Commercial Sales Study Oct 2025-Sept 2026 **All sales in red are not included in the state sales study**
Sales listings available at co.pennington.mn.us under Assessor Department

8/31/2026

eCRV	Parcel ID	Seller	Buyer	Date	Deed	EMV	Sale Price	Ratio	Sqft	$Sqft	Acres	Stories	Type of Business
1905831	11.03219405	Tango TNE, LLC	RDO Equipment Co	8/3/2026	wd	$1,222,400	$2,250,000	54%	22,660	$99	16.59	1/O	Retail / Vehicle related /Service repair shop
1844030	11.04000700	Lindholm	ZBM TRF LLC	1/9/2026	wd	$80,300	$147,500	54%	1,800	$82	2.72	1/O	Warehouse / Self/Mini storage
1847080	11.05700400	Philip & Denise Olson Rev Trust	PHT Properties LLC	2/5/2026	td	$95,000	$80,000	119%	3,750	$21	1.39	1/O	Residential / Garage/Parking/Storage
1847086	11.05700400	Holtan	PHT Properties LLC	2/4/2026			$80,000	0%	3,750	$21	1.39	1/O	Residential / Garage/Parking/Storage
1851463	23.00212820	Nevin	Three Tails Lodge LLC	1/15/2026	wd	$103,300	$250,000	41%	3,200	$78	2.83	1/O	Other/Special Use / Unspecified/Other
1866299	25.00102510	Farmers Union Oil Comp of TRF	DZN Ag LLC	4/22/2026	wd	$218,100	$456,000	48%	10,000	$46	1.89	1/O	Warehouse / General warehouse
1824975	25.00322580	Pennington County	Movement Evolution of TRF	10/3/2025	wd	$270,300	$215,000	126%	8,730	$25	0.56	1/O	Retail / General retail
1847402	25.00323590	Kalinowski	Berger	1/9/2026	wd		$55,000	0%		#DIV/0!			Office / General office
1822598	25.00324290	Hams	Olson	11/3/2025	wd	$56,700	$85,000	67%	812	$105	0.04	1/B	Retail / General retail
1830501	25.00328440	Hudson Rents LLC	Encompass Point Properties LLC	11/26/2025	wd	$311,300	$350,000	89%	6119	$57	0.4	1/B	Retail / Medical
1811914	25.00332270	Paxton Keiser Enterprises, LLC	Isenberg	10/31/2025	wd	$305,200	$1,350,000	23%	1664	$811	0.36	1/B	Other/Special Use / Unspecified/Other
1813709	25.00332670	MJBJ Properties LLC	Storybook Properties LLC	10/15/2025	wd	$191,900	$200,000	96%	3,240	$62	0.23	1/O	Office/ General Office
1870447	25.00506910	JK Properties North LLC	KMAG TRF LLC	4/30/2026	wd	$85,400	$30,000	285%	1,644	$18	0.16	2/B	Entertainment/Sports / Health/fitness club
1861674	25.02204300	Skjerven	BA Custom Products LLC	4/1/2026	wd	$208,800	$267,000	78%	5,950	$45	0.24	1/O	Other/Special Use / Unspecified/Other
1787766	25.04003530	TRF Apartment Holdings LLC	Rotherham Properties, LLC	8/1/2025	wd	$839,100	$650,000	129%	11,520	$56	0.98	1/B	Residential / Apartment (4+ units)
1833275	25.04200710	Kuznia LLC	FFH, LLC	12/8/2025	wd	$326,400	$385,000	85%	2,171	$177	0.51	1/O	Restaurants/Bars/Clubs / Full service restaurant
1833608	25.04400110	Stealth Invest 5 LLC	Thief River Holdings, LLC	12/10/2025	wd	$1,510,900	$900,000	168%	21,162	$43	1.75	2/O	Lodging / Hotels/Motels /Full service
1815301	25.04603670	Nelson Land Investments LLC	Hudson Rents LLC	10/10/2025	wd	$127,400	$199,000	64%	7,200	$28	0.92	1/O	Warehouse / Office
1880645	25.04604572	DNT Holdings LLC	623 LLC	6/1/2025	wd	$556,600	$500,000	111%	5,712	$88	0.98	1/O	Office / General office
1835295	25.05300210	LN Real Estate LLC	KAPP LLC	12/15/2025	wd	$702,400	$500,000	140%	22,000	$23	5.09	1/O	Warehouse / General warehouse
1910916	25.05700510	Melvie	Thief River Dev. Group LLC	8/13/2026	wd		$293,500	0%			1.45		Retail / General retail
1840369	25.06900211	Belmont Apartments Partnership of TRF, LLP	Melby Properties, LLC	12/31/2025	wd	$960,400	$720,000	133%	10,788	$67	0.80	2/B	Residential / Apartment (4+ units)
1855941	25.07600110	Farmers Union Oil Comp	Casey's Retail Comp	3/10/2026	wd	$889,400	$2,675,000	33%	6,700	$399	2.40	1/I	Retail / Vehicle related /Gas station w/ convenience store
1825639	25.09801720	LRP, Inc	TRF Challenger Court, LLC	10/31/2025	wd	$533,300	$2,000,000	27%					Mobile home park