TRAVERSE COUNTY

THE ACCURACY OF THIS REPORT IS IN NO MANNER GUARANTEED

AG LAND

2026 SALES LISTING

OCTOBER 2025 - SEPTEMBER 2026

UPDATED 10/5/2026

No	CRV # / Sale Date	Seller	Buyer	Parcel # / Description	Type	Sale Price	Deed Acres	Till Acres	Price Deed Ac	Price Till Ac	Mkt-Val Bldg	2026 Mkt Val	2026 Ratio
1		RICHARD & CATHY WEISSER, PAMELA & KIM BECKIUS,		13-0078000 & 13-0079000 TINTAH CPI: 74.71 & 87.49									
	8198	ROBERT MOLACEK &	BDB YAGGIE FAMILY	SECT 19-129-45									
	Oct-25	PAMELA SARNE	LIMITED PARTNERSHIP	E1/2 SW1/4 & LOT 4 & LOT 3	WD	973,543	148.47	140.97	6,557	6,906	0	1,070,300	109.94%
2		RICHARD & CATHY WEISSER, PAMELA & KIM BECKIUS,		13-0073000 TINTAH CPI: 28.04									
	8195	ROBERT MOLACEK &		SECT 19-129-45									
	Oct-25	PAMELA SARNE	MARK KELLER	E1/2NE1/4	WD	280,000	80.00	68.40	3,500	4,094	0	369,400	131.93%
3		RICHARD & CATHY WEISSER, PAMELA & KIM BECKIUS,		13-0075000 TINTAH CPI: 93.26									
	8197	LUKE & RACHEL MOLACEK,	BDB YAGGIE FAMILY	19-129-45									
	Oct-25	CHELSEA & JONAH O'NEIL	LIMITED PARTNERSHIP	NW1/4	WD	966,264	147.36	142.36	6,557	6,787	0	1,210,100	125.23%
4				23-0900000 WHEATON									
OUT 05	8200			AUDITORS PLAT 13 4.66 AC OF LOT 24 N OF									
	Oct-25	LANCE LUNDQUIST	JO ENTERPRISES LLC	STEIDL'S ADDN & S OF DISPOSAL PLANT	CD	200,000	4.66	0.00	42,918	----------	56,100	81,400	40.70%
5				09-0009000 & 09-0011000 PARNELL CPI: 93.91 & 95.76									
OUT 02	8214			SECT 03-125-47									
	Dec-25	ALAN & BECKY CUPERUS	LORIE CUPERUS	NE 1/4 & SE 1/4	QCD	125,000	322.85	310.58	387	402	11,400	2,675,400	2140.32%
6				09-0009000 & 09-0011000 PARNELL CPI: 93.91 & 95.76									
OUT 02	8215			SECT 03-125-47									
	Dec-25	ALAN & BECKY CUPERUS	STEVEN CUPERUS	NE 1/4 & SE 1/4	QCD	125,000	332.85	310.58	376	402	11,400	2,675,400	2140.32%
7				07-0186004 LEONARDSVILLE CPI:88.00									
OUT- 02	8218		CARL W VOGT &	SECT 35-125-45									
	Dec-25	DARLYS & PAUL VOGT	NICCOLE M VOGT TRUST	S 626.07 OF THE NW 1/4 LESS 1.01 AC	WD	137,500	36.89	36.89	3,727	3,727	0	306,200	222.69%
8				08-0053000 MONSON CPI:97.18									
OUT- 10	8211			SECT 11-128-46									
	Nov-25	MICHAEL & JEFFREY WINTER	ALAN & MARTIN PETERSEN	NE1/4NW1/4 EXCEPT THE WEST 441.50	WD	118,000	26.94	25.94	4,380	4,549	0	110,200	93.39%
9				10-0090000 REDPATH CPI:91.30									
OUT-08	8222		GREGORY & SANDRA VOLD	SECT 20-128-45									
	Dec-25	LINDA J HACHE TRUST	PATRICK & DENISE VOLD	N 134.44 AC OF NW1/4 LESS 72.22 AC	QCD	420,000	62.22	61.72	6,750	6,805	0	524,600	124.90%
10				02-0169001 CLIFTON CPI:92.69									
OUT 16A	8221			SEC 36-127-45									
	Dec-25	TERRY BARTELL	GARY & RHONDA FINDLAY	2.14 AC IN S1/2NW1/4	QCD	20,330	2.14	2.11	9,500	9,635	0	614,600	3023.12%
11				11-0129000 TARA CPI:88.97									
OUT 02	8224			SEC 26-125-46									
	Dec-25	ALAN & CAROL BULLER	LUCAS & GEORGANN BULLER	FRL. SW1/4	TD	700,000	156.97	145.00	4,459	4,828	0	1,203,500	171.93%
12				12-0154001 TAYLOR CPI: 92.20									
OUT 02	8228			SEC 12-129-47									

