

FRANKLIN CO. IRRIGATED & DRY FARM SALES - 2024

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IRRIGATED FARMS SOLD:																				
OPEN PIVOT LAND SALES:																				
PARCEL #	BUYER	SELLER	F.U./Blk #s or S-T-R	TOTAL ACRES	IRRIG ACRES	OTHER ACRES	CURRENT IRRIGATED LAND MKT	NON-IRRIGATED LAND A.V.	BLDGS A.V.	PERM CROP A.V.	MKT ASS'D VALUE	TOTAL MKT AV/ACRE	SALE DATE	SALE PRICE (NET OF PERS. PROP.)	PIVOT COST AT \$500/AC.	AUDITOR'S FILE NUMBER	SALE PRICE/ACRE	PBL AV/SP RATIO	IRRIGATED LAND VALUE/AC. AFTER IMPROVEMENTS-NON-FARM VALUE-PERM CROP EXTRACTED FROM SALES PRICE	REMARKS
123220102	MACHUGH, TIMOTHY RANDALL & ANGELETTA NI-KAY	GOMEZ, ALBERT R & PAMELA J	IRR BLK 16 LY N OF ELM RD	32.40	31.40	1.00	\$486,700	\$75,000	\$32,300	\$0	\$594,000	\$18,333	1/23/2024	\$631,800	\$15,700	SWD-1982386	\$20,121	94.02%	\$16,704	
120090099 120090124 120090151	FARMLAND RESERVE INC	FLC COLUMBIA LLC	FARM UNIT 35, IRR BLK 21 EXC TR-#1	233.4	228.50	4.90	\$3,541,800	\$146,700	\$12,300	\$0	\$3,700,800	\$15,856	4/2/2024	\$4,013,847	\$114,250	BSD- 1984556	\$17,566	92.20%	\$16,870	Classified 120090124, 4.9 acres, as other acres as well as value for Non-irrigated land A.V due to being valued as Res AC
121270142	HEINEN, KEVIN J & DONNA K	SALISBURY, JOHN R	FU 18, IRRIG BLK 19	158.3	133.70	25.60	\$1,923,000	\$237,960	\$10,000	\$0	\$2,170,960	\$13,714	6/5/2024	\$2,002,000	\$66,850	WD-1986976	\$14,974	108.44%	\$13,119	
124380054	J-11, LLC	RED TRUST	IRR BLK 17 IN 3-10-30.	70.18	68.26	1.92	\$1,058,030	\$192	\$0	\$0	\$1,058,222	\$15,079	10/11/2024	\$1,478,750	\$34,130	SWD- 1991803	\$21,663	71.56%	\$21,661	
124380018 124380027	J-11, LLC	ROBINSON ENTERPRISES INC	LOTS 1 & 2	220.11	212.11	8.00	\$3,287,705	\$800	\$0	\$0	\$3,288,500	\$14,940	10/11/2024	\$4,618,250	\$106,055	SWD- 1991804	\$21,773	71.21%	\$21,769	
124380189	J-13, LLC	ROBINSON ENTERPRISES INC	PTN WDU 65, IRR BLK 1	194.7	194.70	0.00	\$3,017,900	\$0	\$0	\$0	\$3,017,900	\$15,500	10/11/2024	\$4,117,750	\$97,350	SWD- 1991805	\$21,149	73.29%	\$21,149	
124190020	S 2 M LLC	KENT SHUMWAY ENTERPRISES, LL	19-10-29	100.1	100.10	0.00	\$1,551,550	\$0	\$0	\$0	\$1,551,600	\$15,500	10/7/2024	\$2,265,525	\$50,050	SWD-1991975	\$22,633	68.49%	\$22,633	owned Adjantc property
124710018				447	394.00	53.00	\$6,107,000	\$5,300	\$0	\$0	\$6,112,300	\$13,674	11/4/2024	\$8,000,000	\$197,000	REC-1992287	\$20,305	76.40%	\$20,291	
124640013	DS RANCH HOLDINGS LLC	VOSS FARMS LTD PARTNRSHIP	NE4 34-10-30																	
122300074	MIDDLETON, JAMES E & DIONNE P	HALL (JR), WILLIAM LARRY	SHORT PLAT 2024-17 LC	51.7	51.70	0.00	\$791,600	\$0	\$0	\$0	\$791,600	\$15,311	11/6/2024	\$800,000	\$25,850	REC-1992356	\$15,474	98.95%	\$15,474	
123200055	KINSMAN ACRES LLC	MODDRELL, CHARLES F & VICKY	SHORT PLAT 2024-21 LC	130.9	113.34	17.56	\$1,756,770	\$1,756	\$12,100	\$46,900	\$1,770,300	\$13,524	12/16/2024	\$1,880,000	\$56,670	SWD-1993865	\$16,587	94.16%	\$16,051	
123730025	ELTOPIA PROPERTIES LLC	STUTZMAN (TR), VERLE & SHIRLEY	WDU 8 BLK 161 LESS R	87.3	86.30	1.00	\$1,337,650	\$105,000	\$28,000	\$0	\$1,477,000	\$16,919	12/13/2024	\$1,786,600	\$43,150	SWD-1993746	\$20,702	82.67%	\$19,161	
122660043	VICTORY AG PROPERTIES LLC	JONES (ESTATE OF), DONALD A	FARM UNIT 309, IRR BL	127.24	103.34	23.90	\$1,604,770	\$77,290	\$51,700	\$0	\$1,730,800	\$13,603	12/3/2024	\$1,785,000	\$51,670	SWD-1993527	\$17,273	96.96%	\$16,025	
124050035	MANTEROLA, DAVID P & ANGELA M	SAGEMOOR LLC	FARM UNIT 171, IRR BL	106.4	105.40	1.00	\$1,633,700	\$195,500	\$200,700	\$0	\$2,029,900	\$19,078	12/9/2024	\$1,800,000	\$52,700	REC-1993678	\$17,078	112.77%	\$13,319	
			TOTALS:	1,959.73	1,822.85	137.88	28,098,175.00	845,498.00	347,100.00	46,900.00	29,293,882.00	\$15,464		\$35,179,522		AVERAGE:	\$19,023	87.78%	\$18,017	OPEN PIVOT GROUND AVERAGE SALE PRICE PER ACRE
IRRIGATED FARMS SOLD:																				

