

Summerfallow Farm Sales 2012-2023

SALE DATE	SALE PRICE	NAME - SELLER / BUYER	PARCEL NUMBER	Parcel count	RESIDUAL LAND VALUE	ACRES	COST / ACRE	TILLABLE ACRES	COST / TILL AC	BUSHEL	MULTIPLIER
2023 - 02/15	\$235,000	Thompson / Curcio	33-07-14-31-0004	1	\$235,000	149.18	\$1,575	133.98	\$1,754	40	43.85
2022 - 08/17	\$1,100,000	Holden / J R Simplot Company	32-08-25-00-0001	2	\$1,100,000	882.34	\$1,247	787.5	\$1,397	30	46.56
2022 - 05/04	\$1,818,300	McCaw / Weidert	37-09-03-14-0001	5	\$1,818,300	615.74	\$2,953	590.87	\$3,077	80	38.47
2022 - 04/02	\$1,174,000	Brinkman / Hesse Properties, LLC	34-08-19-11-0001	4	\$1,160,100	1290.36	\$899	1181.67	\$982	35	28.05
2022 - 03/05	\$3,250,000	WW Farms Partnership / WW Farms P	34-11-09-00-0001	10	\$3,230,000	4692.05	\$688	3978.17	\$812	25	32.48
2022 - 02/24	248,850	Smith & Klicker / Michael & Laurie Klick	34-10-30-41-0003	1	248,850	158.00	\$1,575	158.00	\$1,575	45	35.00
2021 - 11/22	\$576,640	Gagnon / Ford (Skyrocket LLC)	36-10-28-11-0002	1	\$576,640	312.72	\$1,844	292.72	\$1,970	55	35.82
2021 - 09/07	\$1,818,300	Heady / McCaw	37-09-10-13-0007	5	\$1,818,300	615.74	\$2,953	590.87	\$3,077	80	38.47
2021 - 06/29	\$400,000	Dogget Weaver Trust / Hall	34-07-35-34-0001	3	\$400,000	170.76	\$2,342	166.79	\$2,398	60	39.97
2021 - 05/11	\$2,100,000	Cline / SPV Hair Road Farm	34-12-26-11-0001	11	\$2,048,900	3292.85	\$622	2819	\$727	30	24.23
2021 - 02/20	568,000	JNC Farms/ Coombs	36-08-21-12-0010	2	568,000	168.19	\$3,377	166.19	\$3,418	80	42.72
2021 - 01/27	920,000	Wolf/Carter Generations LLC	35-08-29-11-0001	2	920,000	888.64	\$1,035	779.06	\$1,181	55	21.47
2021 - 01/13	725,000	Corkrum-Noble/Raugust Holdings	35-08-02-11-0003	3	605,000	177.25	\$3,413	156.12	\$3,875	75	51.67
2021 - 01/06	240,000	Michelson Trust/Hill People LLC	36-08-30-22-0008	1	240,000	58.45	\$4,106	54.79	\$4,380	100	43.80
2020 - 12/10	2,500,000	Buley/Waldo	34-09-30-11-0003	10	2,500,000	4914.58	\$509	3710.95	\$674	30	22.46
2020 - 10/05	487,000	Rusty Fence LLC/Chapman Farms	36-12-27-21-0002	3	485,000	642.18	\$755	518.18	\$936	50	18.72
2020 - 08/21	3,525,000	ZMI/Hesse	36-12-25-00-0001	7	3,265,000	3066.69	\$1,065	1705.30	\$1,915	50	38.29
2020 - 02/11	424,000	Seney/Bronkhorst	33-10-24-11-0001	1	144,000	158.20	\$910	136.70	\$1,053	40	26.34
2019 - 12/19	638,000	Casey Estate/Rauch	34-09-16-00-0001	1	638,000	640.00	\$997	445.00	\$1,434	50	28.67
2019 - 11/29	919,500	Two Cougs & a Dawg/PARJIM	36-09-10-21-0001	2	919,500	470.34	\$1,955	443.88	\$2,072	70	29.59
2019 - 11/13	305,212	Weathermon/Woiblet	34-07-09-23-0002	2	305,212	501.66	\$608	501.66	\$608	35	17.38
