

MTN-GRAZING LAND SALES 2012-2022

SALE DATE	SALE PRICE	NAME - SELLER / BUYER	PARCEL NUMBER	CR	RESIDUAL LAND VALUE	updated:11/3/2022		NOTES
						ACRES	COST / ACRE	
								last print: 5/14/2020
2022 -08/30	\$116,500	Bensen / Nims	38-07-10-22-0006	2	116,500	20.24	5,756	Land Only on Scott Rd 2.5 miles from intersction with Biscuit Ridge Rd
2022 -06/29	\$80,000	Morton / Vogt	38-07-26-44-0006	1	80,000	10.45	7,656	Land Only-heavily treed on Biscuit Ridge Rd Fair cabin site for remoteness
2022 -05/06	\$100,000	Darcy / Dawson	37-06-10-11-0001	1	100,000	24.15	4,141	Land Only-accessible from McKay Grade Rd
2022 -05/05	\$75,000	Davis Living Trust / Nechodom	38-07-09-23-0002	1	75,000	20.11	3,729	Land Only on Scott Rd just up from intersection with Biscuit Ridge Rd.
2022 -03/21	\$80,000	Abernathy / Valsan	38-07-10-11-0007	1	80,000	10.09	7,929	Land Only on Lewis Peak Rd
2021 -12/03	\$45,000	Rieck / Ingram	38-07-10-32-0001	1	45,000	22.15	2,128	buyer bought contiguous parcel-
2021 -10/19	\$149,000	Leschen / Myers	38-07-23-11-0002	1	49,000	10.08	5,396	Cabin site off Lewis Peak Rd; 1 H/S removed to calculate residual
2021 -07/28	\$265,000	Platner/Mooso	38-07-04-24-0001	1	165,000	40.06	4,224	40+ Ac; probable H/S
2021 -05/28	\$200,000	Huff/Park at the River LLC	37-06-01-34-0005	1	50,000	12.71	4,270	Land only on Mill Creek; Potential H/S rocky & close to river;
2021 -05/20	\$360,000	Morgan/Kinney	38-07-14-24-0011	1	239,400	39.40	6,234	39.4 Acres on Lewis Peak Rd. (1 AC removed for H/S) Pole building
2021 -04/28	\$100,000	Mason/Trevino	38-07-11-13-0001	1	100,000	30.00	3,333	Mtn/Rec, S Fork Coppei Rd
2021 -04/23	\$100,000	Mason/Atkins	38-07-02-43-0008	2	100,000	20.00	5,000	Mtn/Rec, S Fork Coppei Rd
2021 -03/11	\$87,000	Kulp/Headley	38-07-10-24-0002	3	87,000	62.37	1,395	Mtn/Rec, Scott Rd
2021 -02/05	\$110,000	Leland/Mohrland	38-07-13-32-0007	1	110,000	20.00	5,500	Mtn/Rec, Dent Rd
2021 -02/01	\$120,000	Harmon Living Trust/Hess	38-07-22-23-0002	1	120,000	53.54	2,241	Tbr/Mtn, Blacksnake Ridge
2021 -01/29	\$115,500	Gales/Vixie	38-07-11-12-0004	1	115,500	40.00	2,888	Tbr/Mtn, South Fork Coppei Rd
2021 -01/20	\$80,000	Mason/Bryan	38-07-14-11-0001	1	80,000	40.00	2,000	Mtn/Rec, Lewis Peak Rd
2020 -12/01	\$145,000	Challis/Martin	38-08-33-43-0009	1	145,000	10.00	14,500	Res/Rec, Lewis Peak Rd
2020 -10/29	\$65,900	Leonard/Davis	38-07-26-44-0007	1	65,900	10.42	6,324	Mtn/Rec, Biscuit Ridge
