2023 Ag Land Analysis

Class	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF	Area	Liber/Page	Other Parcels in Sale	Land Table	Gravel	Paved	Class	Untillable Acreage	Tillable Acreage	Value Untillable	Value Tillable	Dollars Per Acre Tillable	Crop or Style
Vacant	2412-09-4101		07/09/21	$160,000	WD	03-ARM'S LENGTH	$160,000	$50,000	31.25	$156,800	$160,000	$156,800	1,320.0	1617.0	49.00	50.00	$121	$3,265	$0.07	0.00	1	690/1834		ACREAGES	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	$120,652	$106,107	2,493.0	647.0	37.03	38.92	$48	$3,258	$0.07	0.00		693/567		ACREAGES	1	1	102	8.33	28.7	24990	$95,662	$3,333	Good Farm
Vacant	2109-28-3101-02	10681 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	485.0	839.8	9.35	9.72	$82	$4,278	$0.10	0.00		693/2112		CLAM LAKE #2	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	38.23	$329,119	$228,271	$218,390	660.0	5247.0	79.50	80.00	$346	$2,871	$0.07	0.00	1	690/78		CLAM LAKE #1	0	1	001	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	CLAM LAKE #1	1	0	101	4.74	35.07	14220	$92,528	$2,638	Hay
Improved	2111-01-1201-04	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	1,009.0	1262.8	29.25	30.00	$85	$2,919	$0.07	1,009.00	1	693/2695		ACREAGES	1	0	101	4.25	25	12750	$72,641	$2,906	Hay
Vacant	2209-16-1101-04	S MACKINAW TRL	08/31/22	$48,000	WD	03-ARM'S LENGTH	$48,000	$23,200	48.33	$45,760	$48,000	$45,760	336.0	1843.5	14.22	14.80	$143	$3,376	$0.08	336.00	1	693/2446		ACREAGES	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	2310-08-4201		07/08/22	$49,900	WD	03-ARM'S LENGTH	$49,900	$22,900	45.89	$51,550	$49,900	$51,550	55.0	19325.0	24.40	24.44	$907	$2,045	$0.05	0.00	1	693/1219		ACREAGES	1	0	102	6.82	17.58	20460	$29,440	$1,675	Hay
Improved	2410-32-4102-01	6245 N 29 RD	09/12/22	$380,000	WD	03-ARM'S LENGTH	$380,000	$141,000	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		ACREAGES	0	1	101	38.60	27.3	115800	$47,825	$1,752	Hay
Vacant	2412-15-3301		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	627.0	38.00	40.00	$53	$3,684	$0.08	0.00		690/96		ACREAGES	0	0	102	24.70	13.3	74100	$65,900	$4,955	Hay & Trees
Improved	2412-22-1108	8751 N 9 RD	08/19/21	$22,000	WD	03-ARM'S LENGTH	$22,000	$12,000	54.55	$21,480	$22,000	$21,480	330.0	1306.8	9.90	10.15	$67	$2,222	$0.05	0.00	RES	690/2785		ACREAGES	0	0	101	0.00	9.9	0	$22,000	$2,222	Hay & Trees
			Totals:	**$1,468,800**			**$1,468,800**	**$536,500**		**$1,296,230**	**$1,053,935**	**$881,365**	**11,702.0**		**385.73**	**398.94**																	
								Sale. Ratio =>	**36.53**			**Average**			**Average**			**Average**														
								Std. Dev. =>	**15.48**			**per FF=>**	**$90**		**per Net Acre=>**	**2,732.31**		**per SqFt=>**	**$0.06**													

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