2019 - 11/01	35,250	Lang-Mour/Pedersen	35-12-27-34-0001	1	35,250	65.00	\$542	62.00	\$569	40	14.21
2019 - 10/07	104,000	Havlina/Hesse	35-10-18-31-0004	1	104,000	160.62	\$647	89.00	\$1,169	45	25.97
2019 - 09/03	312,800	Fleming/Farmland Reserve	33-09-12-31-0002	1	312,800	156.40	\$2,000	147.00	\$2,128	40	53.20
2019 - 08/01	263,125	Herman/Lisenbey	35-09-05-23-0010	2	263,125	140.70	\$1,870	77.14	\$3,411	70	48.73
2019 - 03/21	1,200,000	Patterson/D&M Yeend Family LLC	36-08-05-41-0002	3	1,200,000	629.81	\$1,905	597.51	\$2,008	70	28.69
2019 - 01/18	763,700	Walters/Brinkmann	34-08-19-00-0001	4	668,700	1293.69	\$517	1181.67	\$566	30	18.86
2018 - 10/01	1,151,200	Norton/Skimas LLC	35-10-21-00-0001	5	1,056,200	1414.20	\$747	1172.00	\$901	50	18.02
2018 - 09/19	401,544	Duke Farms/Weidert	37-09-04-21-0004	1	401,544	164.05	\$2,448	162.05	\$2,478	80	30.97
2018 - 08/22	4,000,000	JP Anderson/Weidert	35-10-04-00-0001	10	3,805,000	3543.19	\$1,074	3005.30	\$1,266	50	25.32
2018 - 06/05	350,000	Skirvin Farms/Rusty Fence Ranch	36-12-27-21-0002	3	348,000	642.18	\$542	464.47	\$749	50	14.98
2018 - 05/24	380,000	Lekas/Alpha-6 Farms LLC	33-08-06-00-0001	1	380,000	636.08	\$597	586.00	\$648	35	18.53
2018 - 03/27	988,000	Casey/Touchet River Farm LLC	35-09-06-31-0014	5	986,500	1058.91	\$932	841.16	\$1,173	50	23.46
2017 - 12/20	1,200,000	Erwin/Mendell ET AL	36-11-30-11-0001	5	1,200,000	1251.80	\$959	1042.30	\$1,151	60	19.19
2017 - 11/16	1,906,800	Schafer/EPC Holding 916 LLC	35-07-22-12-0006	5	1,906,800	911.92	\$2,091	888.51	\$2,146	60	35.77
2017 - 11/14	625,000	Diamond Revocable Trust/Thiel-Cordin	34-08-23-13-0002	2	623,300	640.00	\$974	639.89	\$974	50	19.48
2017 - 11/03	1,700,000	JP Kentco Inc/Wasser	34-10-03-11-0001	6	1,700,000	2092.32	\$812	1987.00	\$856	40	21.39
2017 - 10/31	260,000	Wasser/Buckley	34-07-19-41-0004	1	260,000	104.78	\$2,481	100.37	\$2,590	35	74.01

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2017 - 10/30	1,300,000	Havlina/Hesse	00-35-10-30-0001	6	1,150,000	2041.91	\$563	1366.30	\$842	40	21.04
2017 - 09/27	2,500,000	Burley/Farmland Reserve	33-09-10-31-0003	3	2,325,000	1256.83	\$1,850	1255.83	\$1,851	30	61.71
2017 - 08/23	1,063,000	Duke Farms/Frazier	36-10-35-11-0002	1	1,063,000	622.74	\$1,707	535.18	\$1,986	70	28.37
2017 - 08/11	300,000	Jones/Preas	35-06-04-51-0039	1	300,000	78.56	\$3,819	76.39	\$3,927	70	56.10
2017 - 08/01	1,100,000	Maiden/Giacomo Farm	33-07-10-12-0001	6	1,100,000	1244.84	\$884	1117.00	\$985	35	28.14
2017 - 05/31	2,900,000	Krueger ET AL/EMA Trust	35-08-36-11-0001	5	2,525,000	1363.49	\$1,852	1320.00	\$1,913	75	25.51
