Non-Real Property: \$ 0
 Adj. Purchase Price: \$ 15,000

Assessed Value/Date of Sale:		Assessed Value/Current Year:	
Land:	\$ 9,965	Land:	\$ 10,820
Imprmt:	\$ 0	Imprmt:	\$ 0
Total:	\$ 9,965	Total:	\$ 10,820

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
	4D : 0.79	1G1: 2.58 1G : 4.18				
Irrg:	Dry : 0.79	Grss: 6.76	Crp :	Timbr:	Other :	

Home Site	Non-Agricultural Real Property Land: (100%)
Home Site	Acres
Farm Site	Value
Recreation	
WRP	
Non Ag Other	
Roads	
Non-Agland	0.42
Agland Tot.	7.55
TOT. LAND	7.97
	10,820

Ratio Formula: AgLandTot/(Adj.Pur Price - Imprv. - NonTotAmt + Assessor Adj.) 10820/(15000 - 0 - 0 + 0) Ratio: 72.13

County: 91 Book: 2021 Page: 1113 Sale Date: 04/28/2021 Rctd Date: 05/03/2021 Record #: 51 of 59
 Seller: TRAUSCH, THOMAS & Legal Desc: 04-03-10 SE1/4-4-3-10
 Location ID: 001601201 Sale No: School: 91-0074 Unif/Learning Comm: DOC-STAMP: 733.50
 Usability: 1 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
 0000 3 10 4 0 00000 1 000 0000
 Assessor Location: RURAL (RUR) Val_Grp: 6
 Address of Property:
 Assr. Comments : surveyorship wd 001601201
 Buyer: BONIFAS, KEVIN J & KIMBERLY D

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
City Size Parcel Size			
			9

Asst. Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (325,400 + 0) = 0%
 Adj. Sale Price: \$325,400 Price/Acre : (325,400 + (0)) / (149,46) = \$ 2,177
 Majority Land Use : 93.37% GRASS

Assessed Value/Date of Sale:		Assessed Value/Current Year:	
Land:	\$ 193,545	Land:	\$ 198,150
Imprmt:	\$ 0	Imprmt:	\$ 0
Total:	\$ 193,545	Total:	\$ 198,150

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 42.44 1G : 21.76 2G1: 75.35			Wst. : 9.91	
Irrg:	Dry:	Gr: 139.55	Crp:	Timbr:	Othr: 9.91	

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	3.88
Roads	
Non-Agland	3.88
AgLand Tot	149.46
TOT. LAND	153.34
	198,150

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 198150/(325400 - 0 - 0 + 0) Ratio: 60.89

County: 91 Book: 2021 Page: 1123 Sale Date: 05/04/2021 Rctd Date: Record #: 52 of 59
 Seller: PETSCH, DAVID & LOUISE Buyer: GEBBERS, DAVID & SHERRY GEBBERS, STEV
 Legal Desc: 02-01-09 PT OF THE NE1/4 LESS A 5.44 ACRE TRACT 2-1-9
 Location ID: 001000301 Sale No: School: 65-0011 Unif/Learning Comm: DOC-STAMP: 1,912.50
 Usability: 1 Code #: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
 0000 1 9 2 0 00000 1 000 0000
 Assessor Location: Val_Grp:
 Address of Property:
 Assr. Comments : wd 001000301
 Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assessed Value/Date of Sale:		Assessed Value/Current Year:	
Land:	\$ 594,925	Land:	\$ 597,470
Imprmt:	\$ 0	Imprmt:	\$ 0
Total:	\$ 594,925	Total:	\$ 597,470

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	1.65
Roads	
Non-Agland	1.65
AgLand Tot	151.56
TOT. LAND	153.21
	597,470

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1: 2.51 1A : 33.36 2A1: 29.71 2A : 12.78 3A1: 12.96 4A1: 14.79 4A : 24.99	ID : 1.16 2D1: 1.09 2D : 1.30 3D1: 0.33 4D : 1.97	1G1: 0.08 3G1: 0.10			Wst. : 14.43	
Irrg: 131.10	Dry: 5.85	Gr: 0.18	Crp:	Timbr:	Othr: 14.43	