REJECT CODE: 02-RELATIVE SALE 04-PARTIAL INTEREST 05-CLASSIFICATION CHANGE 08-QUIT CLAIM 09 A- ESTATE SALE 10-PRIOR INTEREST 16A-SPLIT SALE 20-LEASEBACK 23-SALE UNDER MINIMUM (LAND $10,001 BUILDING $25,001)

TRAVERSE COUNTY

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AG LAND

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OCTOBER 2025 - SEPTEMBER 2026

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	Nov-25	DARLA RAGUSE	RYAN RAGUSE	15.1% OF NW1/4 LESSS 7.90 AC BLDG SITE	QCD	175,000	152.10	145.62	1,151	1,202	0	1,223,500	699.14%
13		ROSEMARY & ROBERT RYBKA		02-0018000, 02-0019000, 02-0020000, 02-0021000									
		WAYNE & CATHERINE HERVEY		CLIFTON CPI: 91.64, 92.90, 93.13, 95.80									
	8227	LISA & PIETER MILLER	RYAN FINNEGAN &	SEC- 05-127-45									
	Jan-26	DANIEL HERVEY	RYON J SIMON	ALL OF SECT 5	WD	4,102,456	628.44	571.95	6,528	7,173	21,200	4,914,100	119.78%
14				06-0061001									
				LAKE VALLEY CPI: 92.35									
OUT 02	8229			SEC 12-127-46									
	Jan-26	JOHN V LUNDQUIST TRUST	STEVEN & TINA LUNDQUIST	N1/2SW1/4	CD	440,000	80.00	79.00	5,500	5,570	0	671,500	152.61%
15				08-0106000									
				MONSON CPI: 89.29									
	8230			SEC 22-128-46									
	Jan-26	COLE LEGACY LLP	PHILIP & COLLEEN DEAL	N1/2	WD	2,478,000	320.00	303.44	7,744	8,166	6,400	2,549,400	102.88%
16				08-0042000									
				MONSON CPI:93.70									
	8233			SEC 8-128-46									
	Jan-26	COLE LEGACY LLP	MICHAEL MAUDAL	N1/2SW1/4	WD	620,000	80.00	76.21	7,750	8,135	0	649,700	104.79%
17				08-0228000									
				MONSON CPI: 86.55									
	8232			SEC 23-128-47									
	26-Jan	COLE LEGACY LLP	PARKER J YOST	NE1/4	WD	1,350,000	160.00	156.00	8,438	8,654	0	1,294,800	95.91%
18				08-0205000									
				MONSON CPI: 93.22									
	8231			SEC 11-128-47									
	Jan-26	COLE LEGACY LLP	WHITE ROCK HUTTERIAN BRETHEREN	SW1/4	WD	1,415,000	160.00	146.20	8,844	9,679	0	1,255,000	88.69%
19				01-0055000									
				ARTHUR CPI: 90.86									
	8234			SEC 13-125-48									
	Jan-26	CHRISTOPHER DAVIDSON	1946 LEGACY FARMS LLP	SE1/4	WD	1,317,500	160.00	156.00	8,234	8,446	0	1,326,000	100.65%
20				12-0153000									
				TAYLOR CPI: 88.83									
	8236		RYAN RAGUSE &	SEC 12-129-47									
	Jan-26	JULIE & BRIAN VCULEK	ANDREW FOSS	NE1/4	WD	1,115,280	160.00	152.00	6,971	7,337	0	1,261,600	113.12%
21				13-0122000 & 13-0124000									
				TINTAH CPI: 89.36 & 89.77									
OUT 02	8238			SEC 31-129-45									
	Feb-26	HASBARGEN FAMILY TRUST	DANIEL HASBARGEN	NE1/4 LESS 4.16 AC FOR ROAD & SE1/4 & E1/2SW1/4	TD	1,250,000	395.84	371.40	3,158	3,366	0	984,600	78.77%
22				09-0063002									
				PARNELL CPI:91.00									
OUT 20	8241			SEC15-125-47									
	Feb-26	BENJAMIN &TRISHA ANDERSON	MARK STRONG	NE1/4 LESS 4.29 AC FOR ROAD & LESS 5.09 AC	WD	1,129,650	150.62	148.06	7,500	7,630	0	1,259,300	111.48%
23				10-0063000 & 10-0067000									
				REDPATH CPI: 87.89 & 86.46									
OUT 20	8240			SEC 16-128-45									
	Feb-26	LORI E GILSDORF TRUST	MICHAEL S STAMER	1/2 INT: NE 1/4 & SE1/4 LESS 49.32 ACRES	WD	1,034,625	135.34	131.17	7,645	7,888	0	2,173,500	210.08%

