

## AGRICULTURAL LAND VALUE STUDY FOR 2025 ASSESSMENTS

TOWNSHIP	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre
GRANT	050-021-200-001-00	MILLER RD	10/30/23	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$157,500	70.00	\$2,250
PLAINFIELD	070-029-200-001-30	CURTIS RD	07/19/22	\$76,000	WD	03-ARM'S LENGTH	\$76,000	\$76,000	38.19	\$1,990
SHERMAN	090-015-400-003-00	ALABASTER&SAND LAK	09/15/23	\$85,000	WD	03-ARM'S LENGTH	\$85,000	\$85,000	40.00	\$2,125
WHITTEMORE	140-002-300-001-00	401 E SHERMAN	05/12/22	\$144,900	WD	03-ARM'S LENGTH	\$144,900	\$144,900	55.11	\$2,629
CALEDONIA	022-005-300-005-01	E SPRUCE RD	01/29/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$165,000	65.00	\$2,538
CURTIS	031-024-300-005-01	3287 W HOSKINS RD	05/19/22	\$105,000	WD	03-ARM'S LENGTH	\$105,000	\$97,300	34.65	\$2,641
GUSTIN	050-026-300-060-00	1425 S MCCONNELL	07/29/22	\$55,000	WD	03-ARM'S LENGTH	\$54,900	\$31,357	30.00	\$1,045
HARRISVILLE	060-006-300-005-01	3126 E JASMIN DR	04/18/23	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$63,016	39.57	\$1,593
HARRISVILLE	060-031-100-030-00	S KING RD	09/15/22	\$80,000	WD	03-ARM'S LENGTH	\$80,000	\$80,000	59.07	\$1,344
HARRISVILLE	060-031-400-005-00	1787 S KING RD	10/03/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$86,608	79.23	\$1,280
<b>Totals: \$1,338,400</b>							<b>\$1,338,300</b>	<b>\$986,681</b>	<b>510.82</b>	<b>per Net Acre=&gt; 1,931.56</b>

2024 USED P/A \$1,600

2025 USE P/A \$1900