2020 -10/14	\$70,000	Doyle/Canham	38-07-10-22-0005	1	70,000	20.53	3,410	Mtn/Rec, Scott Rd
2020 -07/29	\$50,000	Burgess/Bishop	38-07-23-43-0012	2	50,000	30.00	1,667	Mtn/Rec, Biscuit Ridge, off main road
2020 -08/05	\$165,000	Grigaliunas/Kutsiy	38-07-10-11-0005	2	165,000	31.41	5,253	Mtn/Rec, Lewis Peak Rd
2020 -07/30	\$87,500	Torretta/McElroy	38-07-34-11-0002	1	87,500	41.56	2,105	Mtn/Tbr/Rec, Blacksnake Ridge
2020 -07/13	\$79,000	Elder/Kulp	38-07-10-24-0002	1	79,000	62.37	1,267	Mtn/Tbr/Rec, Scott Rd
2020 -06/24	\$162,000	H&H Meenach Trust/Long	37-06-13-11-0002	1	162,000	165.23	980	Mtn/Tbr/Rec, Mormon Grade& Mill Creek Rd
2020 -06/17	\$175,000	Scott/Smith	38-07-13-21-0003	1	135,000	80.00	1,688	Mtn/Tbr/Rec, Dent
2020 -06/16	\$151,500	Stewart/Parvinen	38-07-22-43-0001	1	146,500	86.61	1,691	Mtn/Tbr/Rec, Biscuit Ridge
2020 -06/04	\$45,000	Mehic/Beaver	38-07-03-21-0003	1	45,000	22.31	2,017	Mtn/Tbr/Rec, S Fork Coppie
2020 -05/27	\$87,500	Torretta/Plummer	38-07-35-23-0005	1	87,500	44.26	1,977	Mtn/Tbr/Rec, Blacksnake Ridge
2020 -05/13	\$92,500	Kloehn/Saranto	38-07-15-31-0003	1	92,500	47.10	1,964	Tbr/Mtn/Rec, Biscuit Ridge
2020 -05/13	\$100,000	Kloehn/Covenant Ridge LLC	38-07-15-32-0006	1	100,000	59.66	1,676	Tbr/Mtn, Biscuit Ridge
2019 -09/26	\$74,375	Torretta/Schrader	38-07-35-31-0005	1	74,375	42.50	1,750	Mtn/Rec, Biscuit Ridge, purchase of contig parcel
2019 -09/09	\$350,000	Leland/Ford	38-07-26-21-0001	2	350,000	544.00	643	Tbr/Mtn, Biscuit Ridge
2019 -07/10	\$41,000	Covey/Ingram	38-07-10-23-0013	1	41,000	20.12	2,038	Mtn/Rec, Scott Rd
2019 -02/15	\$35,000	Atwood/Isakson	38-07-10-24-0001	1	35,000	21.37	1,638	Nonbuildable lot, Mtn/Rec, Lewis Peak
2019 -02/13	\$44,620	Kelley/Mehic	38-07-03-21-0003	1	44,620	22.31	2,000	Mtn/Rec, South Fork Coppei Rd
2018 -10/12	\$24,000	Christensen/Sims	38-07-04-42-0004	1	24,000	21.91	1,095	Nonbuildable lot, Mtn/Rec, Lewis Peak
2018 -05/01	\$47,000	Franklin/Grigson	38-07-09-22-0003	1	47,000	23.26	2,021	Mtn/Rec, Seaman Rd
2018 -03/26	\$40,500	Staudenmaier/Melkic	38-07-13-32-0008	1	40,500	20.00	2,025	Mtn/Rec, Dent Rd
2017 -12/29	\$240,000	Dunnagan Inc/Potter	38-07-03-44-0010	1	147,500	21.62	6,822	Rural Res/Mtn, Res land value is a little off because of travel trailer, Lewis Peak
2017 -10/16	\$64,000	Johnson/Gales	38-07-11-12-0004	1	64,000	40.00	1,600	Tbr/Mtn, off South Fork Coppei/Lewis Peak?
