

2023 Ag Land Analysis

Class	Parcel No	Street Address	Sta. Date	Sta. Price	Units	Terms of Sale	Ac. Sold	Ac. Under \$500	Ac. Under \$1K	Ac. Under \$2.5K	Cur. Appraisal	Land Under \$500	Est. Land Value	Est. Ac. Price	Depth	Net Acres	Net Acres	Dollars/AF	Dollars/Acre	Dollars/CF	Actual From	ECF Area	ECF/20%	Other Parcels in Sale	ECF/20%	Gravel	Perch	Unutilizable Acres	Utilizable Acres	Value Utilizable	Value Utilizable	Dollars Per Acre Utilizable	Crop or Style			
Vacant	2412-29-4101		07/09/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$50,000		31.25	\$166,800	\$160,000	\$166,800	1,120.0	1917.0	49.00	30.00	\$12	\$3,365	\$0.07	0.00	1	690/1814			1	0	102	0.00	49	0	\$160,000	\$3,265	Good Farm		
Vacant	2412-10-4401-02	10131 N 9 RD	06/08/22	\$120,652	WD	03-ARM'S LENGTH	\$120,652	\$51,100		42.35	\$106,107	\$106,107	\$106,107	2,493.0	647.0	37.03	38.92	\$48	\$3,258	\$0.07	0.00		693/567			1	1	102	8.33	28.7	24990	\$95,662	\$3,333	Good Farm		
Vacant	2109-28-3101-02	10881 S 41 RD	08/19/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$12,500		31.25	\$17,784	\$40,000	\$17,784	465.0	839.0	9.35	9.72	\$82	\$4,278	\$0.10	0.00		693/2112			0	0	102	0.00	9.35	0	\$40,000	\$4,278	Good Farm		
Retired/Improved	2109-25-2303	10421 S 47 RD	04/29/21	\$339,000	WD	03-ARM'S LENGTH	\$339,000	\$129,600		38.53	\$129,119	\$228,271	\$128,390	600.0	5247.0	79.50	80.00	\$346	\$1,871	\$0.07	0.00	1	690/778			0	1	101	33.90	45.6	101700	\$126,571	\$2,776	Hay		
Improved & Vacant	2109-28-3101-01	10603 S 41 RD	07/21/22	\$189,900	WD	03-ARM'S LENGTH	\$189,900	\$98,100		51.66	\$195,894	\$106,748	\$112,742	1,320.0	1313.7	39.81	40.81	\$81	\$2,681	\$0.06	0.00	1	693/1525	2109-28-3101-02		1	0	101	4.74	35.07	14220	\$92,528	\$2,638	Hay		
Improved	2111-01-1101-04	6405 S 23 1/2 RD	09/15/22	\$90,000	LC	03-ARM'S LENGTH	\$90,000	\$34,300		38.11	\$90,444	\$85,391	\$85,835	1,059.0	1652.8	29.25	30.00	\$85	\$2,919	\$0.07	1109.00		1	693/2095			1	0	101	4.25	25	12750	\$72,641	\$2,806	Hay	
Vacant	2209-16-1101-04	S MACDONAW TRL	08/31/22	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$23,200		48.33	\$45,760	\$48,000	\$45,760	316.0	1841.5	14.22	14.80	\$143	\$1,376	\$0.08	336.00		1	693/2446			0	1	102	0.00	14.22	0	\$48,000	\$3,376	Hay	
Improved & Vacant	2309-16-1101-01		11/30/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$0		0.00	\$71,760	\$170,000	\$71,760	2,245.0	1463.0	75.40	81.30	\$76	\$2,255	\$0.05	0.00		694/1035	2309-16-1301			0	0	101	0.00	75.4	0	\$170,000	\$2,255	Trees	
Vacant	2110-08-4101		07/08/22	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$22,200		40.89	\$51,150	\$49,900	\$51,150	51.0	1912.0	24.40	24.44	\$907	\$2,205	\$0.05	0.00		1	693/2129			1	0	102	6.82	17.58	20460	\$29,440	\$1,675	Hay	
Improved	2410-24-4102-01	6245 N 29 RD	09/12/22	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$143,000		37.11	\$350,839	\$163,625	\$134,464	2,622.0	1094.8	65.90	67.72	\$62	\$2,483	\$0.06	2,622.00	5	693/2662			0	1	101	38.60	27.3	115800	\$57,825	\$1,752	Hay & Trees		
Vacant	2412-15-1101		04/30/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$62,900		44.93	\$121,600	\$140,000	\$121,600	2,640.0	827.0	38.00	40.00	\$53	\$3,684	\$0.08	0.00		690/76			0	0	102	24.70	13.3	74100	\$65,900	\$4,955	Hay & Trees		
Improved	2412-22-1108	8731 N 9 RD	08/19/21	\$12,000	WD	03-ARM'S LENGTH	\$12,000	\$12,000		54.55	\$21,480	\$12,000	\$21,480	310.0	1856.8	8.90	10.15	\$67	\$2,222	\$0.05	0.00		RES	690/2785			0	0	101	0.00	8.9	0	\$12,000	\$2,222	Hay & Trees	
<b>Totals:</b>							<b>\$1,468,800</b>	<b>\$534,500</b>			<b>\$1,296,230</b>	<b>\$1,051,935</b>	<b>\$881,365</b>	<b>11,702.0</b>		<b>385.73</b>	<b>398.94</b>																			
							<b>Sale Ratio =&gt;</b>	<b>36.53</b>			<b>Average</b>	<b>per AF =&gt;</b>	<b>\$90</b>			<b>Average</b>	<b>per Net Acre =&gt;</b>	<b>2,732.31</b>																		
							<b>Std. Dev. =&gt;</b>	<b>15.48</b>																												

Good Farm Avg	3,625.52	Use	\$3,600.00 Per Acre
Hay Land	2,728.16	Use	\$2,700.00 Per Acre