FRANKLIN CO. IRRIGATED & DRY FARM SALES - 2024

ORCHARD-VINEYARD SALES:																				
PARCEL #	BUYER	SELLER	F.U./Blk #s or S-T-R	TOTAL ACRES	IRRIG ACRES	OTHER ACRES	CURRENT IRRIGATED LAND MKT A.V.	NON-IRRIGATED LAND A.V.	BLDGS A.V.	PERM CROP A.V.	MKT ASS'D VALUE	TOTAL MKT AV/ACRE	SALE DATE	SALE PRICE (NET OF PERS. PROP.)	SALE PRICE PER IRRIGATED AC.	AUDITOR'S FILE NUMBER	SALE PRICE/ACRE	MKT AV/SP RATIO	IRRIGATED LAND VALUE/AC. AFTER IMPROVEMENTS-NON-FARM VALUE-PERM CROP EXTRACTED FROM SALES PRICE	REMARKS
120520098	MASTRE, RYAN B & ALISHA D	RAVEN RIDGE RANCH LLC	PORTION FARM UNIT 32, IRR BLK 11 DAF	42	42	0	\$367,100	\$0	\$17,500	\$132,500	\$517,100	\$12,312	5/3/2024	\$616,000	\$14,666.67	SWD-1985761	\$14,667	83.94%	\$11,095	APPLES- HONEYCRIPS, GALA, AND FUJI- HONEYCRIPS ARE THE NEWEST AT 14 YEARS OLD. GALA AND FUJI ARE 30 YEARS OLD
123310032	SLH PROPERTIES LLC	WHITE CEDAR LLC	FARM UNIT 190, IRR BLK 15	81.28	81.28	0.00	\$1,259,840	\$0	\$50,900	\$1,147,500	\$2,458,240	\$30,244	7/17/2024	\$1,750,000	\$21,531	SWD-1988458	\$21,531	140.47%	\$6,786	APPLES-FUJI 20 YRS OLD 11 ACRES. GRAPES 25 YRS OLD 67.7
122080097 122080060 122080079	WHITE JUNIPER IV LLC	JVO LLC	WDU 176, IRR BLK 19	286.20	224.50	61.70	\$3,479,750	\$557,910	\$1,150,800	\$2,116,800	\$7,305,260	\$32,540	7/17/2024	\$6,182,365	\$27,538	SWD-1988583	\$21,602	118.16%	\$10,498	APPLES- COSMIC, HONEYCRISP, PINK LADY, GALA, REDS, FUJI, GALA, GRANNY SMITH.
108060047 108060042 108060045	NORTH 44 RIVER RESORT LLC	I-MAX LLC	08-09-32	83.42	64.80	18.62	\$708,137	\$1,862	\$5,400	\$463,000	\$1,178,500	\$18,187	10/2/2024	\$1,410,000	\$21,759	QCD-1991219	\$16,902	83.58%	\$14,502	Grapes and Sweet Cherries
108060043 108060046 108060064 108060075 108070058	BAKER PRODUCE INC	I-MAX LLC	HORT PLAT 2019-05 LOT	181.94	151.16	30.78	\$2,430,480	\$58,242	\$655,200	\$1,427,500	\$4,571,400	\$30,242	10/2/2024	\$3,692,931	\$24,431	QCD-1991220	\$20,298	123.79%	\$10,267	Grapes and Sweet Cherries
123200055	KINSMAN ACRES LLC	MODDRELL, CHARLES F & VICKY	HORT PLAT 2024-21 LOT	130.9	113.34	17.56	\$1,756,770	\$1,756	\$12,100	\$46,900	\$1,770,300	\$15,619	12/16/2024	\$1,880,000	\$16,587	SWD-1993865	\$14,362	94.16%	\$16,051	24.2 Acres of Crops, Pink Lady apples, and Concord Grapes
TOTALS:				805.74	677.08	128.66	10,002,077.00	619,770.00	1,891,900.00	5,334,200.00	17,800,800.00	\$23,191		\$15,531,296	\$21,085		\$18,227	107.35%	\$11,533	ORCHARD-VINEYARD AVERAGE FARM LAND SALE PRICE PER ACRE