2017 -08/29	\$47,500	Puller Brothers/Humbert	37-07-25-11-0007	1	47,500	25.65	1,852	Mtn/Grazing, invalid sale (bankruptcy/forced sale), Blue Creek
2017 -08/24	\$108,500	Williams/New Pines Meadow LLC	38-07-18-22-0020	1	108,500	13.75	7,891	Rural Res/Mtn/Grazing, Biscuit Ridge Rd

MTN-GRAZING LAND SALES 2012-2022

SALE DATE	SALE PRICE	NAME - SELLER / BUYER	PARCEL NUMBER	Cr	RESIDUAL LAND VALUE	ACRES	COST / ACRE	NOTES		
2017 -04/17	\$65,000	Puller Brothers/Brandenburg	38-07-35-43-0007	1	65,000	38.90	1,671	Tbr/Mtn land off Blacksneck Ridge Rd		
2016 -11/22	\$140,000	Sultemeier/Jones	38-08-33-42-0005	1	120,400	28.05	4,292	Tbr/Mtn land, cabin, Lewis Peak Rd		
2016 -10/19	\$40,000	Wilderness Properties/American Fiber Produc	38-07-24-44-0002	1	40,000	40.00	1,000	Mtn/Tbr land off Lewis Peak Rd-very remote		
2016 -09/15	\$50,000	DeBeaumont/Abernathy	38-07-10-11-0007	1	50,000	10.09	4,955	Mtn/Rec land off Lewis Peak Rd		
2016 -08/26	\$93,000	Rhodes/Dengate	38-07-24-41-0001	1	93,000	36.87	2,522	Mtn/Tbr land off Lewis Peak Rd-very remote		
2016 -07/27	\$120,000	DeBeaumont/Kester	38-07-10-14-0010	1	120,000	20.40	5,882	Mtn/Rec land off Lewis Peak Rd		
2016 -07/22	\$105,999	Mettling/Christensen	38-08-28-22-0006	1	90,999	48.92	1,860	Mtn/Grazing land w/low qual. Cabin and deck off Leid Rd.		
2016 -07/07	\$85,000	Gilbert/Floyd	38-07-18-21-0018	1	85,000	11.02	7,713	Rural Res/Mtn/Grazing, Biscuit Ridge Rd		
2015 -04/20	\$115,000	Cascade Exchange Company/Spencer	38-08-13-22-0003	1	115,000	51.15	2,248	Mtn/Tbr land off Whiskey Creek Rd		
2014 -10/20	\$8,000	Cox/Deatherage	37-06-12-13-0011	1	8,000	1.22	6,557	Mtn land off Mill Creek Rd. Contig		
2014 -09/26	\$92,000	Durakovic/Mettling	38-08-28-22-0006	1	84,000	48.92	1,717	Mtn/Grazing land w/low qual. Cabin and deck off Leid Rd.		
2014 -06/03	\$185,000	Monacelli/Morgan	38-07-14-24-0011	1	185,000	39.39	4,697	Mtn/Rec land off Lewis Peak Rd		
2014 -02/11	\$150,000	Puller/Zitterkopf	38-07-19-32-0008	1	150,000	78.57	1,909	Most likely invalid, sold due to bankruptcy to pay off creditor's		
2014 -01/28	\$38,000	Katsel/Durakovic	38-08-28-22-0006	1	38,000	48.92	777	Mtn/Grazing, On Leid Rd which is off South Fork Coppei Rd		
2013 -12/10	\$398,000	Sornson Russell Ck Trust/Darcy	37-06-10-11-0001	3	398,000	331.35	1,201	Mtn - McKay/Mormon grade , contig property, no grazing		
2013 -08/16	\$75,000	Hennessey/Greiner	38-07-14-42-0010	1	75,000	30.00	2,500	concrete foundation here-cabin burned down many years ago.		
2013 -04/10	\$79,000	Eastman/Eastman	38-07-18-44-0003	2	79,000	40.56	1,948	Mtn 1, Blue Creek Rd. land seged from larger piece; family sale.		
2013 -01/02	\$20,500	Blue Mtn Gateways/Cox et al	37-06-12-13-0011	3	20,500	38.32	535	family to same family sale.		
2012 -10/11	\$39,000	Davis/Veatch	38-07-14-42-0011	1	39,000	9.30	4,194	upper Lewis pk rd, v-small cabin here		
2012 -10/05	\$85,000	Chamberlin,Farrens,Meiners etal/Isdell	38-07-24-33-0001	2	85,000	78.20	1,087	Mtn 1, upper Lewis pk rd adjacent owner purchased		
2012 -03/29	\$55,000	Hansen Harvester/Gembala	38-08-29-41-0006	2	55,000	111.67	493	Mtn, Tbr,C3-an 60, Lewis pk to S FK Coppei		
2012 -03/15	\$192,000	Farrens et al/Stubblefield	38-07-25-31-0009	1	192,000	160.00	1,200	biscuit ridge rd & thompson rd, not in tbr program		
2012 -03/02	\$120,000	Kaaen/Hawks	38-07-12-41-0001	1	120,000	80.00	1,500	below dent rd, green fork creek		