2017 - 05/16	275,000	Roberts/Meyer	34-12-32-21-0002	1	274,400	320.00	\$858	310.00	\$885	40	22.13
2017 - 04/26	650,000	Weidinger/Konen	35-06-10-51-0017	3	618,010	107.60	\$5,744	107.60	\$5,744	70	82.05
2016 - 12/30	1,750,000	Cox/Stardust Cherries LLC	34-12-15-11-0002	12	1,615,000	2329.85	\$693	1002.44	\$1,611	35	46.03
2016 - 10/20	1,300,000	Shaeffer/Wasser	33-07-02-13-0001	8	1,120,000	2339.19	\$479	1906.00	\$588	35	16.79
2016 - 07/27	2,250,000	Irvin Klassen Agency/ALDRICH LLC	36-08-13-41-0004	4	1,990,000	600.58	\$3,313	577.58	\$3,445	75	45.94
2016 - 06/30	1,404,200	Danielson Farm LLC/Barns Farmland L	37-09-23-11-0005	5	1,224,200	418.49	\$2,925	401.49	\$3,049	80	38.11
2016 - 03/01	1,800,000	Blacklaw Bros/Dry Ranch Company	33-09-26-00-0001	6	1,735,000	2859.96	\$607	1845.00	\$940	35	26.87
2016 - 01/28	289,577	Cowell/Seney	33-10-24-11-0001	1	89,577	158.20	\$566	136.70	\$655	45	14.56
2016 - 01/28	181,500	Robers/Royse	34-12-20-31-0002	1	181,500	320.00	\$567	226.00	\$803	40	20.08
2016 - 01/19	72,000	Small/Yeend	36-08-20-11-0001	1	72,000	40.00	\$1,800	38.50	\$1,870	70	26.72
2015 - 10/05	65,000	BNSF Railway/Farmland Reserve	33-09-20-11-0004	2	65,000	46.28	\$1,404	46.28	\$1,404	35	40.13
2015 - 04/08	115,000	Wildwood Partners/Hornocker	34-12-31-41-0003	1	114,500	133.00	\$861	133.00	\$861	30	28.70
2015 - 02/09	10,160	Tompkins/Tompkins	36-11-05-11-0007	2	10,160	110.27	\$92	100.67	\$101	55	1.83
2014 - 12/18	1,737,385	Mader/J-S Farmland Holdings LLC	36-09-10-11-0001	2	1,567,385	787.00	\$1,992	786.00	\$1,994	80	24.93
2014 - 12/09	1,246,560	Stevens/Ford Land LLC	35-09-23-11-0002	5	1,246,560	1340.45	\$930	1280.85	\$973	60	16.22
2014 - 11/24	793,728	Eureka Flats/Farmland Reserve	33-10-02-50-0001	1	793,728	632.80	\$1,254	632.80	\$1,254	40	31.36
2014 - 10/20	390,000	Kinman Trust/Farmland Reserve Inc	33-09-14-11-0001	1	390,000	318.20	\$1,226	292.00	\$1,336	35	38.16
2014 - 08/15	250,000	Maiden/JR Simplot	32-08-35-11-0003	1	250,000	213.28	\$1,172	213.28	\$1,172	30	39.07
2014 - 06/27	406,000	ML Smith Trust/Roberts	34-12-32-21-0002	2	405,000	640.00	\$633	521.00	\$777	40	19.43
2014 - 06/25	455,000	Peterson/Johannes	35-10-29-11-0001	1	455,000	519.15	\$876	519.15	\$876	45	19.48
2014 - 04/16	425,000	Strohmaier/Dorsett	33-08-24-21-0002	3	424,000	1112.65	\$381	747.00	\$568	40	14.19
2014 - 03/21	50,000	Southern/Southern	34-10-32-21-0001	1	50,000	160.00	\$313	160.00	\$313	50	6.25
2014 - 03/11	68,400	ML Smith Trust/ML Smith Trust	34-12-20-31-0002	2	66,900	640.00	\$105	521.00	\$128	40	3.21
