2026 Agricultural Land Study

0.14

Parcel	Sale Date		Sale Price	Time Adjust Sale Price	Impr Value	Land Residual	Residual Site Value	Til 1 Ac	Residual Til 1	Residual Rate/Acre	Til 2 Ac	Residual Til 2	Residual Rate/Acre	Til 3 Ac	Residual Til 3	Residual Rate/Acre	Til 4 Ac	Residual Til 4	Residual Rate/Acre	Til 5 Ac	Residual Til 5	Residual Rate/Acre	Til 6 Ac	Resideual Til 6	Residual Rate/Acre	Til 7 Ac	Residual Til 7	Residual Rate/Acre	Idle Land	Residual Land	Residual Rate/Acre	Woods	Residual Land	Residual Rate/Acre	Wet	Residual Wet	Residual Rate/Acre
4707-03-400-001	8/23/2022	WD	$686,071	$703,223	29,057	674,166	57,532	6.51	70,203	$10,784	39.98	409,583	$10,245	9.7	94,143	$9,706	0	0		2.8	22,646	$8,088	0	0	0	0.09	534	5,931	-	-	-	10.76	17,406	$1,618	7.86	2,119.04	270
4707-03-200-001	8/23/2022	WD	$188,147	$192,851	-	192,851	-	0	-	-	0	-	-	11.56	169,953	$14,702	0	0		1.73	21,195	$12,252	0	0	0	0	0		0	0		7.82	1,192	$152	1.23	510	414
4707-03-300-010	2/22/2024	WD	$725,000		171,975	553,025	37,164							30.51	368,853	$12,090				0.13	975	$7,500				0	0					0	0		0	-	
4707-30-200-049	11/2/2022	WD	$385,000	$394,625	-	394,625	-	0	-	-	0	-	-	0	-	$0	0	0		0	-	$0	52.62	389,889	$7,410	0	0		0	0	-	0	0	-	11.87	4,736	389
4710-07-300-005	6/19/2023	WD	$837,500		503,000	334,500	45,000							31.2	237,375	$7,608										0	0					0	0		0	-	
4703-20-400-012	2/13/2023	WD	$250,000		-	250,000	-	20	246,090	$12,305															0	0					0	0		5.37	3,910	728
4706-06-300-019	10/12/2023	WD	$645,000		376,450	268,550	-																						45.55	268,563	$5,896	0	0		0	-	
4703-22-300-006, 002, 003	1/24/2023	WD	$530,000		88,000	442,000	44,848																39.00	337,626	$8,657				10.00	48,925	$4,893	4.00	$9,785	$2,446	2.00	815	408
4707-03-100-007	2/22/2022	WD	$177,279	$181,711	0	181,711	0	0	0		2.55	23,738	$9,309	15.44	136,166	$8,819	0	0		2.95	21,680	$7,349	0	-	0	0.01	5,376	537.6	0	0	0	0.5	0		0	0	0
							184,544	**26.51**	**316,293**	**$11,931**	**42.53**	**433,321**	**10,189**	**98.41**	**1,006,490**	**10,228**	**Interpolated**		**$9,034**	**7.61**	**66,496**	**8,738**	**91.62**	**727,514**	**7,941**	**0.1**	**587.69813**	$5,876.98	**55.55**	**317,488**	**$5,715**	**23.08**	**28,384**	**$1,230**	**28.33**	**12,090**	**$427**
						Site Value:	**46,136.00**			**Til 1**			**Til 2**			**Til 3**	**Due to lack of sales**		**Til 4**			**Til 5**			**Til 6**	**(Interpolated due to lack**		**$5,874**			**Idle**			**Woods**			**Wet**

***Used Time Adjusted Sales due to low quantity of sales.