

PARCEL	SALE DATE	LAND SALE PRICE	ACREAGE	NOTES	PRICE PER ACRE
05-400-021	9/20/2019	\$ 30,000	0.98		\$ 30,000
05-579-069	9/20/2019	\$ 30,000	0.98		\$ 30,612
08-526-009	12/16/2020	\$ 33,000	1.10		\$ 30,000
19-400-016	1/27/2021	\$ 27,200	1.00		\$ 27,200
12-501-017	9/23/2022	\$ 27,000	1.06		\$ 27,000
06-200-022	7/27/2020	\$ 30,000	1.00		\$ 30,000
22-100-029	9/26/2023	\$ 34,000	1.25		\$ 27,200

AVERAGE 1ST ACRE PRICE \$ 28,859

PARCEL	SALE DATE	SALE PRICE	ACREAGE	NOTES	PRICE PER ACRE	CHART ACRES	VALUE (AS PPA)	1st acre @ 30,000	ADDTNL ACRE
19-553-031	8/5/2020	\$ 3,000	0.52	split addtnl back acreage	\$ 5,769	0.5	\$ 2,885	-	\$ 6,000
22-11a-002	10/4/2021	\$ 18,000	4.13	split addtnl back acreage	\$ 4,358	4	\$ 17,433	-	\$ 4,358
23-200-020	9/30/2021	\$ 102,000	10.03		\$ 10,169	10	\$ 101,695	\$ 71,695	\$ 7,966
26-200-008	9/18/2020	\$ 100,000	13.26		\$ 7,541	15	\$ 113,122	\$ 70,000	\$ 5,000
33-626-011	6/22/2020	\$ 59,500	4.08		\$ 14,583	4	\$ 58,333	\$ 29,500	\$ 9,833
05-200-018	3/16/2022	\$ 147,000	17.32		\$ 8,487	17	\$ 144,284	\$ 117,000	\$ 7,313
02-100-012	9/21/2022	\$ 118,000	11.21		\$ 10,526	11	\$ 115,789	\$ 88,000	\$ 8,800
04-300-009	12/20/2021	\$ 260,000	39.43		\$ 6,594	39	\$ 257,165	\$ 230,000	\$ 6,053
22-200-027	9/4/2020	\$ 116,117	14.06	buildings 17% of sale; condemned hse & barn	\$ 8,259	14	\$ 115,621	\$ 86,117	\$ 8,612
04-300-009	3/16/2023	\$ 279,900	39.43		\$ 7,099	39	\$ 276,848	\$ 249,900	\$ 6,576
15-200-004	2/23/2023	\$ 144,000	15.00		\$ 9,600	15	\$ 144,000	\$ 114,000	\$ 8,143
06-100-016 & 100-028	7/15/2022	\$ 135,000	10.96		\$ 12,318	11	\$ 135,493	\$ 105,000	\$ 10,500

average use 7,429 7,400

OUTLIERS NOT USED

20-100-031	7/22/2021	\$ 159,000	7.00		\$ 22,714	7	\$ 159,000	\$ 129,000	\$ 21,500
21-528-035, -034 & 21-200-001	8/25/2022	\$ 350,000	11.07		\$ 31,617	11	\$ 347,787	\$ 320,000	\$ 32,000 for development purposes
27-100-005	10/25/2023	\$ 40,000	1.49		\$ 26,846	1	\$ 26,846		
22-100-029	4/28/2023	\$ 30,000	1.25		\$ 24,000	1	\$ 24,000		
06-200-007	1/17/2023	\$ 27,500	1.26		\$ 21,825	1	\$ 21,825		

acres	first acre	additional acres	value of addntl	total
1	30,000		-	30,000
1.5	30,000	0.5	3,700	33,700
2	30,000	1	7,400	37,400
2.5	30,000	1.5	11,100	41,100
3	30,000	2	14,800	44,800
4	30,000	3	22,200	52,200
5	30,000	4	29,600	59,600
7	30,000	6	44,400	74,400
10	30,000	9	66,600	96,600
15	30,000	14	103,600	133,600
20	30,000	19	140,600	170,600
25	30,000	24	177,600	207,600
30	30,000	29	214,600	244,600
40	30,000	39	288,600	318,600
50	30,000	49	362,600	392,600
100	30,000	99	732,600	762,600