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24				10-0063000 & 10-0067000									
				REDPATH CPI: 87.89 & 86.46									
OUT 20	8239			SEC 16-128-45									
	Feb-26	SCOTT GILSDORF TRUST	MICHAEL S STAMER	1/2 INT: NE 1/4 & SE1/4 LESS 49.32 ACRES	WD	1,034,625	135.34	131.18	7,645	7,887	0	2,173,500	210.08%
25				14-0036002									
				WALLS CPI 88.54									
	8237			SEC 7-126-47									
OUT-16A	Jan-26	ROGER & TERESA ABRAHAM	BLACK DIAMOND ENTERPRISES LLLP	34.33 AC IN E1/2NW1/4	WD	274,640	34.33	34.33	8,000	8,000	0	284,900	103.74%
26				08-0228000									
				MONSON CPI: 86.55									
	8246			SEC 23-128-47									
OUT-02	Mar-26	PARKER & OLIVIA YOST	PAMELA J ANDERSON TRUST	NE1/4	WD	1,350,000	160.00	156.00	8,438	8,654	0	1,294,800	95.91%
27				04-0147001									
				DOLLYMOUNT CPI:89.06									
	8250			SEC 31-126-45									
	Mar-26	LOYAL J TRITZ TRUST	DAVID & KRISTIN TRITZ	LOTS 9 & 10 EXCEPT 151.54 X 380 IN LOT 9	TD	950,000	114.88	110.52	8,269	8,596	0	858,800	90.40%
28				04-0166001									
				DOLLYMOUNT CPI: 94.17									
	8254			SEC 36-126-45									
	Mar-26	CHARLES A BERG TRUST	BRADY & KELSEA GILLESPIE	NW1/4 LESS 680 X 800 IN NW CORNER	TD	1,301,038	147.51	143.91	8,820	9,041	0	1,223,200	94.02%
29				02-0089002									
				CLIFTON CPI: 92.00									
	8258			SEC 19-127-45									
	Mar-26	ESTATE OF JOANNE DOBBERSTEIN	KEVIN A DEAL	E1/2 LOTS 9 & 10	PRD	474,000	58.12	57.62	8,156	8,226	0	489,800	103.33%
30				06-0127000									
				LALE VALLEY CPI: 96.69									
	8259			SEC 24-127-46									
OUT 02	Apr-26	GARY & ANA HIEDEMAN	JAMES & CARRIE BACKMAN	SW1/4 LESS 63.31 ACRES	WD	701,025	96.69	84.14	7,250	8,332	0	767,700	109.51%
31				11-0154001									
				TARA CPI:88.03									
	8262			SEC 31-125-46									
OUT 02	Apr-26	TERRY & DEBRA STUEVE TRUST	RICHARD STUEVE	E1/2SW1/4	TD	634,400	81.32	76.17	7,801	8,329	0	634,400	100.00%
32				11-0088002 & 11-0017000									
				TARA CPI: 89.05 & 89.633									
	8261			SEC 18-125-46 & 03-0125-46									
OUT 02	Apr-26	RICHARD & PAMELA STUEVE	TERRY & DEBRA STUEVE TRUST	43.53 AC IN SE 1/4 & N1/2N1/2SW1/4	QCD	634,400	83.53	80.53	7,595	7,878	0	669,200	105.49%
33				04-0026001									
				DOLLYMOUNT CPI: 97.62									
	8271			SEC 06-126-45									
OUT 02	Apr-26	LOREN & RENAE PEDERSON	JACOB R PEDERSON	519.80' IN THE E1/2 OF LOTS 11 & 12	WD	229,950	31.50	31.25	7,300	7,358	0	271,900	118.24%
34				04-0022001									
				DOLLYMOUNT CPI:97.00									
	8274			SEC 06-126-45									
OUT 02	Apr-26	LOREN & RENAE PEDERSON	ROSE J PEDERSON	LOT 5 & 6 LESS THE W 990.31'	WD	404,712	55.44	54.69	7,300	7,400	0	475,800	117.57%
35				07-0066000									
				LEONARDSVILLE CPI: 93.13									
	8272			SEC 13-125-45									
OUT 02	Apr-26	VIRENE M OLSON TRUST	LOREN & RENAE PEDERSON	NW1/4	TD	1,271,090	160.00	156.00	7,944	8,148	0	1,326,000	104.32%

