

Ag Tillable Land Value

Parcel Number	Sale Date	Sale Price	Unadjusted Price per Acre	Total Acre	ROW	Residual Acre
100-002--031-00	5/21/2018	\$90,000	\$6,701	15	1.57	13.43
14-040-002-012-20	5/24/2019	\$400,000	\$4,408	93.540	2.790	90.75
14-040-022-001-00	7/1/2019	\$150,000	\$4,791	32.000	0.690	31.31
14-040-001-007-01	7/16/2019	\$340,000	\$4,405	77.950	0.760	77.19
14-130-020-001-01	12/18/2019	\$1,321,314	\$5,707	237.850	6.330	231.52
050-005-003-01	2/12/2020	\$131,500	\$3,922	33.7	0.17	33.53
140-016-007-01	11/30/2021	\$275,000	\$5,063	55	0.688	54.312
140-033-005-01	12/21/2021	\$160,000	\$4,795	35.083	1.717	33.366
150-033-006-01	12/22/2021	\$450,000	\$6,724	67.602	0.673	66.929
150-020-007-01	1/3/2022	\$152,500	\$5,132	29.714	0	29.714
040-011-013-01	4/7/2020	\$430,000	\$4,676	93.138	1.185	91.953
140-028-003-00	12/2/2020	\$170,000	\$4,359	40	1	39
		\$4,070,314	\$5,132.78			793.004

Final Conclusion \$4500/Acre

Tillable Acre	Scrub Acre	Wet Acre	Other Acre Value	Residual Value	Adjusted Sale Price	Tillable Price Per Acre
11.33	2.1	0	6,300	83,700	\$81,406	\$7,185
84.960	5.790	0.000	17,370	382,630	\$375,845	\$4,424
20.820	10.550	0.000	31,650	118,350	\$116,347	\$5,588
50.780	23.630	2.780	74,504	265,496	\$261,002	\$5,140
217.110	14.410	0.000	43,230	1,278,084	\$1,262,632	\$5,816
25.9	7.63	0	22,890	108,610	\$107,384	\$4,146
31.22	12.022	11.07	50,457	224,543	\$224,543	\$7,192
26.69	6.676	0	20,028	139,972	\$139,972	\$5,244
42.79	24.139	0	72,417	377,583	\$377,583	\$8,824
24.09	5.624	0	16,872	135,628	\$135,628	\$5,630
82.282	9.121	0.550	28,078	401,922	\$398,035	\$4,837
25.269	13.731	0	41,193	128,807	\$128,392	\$5,081
643.241					\$3,608,769	\$5,610

Comments

Includes 130-020-018-01,130-017-019-00,130-017-017-02

Includes 040-011-027-50

\$5,600 Per Acre