IRRIGATED FARMS SOLD:																				
VALID SALES NOT USED TO DETERMINE FRANKLIN COUNTY MARKET LAND VALUES:																				
PARCEL #	BUYER	SELLER	F.U./Blk #s or S-T-R	TOTAL ACRES	IRRIG ACRES	OTHER ACRES	CURRENT IRRIGATED LAND MKT A.V.	NON-IRRIGATED LAND A.V.	BLDGS A.V.	PERM CROP A.V.	MKT ASS'D VALUE	TOTAL MKT AV/ACRE	SALE DATE	SALE PRICE (NET OF PERS. PROP.)	SALE PRICE PER IRRIGATED AC.	AUDITOR'S FILE NUMBER	SALE PRICE/ACRE	MKT AV/SP RATIO	IRRIGATED LAND VALUE/AC. AFTER IMPROVEMENTS-NON-FARM VALUE-PERM CROP EXTRACTED FROM SALES PRICE	REMARKS
124430078	GRANITE FARMS LLC	WISE, ALVA DENNIS	17-10-30	64.52	61.13	3.39	\$947,515	\$918	\$0	\$0	\$948,433	\$14,700	4/18/2024	\$1,725,000	\$30,565	SWD-1985087	\$28,219	54.98%	\$28,204	
108040068 108040138 108040147 108050041 108050042 108380030 108390030 108390047 108400035 108400044 110020095 113560068 113740177	FARMLAND RESERVE INC	ICE HARBOR PROPERTIES LLC	Section 1, township 9 north, range 31	2664.33	2428.84	235.49	\$37,647,020	\$1,784,488	\$9,179,800	\$0	\$48,691,400	\$18,275	6/27/2024	\$77,345,750	\$1,214,420	BSD-1987704	\$31,845	62.95%	\$27,331	
TOTALS:				2,728.85	2,489.97	238.88	\$38,594,535	\$1,785,406	\$9,179,800	\$0	\$49,639,833	\$16,488		\$79,070,750	\$622,493		\$30,032	58.97%	\$27,767	AVERAGE OF VALID SALES NOT USED FOR FRANKLIN COUNTY FARM LAND VALUES