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36				15-0115001									
				WINDSOR CPI 98.24									
	8270		GARY ARTHUR SMITH &	SEC 28-126-48									
	Apr-26	GREGORY & ANN HARTER	BRANDON & ASHLEY SMITH	SW1/4NE1/4	CD	161,713	39.01	18.00	4,145	8,984	0	188,100	116.32%
37				07-0089000									
				LEONARDSVILLE CPI 93.67									
	8277			SEC 17-125-45									
OUT 02	May-26	DOUGLAS & LOUISE CHRISTIANS	HARMON & AMBER CHRISTIANS	SW1/4 LESS 1.34 AC	WD	1,251,180	151.58	158.88	8,254	7,875	0	1,271,700	101.64%
38				06-0118000									
				LAKE VALLEY CPI 92.38									
	8280			SEC 23-127-46									
	May-26	SUZANNE & RANDAL WEICK	KEVIN & JULIE DEAL	NE1/4 LESS 5 ACRES	WD	1,269,450	155.00	150.52	8,190	8,434	0	1,265,000	99.65%
39		DOUGLAS & JULIE HAUSCHILD, BRYAN & REBECCA HAUSHILD, HAUSCHILD, AUGUST & REINA HAUSCHILD, KARMIN HAUSCHILD,		03-0003000 & 03-0004000									
				CROKE CPI 95.42 & 94.38									
	8279	STANLEY		SEC-1-126-46									
	Jan-26	JEFFREY & TONYA ROTH	JACOB & HAILEY RINKE	N1/2 SE1/4 & S1/2 SE1/4	CD	1,241,677	142.86	160.00	8,692	7,760	0	1,212,100	97.62%
40				02-0050000 & 02-0048001									
				CLIFTON CPI 91.34 & CPI 91.96									
	8278			SEC 10-127-45									
OUT 02	May-26	JOANNE M DOBBERSTEIN ESTATE	KEVIN A DEAL	SW1/4 & NW1/4 EXCEPT 14.78 AC IN N1/2NW1/4	PRD	2,594,370	305.22	284.37	8,500	9,123	0	2,441,700	94.12%
41				03-0126002									
				CROKE CPI 88.78									
	8282			SEC 26-126-46									
OUT-02	May-26	LYLE S & CORREEN PEDERSON TRUST	ANNIE & BRENT PEDERSON	N1/2SE1/4	CD	480,000	79.30	78.30	6,053	6,130	0	649,900	135.40%
42				06-0013000									
				LAKE VALLEY CPI 92.19									
	8284		GLEN FLADEBOE &	SEC 03-127-46									
	May-26	KRISTINA J SHIPMAN & THOMAS LAMB	STEPHANIE MCCLEEREY	51.8 AC IN THE SE1/4	WD	400,000	51.80	49.79	7,722	8,034	0	423,200	105.80%
43				05-0129000									
				FOLSOM CPI: 84.69									
	8287			SEC 25-125-49									
OUT-02	Jun-26	JEROME E METZ & BETTE J METZ TRUST	RRR METZ LAND, LCC	NW1/4NW1/4	CD	280,000	40.00	38.00	7,000	7,368	0	300,200	107.21%
44				04-0085000									
				DOLLYMOUNT CPI: 93.40									
	8285			SEC 18-126-45									
	May-26	RMF FARMS LLC	JACOB T & HAILEY A RINKE	LOTS 7,8,11&12	WD	1,360,000	160.00	156.00	8,500	8,718	0	1,294,800	95.21%
45				01-0068000, 01-0068001, 01-0068002, 01-0069000									
				01-0033000 ARTHUR CPI: 91.70, 92.58, 89.91, 94.90, 93.44									
	8286			SEC 16-125-48 & 17-125-48 & 8-125-48									
OUT 02	Jun-26	THE ESTATE OF FRANCIS SYKORA	GREG SYKORA	SW1/4 SEC 16, NE1/4 SEC 17, W1/SE1/4 SEC8	PRD	800,000	400.00	336.36	2,000	2,378	18,300	2,979,000	372.38%
46				04-0128001									
				DOLLYMOUNT CPI:88.46									
	8288			SEC 28-126-45									
	Jun-26	MARK RINGGER TRUST	ADAM LICHTSINN	W1/2SE1/4	TD	600,000	82.33	81.31	7,288	7,379	0	674,900	112.48%
47				06-0076000									
				LAKE VALLEY CPI: 92.54									

