

**2023 AGRICULTURAL
LAND SALES STUDY**

CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	TILL	PER	WOODS	PER	POOR/PAST	PER
1	11-12-101-011+	1/7/2022	369,900	0	74,400	19.5	3,815	73	3,500	20	2,000
1	11-03-301-013	10/15/2021	65,000	0	65,000	10	6,500	0	6,500		
1	11-21-401-015	7/9/2021	155,000	0	50,000	33	1,515	42	2,500		
1	11-09-226-016	5/6/2021	244,600	0	199,100	30	6,637	19	2,500		
1	11-21-426-018	3/12/2021	285,000	0	285,000	36.6	7,787	0	7,787		
1	11-10-351-010	2/5/2021	276,150	0	261,150	49.23	5,305	6	2,500		
1	11-06-401-010	1/7/2021	370,000	0	330,000	60	5,500	16	2,500		
1	11-02-251-021	9/23/2020	389,793	0	389,793	76.43	5,100	0	5,100		
1	11-02-126-052	4/22/2020	200,000	0	165,000	38.7	4,264	14	2,500		

CONCLUSION	2022 RATE	SALE/PER	SALE/PER	SALE/PER	2023 RATE
LOT TYPE/SIZE					
TILLABLE 1	7,182	6,500	6,637	7,787	6,895
TILLABLE 2	6,823	5,305	5,500		6,550
TILLABLE 3	6,463	5100			6,204
TILLABLE 4	5,745				5,515
TILLABLE 5	5,387	4264			5,172
TILLABLE 6, 7, 8	4,668	3815	1515		4,481
WOODS/DRY	3,781				3,630
WOODS/WET	2,831				2,718
PASTURE	2,831				2,718
PASTURE WET	2,831				2,718
SWAMP	1,150				1,104
POND	9,000				8,640
LOW LAND	2,309				2,217
GOLF COURSE	3,075				2,952
REC LAND	3,921				3,800