Ratio Formula: AgLandTot/(Adj.Pur.Price - Imprv. - NonTotAmt + Assessor Adj.) 597470/(850000 - 0 - 0 + 0) Ratio: 70.29

County: 91 Book: 2021 Page: 1316 Sale Date: 05/18/2021 Rcd Date: 05/19/2021 Record #: 53 of 59

Seller: FUNKE, PATRICIA

Buyer: GREENHALGH, LANNY & KRISTIN

Legal Desc: 12-02-10 NW1/4 12-2-10
Location ID: 001555100

Sale No: 91-0002

Unit/Learning Comm:

DOC-STAMP: 675.00

Usability: 1

Code #:

School: 91-0002

Parcel Number:

Area Blk Parcel

Assessor Location: RURAL (RUR)

Val_Grp: 6

Geo Twn

Rng Sect Qtr

Subdiv Area Blk Parcel
00000 1 000 4680

Address of Property: 12-2-10

Assr. Comments: wtd 001555100

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

Assr Adj. Amount: \$0
Adj. Sale Price: \$300,000

NonAg % of SaleAmt: (0 + 0) / (300,000 + 0) = 0%
Price/Acre : (300,000 + (0)) / (156.00) = \$ 1,923
Majority Land Use : 78.71% DRY

Assessed Value/Current Year:
Land: \$ 359,510
Imprmt: \$ 0
Total: \$ 359,510

	Value
Dwelling	0
Outblde	0
Impr. Total	0

Total Purchase Price: \$ 300,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 300,000

Form 521:
Assessed Value/Date of Sale:
Land: \$ 332,705
Imprmt: \$ 0
Total: \$ 332,705

Assessed Value/Current Year:
Land: \$ 359,510
Imprmt: \$ 0
Total: \$ 359,510

Non-Agricultural
Real Property Land: (100%)
Acres Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site Farm Site Recreation WRP Non Ag Other Roads	Non-Agland Agl and Tot. TOT. LAND	0 359,510 359,510
	ID : 79.00 2D : 43.78	1G1: 0.32 1G : 7.73 2G1: 7.82 4G : 13.20		1T : 5.36			4.00	4.00	0
Irrg:	Dry : 122.78	Gr: 29.07	Crp : 0	Timb: 5.36	Other : 0.00				

Ratio Formula: Agl and Tot / (Adj. Pur. Price - Imprv. - Non Tot Amt + Assessor Adj.) 359510 / (300000 - 0 - 0 + 0) Ratio: 119.84

County: 91 Book: 2021 Page: 1426 Sale Date: 06/01/2021 Rcd Date: Record #: 54 of 59

Seller: WENTWORTH, WILLIAM GARTH & KATHERIN

Buyer: DELKA, MICHAEL D & MARY M

Legal Desc: 22-02-12 NE1/4 22-2-12

Location ID: 002303400

Sale No:

School: 91-0002

Unit/Learning Comm:

DOC-STAMP: 528.75

Usability: 1

Code #:

Parcel Number:

Geo Twn Rng Sect Qtr

Subdiv Area Blk Parcel
00000 1 000 2020

Assessor Location: RURAL (RUR)

Val_Grp: 6

Geo Twn

Rng Sect Qtr

Subdiv Area Blk Parcel
00000 1 000 2020

Address of Property: 22-2-12

Assr. Comments: jswd 002303400

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3	9	

Assr Adj. Amount: \$0
Adj. Sale Price: \$235,000

NonAg % of SaleAmt: (0 + 0) / (235,000 + 0) = 0%
Price/Acre : (235,000 + (0)) / (152.00) = \$ 1,546
Majority Land Use : 100% GRASS