FRANKLIN CO. IRRIGATED & DRY FARM SALES - 2024

COMMERCIAL / INDUSTRIAL AG LAND, STORAGE & STRUCTURES SALES:																					
PARCEL	BUYER	SELLER	F.U./Blk #'s or S-T-R	TOTAL ACRES	IRRIG. ACRES	OTHER ACRES	CURRENT IRRIG. LAND MKT A.V.	NON-IRRIG. LAND A.V.	BLDGS. A.V.	BLDG'S SQ. FT.	POTATO-ONION STORAGE TONNAGE	MKT ASS'D VALUE	SALE DATE	SALE PRICE (NET OF PERS. PROP.)	AUDITOR'S FILE NUMBER	SALE PRICE \$ / STORAGE TON	SALE PRICE \$ / BLDG SF	MKT AV/SP RATIO	IRRIGATED LAND VALUE/AC. AFTER IMPROVEMENTS-NON-FARM VALUE-PERM CROP EXTRACTED FROM SALES PRICE	REMARKS	
113130483	Lanolin Holdings 3 LLC	Monson Ranches Snake River Storage LLC	5020 N Capitol Ave, Pasco	8.58	0.00	8.58	\$0	\$634,900	\$2,358,300	22,080	0	\$2,993,200	2/23/2024	\$3,444,569	SWD-1983198	\$0.00	\$156.00	86.90%	NA	No irrigated land. Cold storage building	
108040068 108040138 108040147 108050041 108050042 108380030 108390030 108390047 108400035 108400044 110020095 113560068 113740177	FARMLAND RESERVE INC	ICE HARBOR PROPERTIES LLC	Section 1, township 9 north, range 31	2664.33	2428.84	235.49	\$37,647,020	\$1,784,488	\$9,179,800	219,182	101,100	\$48,691,400	6/27/2024	\$77,345,750	BSD-1987704	\$765.04	\$352.88	62.95%	\$27,331	14 parcel sale. BLA done prior to sale. Sold Irrigated acres with some Potato storage warehouses but NOT any perm. Crops	
124550129	Desert River Storage	Lamb Weston Inc	Irr Blk 17	5.30	0.00	5.30	\$0	\$187,400	\$785,800	51,880	16,000	\$973,200	9/10/2024	\$1,013,000	SWD-1990454	\$63.31	\$19.53	96.07%	NA		
TOTALS:				2,678.21	2428.84	249.37	\$37,647,020	\$2,606,788	\$12,323,900	293,142	\$117,100	\$52,657,800	Sales To Date:	\$81,803,319			\$176.14	81.97%	\$27,331		
DRY CROP FARMS SOLD:																					
					Crop:																
PARCEL #	BUYER	SELLER	F.U./Blk #'s or S-T-R	TOTAL ACRES	DRY FARM ACRES	RANGE ACRES	DRY FARM VALUE	RANGE VALUE	BLDGS	MKT ASS'D VALUE	TOTAL MKT AV/ACRE	TOTAL MKT AV / DRY FARM ACRES	SALE DATE	SALE PRICE	SALES PRICE PER CROP ACRE	BUSHEL/AC & SALE PRICE BUSHEL MULTIPLIER (P47 / BUSHEL/AC)	AUDITOR'S FILE NUMBER	MKT AV/SP RATIO	LAND VALUE/AC. AFTER IMPROVEMENTS/NON-FARM/RANGE VALUE EXTRACTED FROM SALES PRICE	REMARKS	
102130025 102100021 102250011 102320061 102330014 102350038	MOORE (ETAL), GREGORY & LEXI	HUNT (ETAL), STEPHEN C	E2 & E2NW4 & SE4SW4	1813.35	1446.54	366.81	\$1,089,873	\$36,681	\$5,100	\$1,131,654	\$624	\$782	5/17/2024	\$1,535,000	\$1,061	45 / 23.57	SWD-1986302	73.72%	\$1,032	Owned adjacent land, motivated to own. Arms length per appraiser	
101590021 101030019 101100014	HAROLD (JR/TR), LEAMAN	CAMPBELL-REHN TRUST	W2 & SE4	1,428.03	1174.80	253.23	\$745,082	\$26,623	\$81,600	\$853,300	\$598	\$726	12/9/2024	\$1,025,000	\$872	38 / 22.94	SWD-1993597	83.25%	\$780		
107660015	SR LAND HOLDINGS LLC	COLLIN, SCOTT J	ALL LESS 4.6 AC R/W 30-12-32	592.60	577.20	15.40	\$337,171	\$2,840	\$98,800	\$438,800	\$740	\$760	12/17/2024	\$935,000	\$1,620	35 / 46.28	SWD-1993850	46.93%	\$1,444		
TOTALS:				3,833.98	3198.54	635.44	\$2,172,126	\$66,144	\$185,500	\$2,423,754	\$654	\$756	Sales To Date:	\$3,495,000	\$1,185			Average	67.97%	\$1,085	DRY CROP FARM AVERAGE SALE PRICE PER ACRE
LEGEND:																					
1.-FU	Farm Unit																				
2.-IRR BLK	Irrigation Blocks																				
3.-A.V.	Assessed Value																				
4.-BLDGS	Buildings																				
5.-ASSD	Assessed																				