2014 - 01/22	2,091,800	Woodfield LLC/Walla Walla County LLC	34-08-17-11-0002	14	1,972,800	3604.82	\$547	3347.79	\$589	45	13.10
2013 - 12/22	325,000	Burres/Zuger	36-09-12-11-0003	9	320,000	338.25	\$946	236.59	\$1,353	70	19.32
2013 - 11/07	500,000	Shulke/Shulke	35-08-34-43-0007	11	406,000	1001.27	\$405	990.40	\$410	65	6.31
2013 - 10/31	225,000	Schaeffer/Etta One LLC	33-07-06-23-0002	2	225,000	399.45	\$563	377.00	\$597	35	17.05
2013 - 10/25	45,000	Hindman/Broo-Ken Arrow LLC	33-07-26-31-0003	1	45,000	55.45	\$812	55.45	\$812	65	12.49
2013 - 10/22	200,000	GSR Properties/Roberts	34-12-20-31-0002	2	199,400	640.00	\$312	521.00	\$383	40	9.57
2013 - 08/02	188,000	Sanders/Estate of JW Thomas	36-10-24-23-0001	1	160,000	196.00	\$816	154.00	\$1,039	60	17.32
2013 - 08/12	1,028,150	Schmidt/Gardner Farms	35-07-21-22-0002	4	1,006,150	616.79	\$1,631	591.54	\$1,701	60	28.35
2013 - 08/12	371,850	Schmidt/Gardner Farms	35-07-28-11-0020	1	365,850	223.74	\$1,635	193.98	\$1,886	60	31.43

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2013 - 06/28	357,000	Hardy/GSR Properties	34-12-20-31-0002	2	357,000	640.00	\$558	521.00	\$685	40	17.13
2013 - 04/19	32,000	Tompkins/Game Over LLC	35-11-01-11-0001	1	32,000	156.80	\$204	156.00	\$205	50	4.10
2013 - 02/26	534,900	Fletcher/Carter	35-10-20-11-0001	3	534,900	748.31	\$715	542.90	\$985	55	17.91
2012 - 12/31	97,500	Robison/Robison Farms Co.	36-09-22-13-0008	1	97,500	40.00	\$2,438	39.00	\$2,500	70	35.71
2012 - 12/17	500,000	Camp/Walters	35-08-34-32-0006	1	180,000	40.04	\$4,496	39.04	\$4,611	55	83.83
2012 - 12/04	264,000	Sheppard/HVC Inc	35-08-02-31-0004	2	264,000	243.76	\$1,083	239.76	\$1,101	60	18.35
2012 - 11/07	1,074,000	Touchet 1074/Weidert - <i>partial interest</i>	32-07-12-00-0001	6	1,073,000	2576.57	\$416	2360.00	\$455	35	12.99
2012 - 11/02	165,680	Camp Properties/Bye-Far Golf	34-07-24-41-0001	1	165,680	82.84	\$2,000	81.34	\$2,037	50	40.74
2012 - 10/11	21,600	BNSF Railway/McCarty	34-10-02-11-0003	1	21,600	25.09	\$861	25.09	\$861	45	19.13
2012 - 09/28	490,000	Stueckle/Ozor Holdings LLC	34-11-13-11-0002	2	490,000	635.52	\$771	563.13	\$870	40	21.75
2012 - 07/23	1,325,420	Midnight Sun/Mader S & E	36-09-10-11-0001	2	1,256,420	787.00	\$1,596	786.00	\$1,598	70	22.84
2012 - 06/29	800,000	Johnson/Buckley M	34-07-33-51-0004	1	439,000	157.20	\$2,793	144.00	\$3,049	50	60.97
2012 - 05/23	103,050	McElhaney/Chabre	34-11-20-21-0002	2	103,050	306.61	\$336	229.00	\$450	40	11.25
2012 - 05/04	2,200,000	Est of Julie Lamar/Lamar Farm LLC	34-09-10-11-0001	9	2,118,000	3664.49	\$578	2700.00	\$784	50	15.69