Assessed Value/Current Year:
Land: \$ 189,525
Imprmt: \$ 0
Total: \$ 189,525

	Value
Dwelling	0
Outblde	0
Impr. Total	0

Total Purchase Price: \$ 235,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 235,000

Form 521:
Assessed Value/Date of Sale:
Land: \$ 189,525
Imprmt: \$ 0
Total: \$ 189,525

Assessed Value/Current Year:
Land: \$ 205,200
Imprmt: \$ 0
Total: \$ 205,200

Non-Agricultural
Real Property Land: (100%)
Acres Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site Farm Site Recreation WRP Non Ag Other Roads	Non-Agland Agl and Tot. TOT. LAND	0 205,200 205,200
		1G1: 85.00 1G : 5.00 2G1: 43.00 4G : 19.00					3.00	3.00	0
Irrg:	Dry : 152.00	Gr: 152.00	Crp : 0	Timb: 0	Other : 0				

Ratio Formula: Agl and Tot / (Adj. Pur. Price - Imprv. - Non Tot Amt + Assessor Adj.) 205200 / (235000 - 0 - 0 + 0) Ratio: 87.32

County: 91 Book: 2021 Page: 1519 Sale Date: 06/04/2021 Rcd Date: 06/09/2021 Record #: 55 of 59

Seller: KORT, ELNA -TRUSTEE
Buyer: KORT, RYAN P

Legal Desc: SW1/4 & S1/2NW1/4 LESS A TRACT 23-4-10
School: 91-0074 Unit/Learning Comm: DOC-STAMP: 3,712.50

Location ID: 001714501 Sale No:
Usability: 1 Code #: Parcel Number:
Assessor Location: RURAL (RUR) Val Grp: 6 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
Address of Property: 0000 00 00 00 0 00000 1 0000

Assr. Comments : addt locids: 001716700 - cnt: 1, tr
usee's deed, sale between aunt & n
ephew 001714501 001716700

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	5	3
			Parcel Size
			10

Assr Adj. Amount: \$0
Adj. Sale Price: \$1,650,000
NonAg % of SaleAmt: (0 + 0) / (1,650,000 + 0) = 0%
Price/Acre: (1,650,000 + (0)) / (374.37) = \$ 4,407
Majority Land Use : 55.43% RR>D

Form 521:
Assessed Value/Date of Sale:

Land:	\$ 1,297,425
Imprmt:	\$ 0
Total:	\$ 1,297,425

Assessed Value/Current Year:

Land:	\$ 1,296,345
Imprmt:	\$ 0
Total:	\$ 1,296,345

Non-Agricultural

Real Property Land: (100%)	
Acres	Value
Dwelling	0
Outblgd	0
Impr. Total	0

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
1A1: 72.33 1A : 73.71 2A : 13.04 3A1: 12.52 4A : 35.92	ID1: 57.00 ID : 68.90 2D : 2.59 4D1: 0.07 4D : 0.03	1G1: 5.07 1G : 21.81 2G1: 11.38				
Home Site Farm Site Recreation WRP Non Ag Other Roads		11.59 374.37 385.96		0 1,296,345 1,296,345		

Irrg: 207.52 Dry: 128.59 Grs: 38.26 Crp: Timbr: Othr: Ratio: 78.57

Ratio Formula: AgLandTot/(Adj.Pur Price - Imprv. - NonTotAmt + Assessor Adj.) 1296345/(1650000 - 0 - 0 + 0)

Country: 91 Book: 2021 Page: 1996
Seller: SMALL, RUTH P.
Legal Desc: LOTS 13-34 BLOCK 4 GARBERS SECOND ADDITION RED CLOUD

Buyer: HENRY, JIM & SHIRLEY

Location ID: 000158500 Sale No: 91-0002 School: 91-0002 Unit/Learning Comm: DOC-STAMP: 27.00

Usability: 1 Code #: Parcel Number:
Assessor Location: RED CLOUD (RC) Val Grp: 5 Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
Address of Property: 4491 1 11 00 0 10070 1 004 0000
Assr. Comments : fwd 000158500

