

TILLABLE SALES not irrigated														
Parcel Number	Liber / Page	Sale Date		Net Price	Time Adjusted Sale price	Improvement Value	Site Value	Non-Tillable Value	Residual to Tillable Land	Total Net Acres	Site Acres	Non-Tillable Acres	Tillable Acres	Total Price Per Acre (NET)
10-028-005-05	4443/517	7/28/20		\$95,000	\$118,203			\$33,891	\$84,312	26.22		10.27	15.95	\$5,287
15-060-009-00	4440/497	7/28/20		\$132,000	\$164,240			\$48,609	\$115,631	35.62		14.73	20.89	\$5,535
15-131-003-03	4515/770	2/2/21		\$240,000	\$287,419			\$125,400	\$162,019	77.60		38.00	39.60	\$4,091
10-002-016-00&011-001-02	4535/395	4/22/21		\$150,000	\$176,593			\$18,975	\$157,618	29.56		5.75	23.81	\$6,620
17-310-036-20&01	4470/310	9/28/20		\$255,000	\$313,402			\$94,710	\$218,692	71.74		28.70	43.04	\$5,081
15-060-009-00	4646/876	3/25/22		\$175,000	\$191,245			\$42,207	\$149,038	35.73		12.79	22.94	\$6,497
10-028-005-05	4811/419	3/12/24		\$127,500	\$127,500			\$33,891	\$93,609	26.22		10.27	15.95	\$5,870
		7			\$1,378,603				\$980,920	302.68			182.17	\$5,385
												simple mean -->		\$5,569
												median -->		\$5,535
												USE		\$5,400
NON-TILLABLE/WOODS/SWAMP/PASTURE/WET														
Parcel Number	Liber / Page	Sale Date		Net Price	Time Adjusted Sale price	Improvement Value	Site Value	Tillable Value	Price Residual Non-tillable land	Total Net Acres	Site Acres	Tillable Acres	Non-Tillable Acres	Price Per Non-Till Acre
10-011-015-09	4593/807	10/8/21		\$75,000	\$85,139				85,139	15.75			15.75	\$5,405
16-180-015-00	4632/824	1/11/22		\$76,000	\$84,481				84,481	32.51			32.51	\$2,599
18-024-750-10	4616/001	12/14/21		\$91,100	\$101,890				101,890	19.93			19.93	\$5,112
16-180-015-01	4680/213	7/21/22		\$135,000	\$135,000				135,000	35.03			35.03	\$3,854
17-240-018-22	4682/665	7/28/22		\$216,000	\$216,000				216,000	67.17			67.17	\$3,216
18-016-434-00&009-218-12	4745/343	4/28/23		\$200,000	\$200,000				200,000	44.56			44.56	\$4,488
16-222-009-02	4549/145	6/7/21		\$25,000	\$29,147				29,147	12.40			12.40	\$2,351
17-070-009-02	4610/483	11/23/21		\$115,000	\$129,234				129,234	20.01			20.01	\$6,459
16-220-009-00	4622/764	1/4/22		\$105,000	\$116,904				116,904	75.27			75.27	\$1,553
0077-00-870-0	4758/379	6/29/23		\$80,000	\$80,000				80,000	19.68			19.68	\$4,065
18-013-332-00;321-16&323-00	4558/160	7/2/21		\$410,000	\$475,409			\$88,344	387,065	149.81		16.36	133.45	\$2,900
	11								1,564,860	492.11			475.75	\$3,289
												simple mean -->		\$3,818
												median -->		\$3,854
												USE		\$3,300
IRRIGATED SALES														
Parcel Number	Liber / Page	Sale Date		Net Price	Time Adjusted Sale price	Imrpovement Value	Site Value	Non-Tillable Value	Residual to Tillable Land	Total Acres	Site Acres	Non-Tillable Acres	Tillable Acres	Total Price Per Acre (NET)
07-007-003-00 & 008-006-00	3865/002	12/26/2013		\$1,008,749	\$1,045,889			\$0	\$1,045,889	157.94		0.00	157.94	\$6,622
20-129-003-00 & 20-129-006-00	3864-293	12/26/2013		\$1,225,000	\$1,270,102			\$83,787	\$1,186,315	224.83		25.39	199.44	\$5,948
& 08 &pt 16-050-003-00	3975/687	6/10/2015		\$1,657,067	\$1,708,491			\$40,788	\$1,667,703	265.10		12.36	252.74	\$6,598
02-028-012-00 & 02-029-001-00	4207/807	1/24/2018		\$851,000	\$868,540			\$48,873	\$819,667	110.51	0.00	14.81	95.70	\$8,565
08,050-003-03 &091-006-00	4352/299	8/30/2019		\$1,700,000	\$1,724,229			\$37,897	\$1,686,332	267.48	0.00	11.48	251.00	\$6,718
11-133-007-00	4772/987	8/24/2023		\$480,000	\$480,000			\$116,837	\$363,164	79.05		35.41	43.64	\$8,322
					\$7,097,252				\$6,405,907	1104.91			956.82	\$6,695

2025 Ag Land

	6											simple mean -->	\$6,890
												median -->	\$6,622
												USE	\$6,700