

2022 AGRICULTURAL LAND VALUE

Parcel Number	Sale Date	Sale Price	Instr.	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
002 001 005 00	01/13/21	\$100,400	WD	\$100,400	\$35,500	35.36	\$71,020	\$100,400	\$71,020	10.60	10.13	\$9,472
002 001 005 00	03/25/21	\$117,516	WD	\$117,516	\$35,500	30.21	\$90,000	\$117,516	\$90,000	14.50	10.13	\$8,105
002 010 012 03	06/14/19	\$120,000	WD	\$120,000	\$59,000	49.17	\$117,900	\$120,000	\$117,900	18.00	18.00	\$6,667
002 012 005 10	01/13/21	\$100,400	WD	\$100,400	\$41,900	41.73	\$71,020	\$100,400	\$71,020	10.60	15.00	\$9,472
002 012 005 10	03/25/21	\$117,516	WD	\$117,516	\$41,900	35.65	\$90,000	\$117,516	\$90,000	14.50	15.00	\$8,105
002 016 002 30	03/23/21	\$658,500	WD	\$658,500	\$274,400	41.67	\$552,024	\$658,500	\$552,024	103.72	103.65	\$6,349
002 018 001 01	09/10/20	\$427,500	WD	\$427,500	\$225,200	52.68	\$446,805	\$223,624	\$242,929	40.00	40.00	\$5,590
041 777 084 00	09/03/19	\$140,000	WD	\$140,000	\$53,100	37.93	\$105,871	\$126,529	\$92,400	17.00	17.00	\$7,443
Totals:		\$1,781,832		\$1,781,832	\$766,500		\$1,544,640	\$1,564,485	\$1,327,293	228.92	228.91	
				Sale. Ratio =>		43.02		Average	Average			Average
				Std. Dev. =>		7.45		per FF=>	per Net Acre=>		6,834.14	per SqFt=>

USED 6800 1-3 TILLABLE