Property Classification Code/Current Assessment Year:			
Status	Prop Type	Zoning	Location
2	05	1	1
			Parcel Size
			4

Assr Adj. Amount: \$0
Adj. Sale Price: \$12,000
NonAg % of SaleAmt: (0 + 0) / (12,000 + 0) = 0%
Price/Acre: (12,000 + (0)) / (2.06) = \$ 5,825
Majority Land Use : 100% DRY

Form 521:
Assessed Value/Date of Sale:

Land:	\$ 5,090
Imprmt:	\$ 0
Total:	\$ 5,090

Assessed Value/Current Year:

Land:	\$ 5,655
Imprmt:	\$ 0
Total:	\$ 5,655

Non-Agricultural	
Real Property Land: (100%)	Acres
Dwelling	0
Outblgd	0
Impr. Total	0

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
ID : 2.06						
Home Site Farm Site Recreation WRP Non Ag Other Roads		0.00 2.06 2.06		0 5,655 5,655		

Irrg: Dry: 2.06 Grs: Crp: Timbr: Othr: Ratio: 47.13

Ratio Formula: AgLandTot/(Adj.Pur Price - Imprv. - NonTotAmt + Assessor Adj.) 5655/(12000 - 0 - 0 + 0)

PAD: QUALIFIED AG-UN SALE ROSTER :2022
CONTAINING SALES FROM 10/01/2018 THRU 09/30/2021 Posted Before 04/11/2022

County 91 Webster
Run Date: 04/11/2022
Page: 29 of 30

County: 91 Book: 2021 Page: 2013 Sale Date: 07/26/2021 Rctd Date: 07/27/2021 Record #: 57 of 59

Seller: KNEHANS, JANICE
Buyer: THE SCULLY ESTATES LIMITED PARTNERS

Legal Desc: 25-03-09 NW1/4 25-3-9
Location ID: 001210900
School: 65-0011 Unif/Learning Comm: DOC-STAMP: 1,293.75

Usability: 1
Code #: 6
Parcel Number: 4241 3 9 25 2 00000
Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4241 3 9 25 2 00000 1 365 0000

Assessor Location: RURAL (RUR)
Address of Property: 25-3-9

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$0
Adj. Sale Price: \$575,000

NonAg % of SaleAmt: (0 + 0) / (575,000 + 0) = 0%
Price/Acre : (575,000 + (0)) / (156,00) = \$ 3,686
Majority Land Use : 67.31% DRY

Form 521:

Total Purchase Price: \$ 575,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 575,000

Assessed Value/Date of Sale:

Land: \$ 305,630
Imprmt: \$ 0
Total: \$ 305,630

Assessed Value/Current Year:

Land: \$ 337,515
Imprmt: \$ 0
Total: \$ 337,515

**Non-Agricultural
Real Property Land: (100%)**
Acres Value

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot	TOT. LAND	
	ID1 : 19.00 ID : 19.00 2D : 67.00	IG1: 21.00 2G1: 30.00											4.00	0	156.00	337,515
Irrg:	DRY : 105.00	GrS: 51.00	CRP :	Timbr:	Other :										160.00	337,515

Ratio Formula: Agl and Tot / (Adj Pur Price - Imprv - Non Tot Amt + Assessor Adj) 337515/(575000 - 0 - 0 + 0)

Ratio: 58.70

County: 91 Book: 2021 Page: 2872 Sale Date: 09/21/2021 Rctd Date: 10/22/2021 Record #: 58 of 59

Seller: FEESE, MARK S & LISA, CO-TRUSTEES S
Buyer: JAMES FARMS, INC.