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	8294	KELLY & JANE SCHULTZ		SEC 16-127-46									
	Jun-26	LAURIE & STEVE HOFFMAN	VAUGH & JULIE MAUDAL	S1/2NE1/4 & AN IRREGULAR TRACT IN SE1/4	WD	1,200,285	141.21	137.95	8,500	8,701	0	1,145,500	95.44%
48				09-0007000 & 09-0008000									
				PARNELL CPI: 94.38 & 92.29									
	8303			SEC 02-125-47									
	Jul-26	KAYE HORMANN TRUST	MATTHEW & ELAINE HORMANN	SW1/4 LESS 8.21 AC & SE1/4	WD	2,696,983	311.79	304.38	8,650	8,861	0	2,556,000	94.77%
49				01-0082000 & 01-0082002									
				ARTHUR CPI: 97.66 & 94.44									
	8297			SEC 20-125-48									
OUT 02	Jul-26	ESTATE OF FRANCIS SYKORA	DANIEL SYKORA	SE1/4NE1/4 & S1/2NE1/4NE1/4	PRD	120,000	60.00	35.68	2,000	3,363	34,100	408,100	340.08%
50				05-0129001									
				FOLSOM CPI:95.21									
	8306			SEC 25-125-49									
OUT 02	Jun-26	JOAN & GREGORY LIEN	RRR METZ LLC	SW1/4NW1/4	CD	360,000	40.00	39.00	9,000	9,231	0	331,500	92.08%
51				03-0141000, 08-0238000, 08-0235000, 03-0119000, 14-0138000, 08-0038000, 08-0037000 CROKE, FOLSOM, WALLS CPI: 82.16, 77.55, 86.93, 90.38, 92.80, 93.50, 97.10									
	8310												
OUT 04	Jul-26	OLSON DISCLAIMER/BYPASS TRUST	DEAN, DUSTIN & KELLY PEYTON	UNSPECIFIED PARTIAL INTEREST IN ALL PARCELS	TWD	2,212,520	934.49	836.84	2,368	2,644	0	7,083,000	320.13%
52				05-0150002									
				FOLSOM									
	8309			SEC 28-125-49									
OUT-16	Jul-26	DAVID & CANDACE DUFFIELD	TERRY & CONSTANCE MILLER	THAT PART OF N1/2SW1/4 CONTAINING 2.51 AC	QCD	7,500	2.51	2.30	2,988	3,261	0	12,600	168.00%
53				05-0149001									
				FOLSOM CPI 83.23									
	8314			SEC 28-125-49									
