

### 2025 Agriculture Tillable Land

2025 Agriculture Tillable Land																			
Out Year Start: 4/1/2022		In Year Start: 4/1/2023		Scrub \$3,277 Wet Acre \$3,277															
Out Year End: 3/31/2023		In Year End: 3/31/2024																	
Parcel Number	Sale Date	Sale Price	Liber/Page	Unadjusted Price per Acre	Total Acre	ROW	Drain	Residual Acre	Building Value	BLDG Site Value	BLDG Site Size	Scrub Acre	Wet Acre	% of Land Adjusted	Other Acre Value	Tillable Acre	Residual Value	Tillable Price Per Acre	Comments
030-003-100-070-03	02/15/24	\$250,000	3083/1029	\$9,735	25.68	0.000	0.000	25.680	\$89,420	\$ 27,315	1.000	0.000	0.530	2.06%	\$1,737	24.150	\$131,528	\$5,446	
030-007-400-001-00	04/29/22	\$440,000	3007/0636	\$13,134	33.50	0.000	0.000	33.500	\$263,889	\$ 36,560	2.000	14.370	0.130	43.28%	\$47,517	17.000	\$92,035	\$5,414	
030-017-400-002-02	09/29/22	\$367,000	3023/0795	\$5,027	73.00	0.000	0.000	73.000	\$0	\$ -	0.000	0.000	0.000	0.00%	\$0	73.000	\$367,000	\$5,027	All tillable
030-022-300-001-00	02/15/23	\$800,000		\$5,165	157.90	3.000	0.000	154.900	\$61,197	\$ 38,445	3.000	18.500	4.500	14.85%	\$75,371	128.900	\$624,987	\$4,849	
030-025-300-035-02	09/08/23	\$273,450	3066/0884	\$7,500	36.46	0.000	0.000	36.460	\$0	\$ -	0.000	0.000	0.000	0.00%	\$0	36.460	\$273,450	\$7,500	vacant land
030-029-200-005-05	12/22/23	\$290,000	3077/484	\$14,500	20.00	0.000	0.000	20.000	\$152,160	\$ 27,315	1.000	6.000	0.000	30.00%	\$19,662	13.000	\$90,863	\$6,989	
070-009-200-002-01	01/06/23	\$545,440			77.92				\$0	\$ -	0.000				\$32,780	64.780	\$512,660	\$7,914	neighboring sale
070-012-100-002-00	04/01/23	\$66,300			16.67				\$0	\$ -	0.000				\$0	15.340	\$66,300	\$4,322	92% tillable neighboring sale
080-010-300-130-00	10/01/23	\$100,000			19.94				\$0	\$ -	0.000				\$0	19.940	\$100,000	\$5,015	All tillable neighboring sale
				\$ 3,132,190	\$ 55,062	461.070	3.000	0.000	343.540	\$ 566,666	\$ 129,635	7.000	38.870	5.160	\$ 177,066	392.570	\$ 2,258,823	\$ 5,754	Use: \$5,750
																	Median:	\$5,413.79	
Historically @ \$ 5,714 USDA = \$ 5,870 County = \$ 5,637																			
↓ NOT USED ↓																		Exclude Reason	
030-014-400-165-02	11/21/22	\$165,000	3030/1030	\$17,857	9.24	0.000	0.000	9.240	\$0	\$ -	0.000	0.000	0.000	0.00%	\$0	9.240	\$165,000	\$17,857	split into 3 acre parcels that will be residential;
030-016-400-020-01	06/15/22	\$225,000	3007/1072	\$6,906	32.98	0.400	0.000	32.580	\$3,027	\$ -	0.000	20.580	0.000	63.17%	\$67,441	12.000	\$154,532	\$12,878	
030-023-400-039-07	10/17/23	\$142,800	3072/0038	\$7,706	20.03	1.500	0.000	18.530	\$0	\$ -	0.000	5.530	0.000	29.84%	\$18,122	13.000	\$124,678	\$9,591	Warner - will be residential soon
030-028-300-004-01	06/09/23	\$88,155	3054/0740	\$8,816	10.00	0.000	0.000	10.000	\$0	\$ -	0.000	0.000	0.000	0.00%	\$0	10.000	\$88,155	\$8,816	

### 2025 Agriculture Non-Tillable Land

2025 Agriculture Non-Tillable Land																			
Out Year Start: 4/1/2022		In Year Start: 4/1/2023		Tillable \$5,830 Wet 3,277															
Out Year End: 3/31/2023		In Year End: 3/31/2024																	
Parcel Number	Sale Date	Sale Price	Liber/Page	Unadjusted Price per Acre	Total Acre	ROW	Drain	Residual Acre	Building Value	BLDG Site Value	BLDG Site Size	Tillable Acre	Wet Acre	% of Land Adjusted	Other Acre Value	Scrub Acre	Residual Value	Scrub Price Per Acre	Comments
030-007-400-001-00	04/29/22	\$ 440,000	3007/0636	\$ 13,134	33.5	0.0	0.0	33.50	\$ 263,889	\$ 36,560	2.00	17.00	0.13	51.13%	\$ 99,536	14.370	\$ 40,015	\$ 2,785	
030-029-200-005-05	12/22/23	\$ 290,000	3077/484	\$ 14,500	20.0	0.0	0.0	20.00	\$ 155,160	\$ 29,560	1.00	13.00	0.00	65.00%	\$ 75,790	6.000	\$ 29,490	\$ 4,915	
				\$730,000	\$ 27,634	53.5	0.0	0.0	53.50	\$ 419,049	\$ 66,120	3.00	30.00	0.13	\$ 175,326	20.370	\$ 69,505	\$ 3,412	USE \$3,400
																	Median:	\$3,849.81	
Historically @ \$ 3,277 USDA = \$ 2,970 County=																			
↓ NOT USED ↓																		Exclude Reason	
030-023-400-039-07	10/17/23	\$ 142,800	3072/0038	\$ 7,706	20.0	1.5	0.0	18.53	\$ -	\$ -	0.00	13.00	0.00	70.16%	\$ 75,790	5.530	\$ 67,010	\$ 12,118	
030-022-300-001-00	02/15/23	\$ 800,000		\$ 5,165	157.90	3.000	0.000	154.900	\$ 61,197	\$ 38,445	3.000	128.900	4.500	86.12%	\$ 766,234	18.500	\$ (65,876)	\$ (3,561)	
030-016-400-020-01	06/15/22	\$ 225,000	3007/1072	\$ 6,906	33.0	0.4	0.0	32.58	\$ 3,027	\$ -	0.00	13.40	0.00	41.13%	\$ 78,122	19.180	\$ 143,851	\$ 7,500	