Legal Desc: 31-02-12 SW1/4 31-2-12

Location ID: 002304300

Usability: 1
Code #: 6

School: 91-0002 Unif/Learning Comm: DOC-STAMP: 900.00

Assessor Location: RURAL (RUR)
Address of Property: 31-2-12

Val_Grp: 6

Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel
4369 2 12 31 3 00000 1 000 0000

Assr. Comments : trustee's w/d 002304300

Property Classification Code/Current Assessment Year:

Status	Prop Type	Zoning	Location	City Size	Parcel Size
2	05	5	3		9

Assr Adj. Amount: \$0
Adj. Sale Price: \$400,000

NonAg % of SaleAmt: (0 + 0) / (400,000 + 0) = 0%
Price/Acre : (400,000 + (0)) / (146.52) = \$ 2,730
Majority Land Use : 55.94% IRRGTTD

Form 521:

Total Purchase Price: \$ 400,000
Non-Real Property: \$ 0
Adj. Purchase Price: \$ 400,000

Assessed Value/Date of Sale:

Land: \$ 374,040
Imprmt: \$ 0
Total: \$ 374,040

Assessed Value/Current Year:

Land: \$ 382,570
Imprmt: \$ 0
Total: \$ 382,570

**Non-Agricultural
Real Property Land: (100%)**
Acres Value

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.	Home Site	Farm Site	Recreation	WRP	Non Ag Other	Roads	Non-Agland	Agland Tot	TOT. LAND
IA1 : 29.28 IA : 28.99 4A1 : 20.39 4A : 3.31	ID : 6.10 2D : 2.88 4D1 : 3.79 4D : 0.12	IG1: 39.61 2G1: 12.05											8.77	146.52	382,570
Irrg: 81.97	DRY : 12.89	GrS: 51.66	CRP :	Timbr:	Other :									155.29	382,570

Ratio Formula: Agl and Tot / (Adj Pur Price - Imprv - Non Tot Amt + Assessor Adj) 382570/(400000 - 0 - 0 + 0)

Ratio: 95.64

County: 91 Book: 2021 Page: 3191 Sale Date: 09/28/2021 Recd Date: 12/01/2021 Record #: 59 of 59

Seller: HOFFMAN RANCHES INC Buyer: SIMPSON, TERRY L & REBECCA L

Legal Desc: 30-02-11 N1/2 30-2-11 School: 91-0002 Unit/Learning Comm: DOC-STAMP: 1,512.00

Location ID: 001903000 Sale No: Parcel Number: Geo Twn Rng Sect Qtr Subdiv Area Blk Parcel

Usability: 1 Code #: 4371 2 11 30 0 00000 1 000 8815

Assessor Location: RURAL (RUR) Val_Grp: 6 4371 2 11 30 0 00000 1 000 8815

Address of Property : 30-2-11 Property Classification Code/Current Assessment Year:

Assr. Comments : comp jswd 001903000 Status Prop Type Zoning Location City Size Parcel Size

Assr Adj. Amount: \$0 NonAg % of SaleAmt: (0 + 0) / (672,000 + 0) = 0%

Adj. Sale Price: \$672,000 Price/Acre : (672,000 + (0)) / (312,00) = \$ 2,154

Form 521: Majority Land Use : 100% GRASS

Assessed Value/Date of Sale:		Assessed Value/Current Year:	
Land:	\$ 378,245	Land:	\$ 410,000
Imprmt:	\$ 0	Imprmt:	\$ 0
Total:	\$ 378,245	Total:	\$ 410,000

Dwelling	0	Value
Outbldg	0	
Impr. Total	0	

Agricultural Land Acres:

Irrigated	Dry	Grass	CRP	Timber	Other	Misc.
		1G1: 104.00 1G : 5.00 2G1: 93.00 2G : 43.00 4G1: 4.00 4G : 63.00				

Ratio Formula:	Ratio:
Agr and Tot / (Adj. Pur Price - Imprv. - Non Tot Amt + Assessor Adj.)	410000/(672000 - 0 - 0 + 0)
	Ratio: 61.01

Non-Agricultural Real Property Land: (100%)	
Acres	Value
Home Site	
Farm Site	
Recreation	
WRP	
Non Ag Other	8.00
Roads	
Non-Agland	8.00
Agland Tot.	312.00
TOT. LAND	320.00