	Sep-26	DAVID & CANDACE DUFFIELD	TERRY & CONSTANCE MILLER	IRREGULAR TRACT IN SW1/4 CONTAINING 76.69 AC	WD	236,250	76.69	9.01	3,081	26,221	0	116,100	49.14%
54				12-0031000									
				TAYLOR: 89.94									
	8318	KELLY & LISA GILLES		SEC 09-129-46									
	Sep-26	BARRY & ADELLA GILLES	KMLB LLC	SE 1/4	WD	1,000,000	160.00	155.00	6,250	6,452	0	1,286,500	128.65%
55				14-0077000									
				WALLS CPI: 96.93									
	8316	THE ORVILLE KENT THIEL &		SEC 16-126-47									
	Sep-26	KATRINA THIEL REV LIVING TRUST	MITCHELL & CHRISTA FINDLAY	W1/2NE1/4	TD	690,000	80.00	79.00	8,625	8,734	0	687,300	99.61%
56				14-0077001									
				WALLS CPI: 96.93									
	8317	THE ORVILLE KENT THIEL &		SEC 16-126-47									
	Sep-26	KATRINA THIEL REV LIVING TRUST	GAVIN & CHELSEY YOUNG	E1/2NE1/4	TD	690,000	80.00	78.00	8,625	8,846	0	678,600	98.35%
57									#DIV/0!	#DIV/0!			#DIV/0!
58									#DIV/0!	#DIV/0!			#DIV/0!
59													

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THE ACCURACY OF THIS REPORT IS IN NO MANNER GUARANTEED

2026 SALES LISTING

No	CRV # / Sale Date	Seller	Buyer	Parcel # / Description	Type	Sale Price	Deed Acres	Till Acres	Price Deed Ac	Price Till Ac	Mkt-Val Bldg	2026 Mkt Val	2026 Ratio
									#DIV/0!	#DIV/0!			#DIV/0!
60									#DIV/0!	#DIV/0!			#DIV/0!
61									#DIV/0!	#DIV/0!			#DIV/0!
62									#DIV/0!	#DIV/0!			#DIV/0!
63									#DIV/0!	#DIV/0!			#DIV/0!
64									#DIV/0!	#DIV/0!			#DIV/0!

REJECT CODE: 02-RELATIVE SALE 04-PARTIAL INTEREST 05-CLASSIFICATION CHANGE 08-QUIT CLAIM 09 A- ESTATE SALE 10-PRIOR INTEREST 16A-SPLIT SALE 20-LEASEBACK 23-SALE UNDER MINIMUM (LAND $10,001 BUILDING $25,001)