Key	
1-	VACANT SALE
2-	BORROWED SALE
3-	TIME ADJUSTED SALE
4-	EXTRACTED SALE

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CODE	PARCEL NUMBER	DATE	SALE PRICE	IMP VALUE	RES SP	SIZE FF	PER	SIZE AC	PER	COMMENTS
1	11-10-401-020	7/16/2021	3,200	0	3,200			0.8	4,000	
4	11-35-101-022	11/16/2021	222,500	201,738	20,762			0.89	23,328	
4	11-26-126-015	1/28/2022	199,900	119,987	79,913			1	79,913	
4	11-36-160-055	10/21/2021	290,000	206,676	83,324			1	83,324	
4	11-09-176-017	8/6/2021	190,000	95,405	94,595			1.15	82,257	
1	11-02-126-066	5/19/2021	22,000	0	22,000			1.25	17,600	
1	11-07-476-012	7/27/2020	30,000	0	30,000			1.27	23,622	
1	11-35-126-001	4/29/2021	34,900	0	34,900			1.5	23,267	
4	11-30-376-023	10/29/2021	205,000	142,557	62,443			1.5	41,629	
1	11-21-176-090	8/26/2021	37,900	0	37,900			1.52	24,934	
1	11-21-176-100	6/15/2021	37,000	0	37,000			1.52	24,342	
1	11-21-176-080	6/15/2021	37,900	0	37,900			1.52	24,934	
1	11-25-376-052	8/26/2020	25,000	0	25,000			1.56	16,026	
4	11-04-176-018	8/5/2021	230,000	165,012	64,988			1.59	40,873	
4	11-04-176-019	8/31/2021	225,000	183,092	41,908			1.86	22,531	
4	11-07-151-050	8/19/2021	238,000	153,465	84,535			1.86	45,449	
4	11-07-126-070	8/27/2021	200,000	136,651	63,349			2.01	31,517	
4	11-31-152-080	11/5/2021	330,000	210,487	119,513			2.02	59,165	
1	11-35-126-021	4/28/2021	37,900	0	37,900			2.19	17,306	
1	11-35-126-003	4/16/2021	37,900	0	37,900			2.29	16,550	
4	11-14-226-025	12/21/2021	225,000	140,431	84,569			2.5	33,828	
1	11-21-176-019	6/15/2021	75,800	0	75,800			3.07	24,691	
4	11-08-251-031	6/10/2021	345,000	195,095	149,905			3.39	44,220	
4	11-05-201-014	2/28/2022	175,000	83,063	91,937			3.51	26,193	
4	11-01-280-101	4/30/2021	250,000	184,968	65,032			4	16,258	
4	11-35-301-020	11/6/2020	226,300	166,809	59,491			4	14,873	
4	11-35-326-041	9/23/2021	375,000	220,187	154,813			4.06	38,131	
4	11-05-126-039	2/28/2022	275,000	134,325	140,675			5	28,135	
4	11-28-126-019	8/11/2021	209,000	142,623	66,377			5.06	13,118	
1	11-33-301-091	4/7/2021	84,000	0	84,000			6.8	12,353	
1	11-33-301-091	1/25/2021	78,000	0	78,000			6.8	11,471	
4	11-07-326-010	3/9/2022	290,000	93,986	196,014			7.5	26,135	
4	11-20-151-040	4/30/2021	650,000	499,819	150,181			8.39	17,900	
4	11-18-355-040	9/3/2021	190,000	138,150	51,850			9.6	5,401	
4	11-05-455-014	8/24/2021	390,000	254,927	135,073			10	13,507	
4	11-03-101-018	4/29/2021	415,000	358,841	56,159			10.92	5,143	
1	11-10-401-001	3/3/2022	55,000	0	55,000			11.9	4,622	
4	11-04-151-026	8/23/2021	256,000	171,888	84,112			13.55	6,208	
4	11-04-251-035	8/12/2021	122,000	74,571	47,429			14.85	3,194	
1	11-08-126-036	12/22/2021	92,000	0	92,000			18.2	5,055	
1	11-04-401-010	12/9/2020	21,000	0	21,000			20	1,050	WET
4	11-36-155-011	5/27/2021	630,000	405,081	224,919			26.5	8,488	
1	11-31-152-011	4/9/2021	145,000	0	145,000			32.1	4,517	
1	11-10-226-010	12/30/2020	160,000	0	160,000			40	4,000	
4	11-30-351-040	2/25/2021	110,000	99,206	10,794	80.000	135	0.294	36,714	SM PARCEL
1	11-19-102-074	9/18/2020	24,400	0	24,400	155.560	157	0.591	41,286	SM PARCEL
4	11-09-201-030	1/15/2021	149,900	98,491	51,409	143.000	360	0.743	69,191	SM PARCEL
4	11-35-226-031	4/9/2021	135,000	65,965	69,035	165.000	418	0.582	118,617	SM PARCEL
4	11-19-103-160	10/29/2021	230,000	161,669	68,331	117.000	584	0.403	169,556	SM PARCEL
4	11-29-351-020	9/30/2021	190,000	119,850	70,150	100.000	702	0.356	197,051	SM PARCEL

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CONCLUSION	2022 RATE	2022 RATE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	SALE/PER	2023 RATE/PER	2023 RATE
SITE ACREAGE												
1	26,600	26,600	4,000	23,328	79,913	83,324	82,257	17,600			27,900	27,900
1.5	32,200	21,467	23,622	23,267	41,629	24,934	24,342	24,934	16,026	40,873	22,300	33,450
2	37,900	18,950	22,531	45,449	31,517	59,165	17,306				20,800	42,600
2.5	45,380	18,152	16,550	33,828							20,400	51,000
3	52,860	17,620	24,691	44,220							18,800	56,400
4	59,845	14,961	26,193	16,258	14,873	38,131					16,500	66,000
5	66,830	13,366	28,135	13,118							14,300	71,500
7	80,800	11,543	12,353	11,471	26,135	17,900					12,800	89,600
10	84,000	8,400	5,401	13,507	5,143	4,622					9,300	93,000
15	116,250	7,750	6,208	3,194							8,300	124,500
20	148,500	7,425	5,055								8,100	162,000
25	180,750	7,230	8,488								7,700	192,500
30	213,000	7,100	4,517								7,500	225,000
40	267,920	6,698	4,000								7,300	292,000
50	322,840	6,457									6,900	345,000
100	597,500	5,975									6,400	640,000