

AGRICULTURAL LAND VALUE

DRY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class		
07-011-002-00	6296 122ND AVE	3/31/2025	\$850,000	MLC	03-ARM'S LENGTH	\$850,000	\$245,400	28.87	\$490,715	\$790,965	\$431,680	60.85	60.85	\$12,999	AGA	5021/735		AGRICULTUR#	101		
07-016-001-00	120TH AVE	12/5/2024	\$448,665	CD	03-ARM'S LENGTH	\$448,665	\$151,500	33.77	\$302,970	\$448,665	\$299,970	42.5	42.5	\$10,557	AGA	5001/876		AGRICULTUR#	102		
07-022-008-10	1747 66TH ST	12/6/2024	\$182,439	CD	03-ARM'S LENGTH	\$182,439	\$72,000	39.47	\$143,971	\$182,439	\$143,971	21.06	21.06	\$8,663	AGB	5001/666		AGRICULTUR#	102		
Totals:			\$1,481,104			\$1,481,104	\$468,900		\$937,656	\$1,422,069	\$875,621	124.41	124.41								
								Sale. Ratio =>	31.66											Average	
								Std. Dev. =>	5.30											per Net Acre=>	\$ 11,431

WET

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class		
07-025-001-04	116TH AVE	8/12/2022	\$254,000	WD	32-SPLIT VACANT	\$254,000	\$134,500	52.95	\$269,000	\$254,000	\$269,000	50.6	50.6	\$5,020	AGB	4789/567		AGRICULTURAL			
07-028-003-10	6690 116TH AVE	6/28/2024	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$131,500	50.58	\$263,004	\$260,000	\$263,004	37.33	37.33	\$6,965	AGB	4956/272		AGRICULTUR#	102		
Totals:			\$260,000			\$514,000	\$266,000		\$263,004	\$514,000	\$263,004	87.93	87.93								
								Sale. Ratio =>	51.75											Average	
								Std. Dev. =>	1.68											per Net Acre=>	\$ 5,846

HOMESITE

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class		
07-018-020-02	118TH AVE	8/18/2023	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$62,100	49.68	\$124,200	\$125,000	\$124,200	2.42	2.42	\$51,653	LMI	4880/350		CENTRAL LAKI	102		
Totals:			\$125,000			\$125,000	\$62,100		\$124,200	\$125,000	\$124,200	2.42	2.42								
								Sale. Ratio =>	49.68											Average	
																				per Net Acre=>	\$ 51,653

HOBBY FARM

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class		
07-019-001-21	118TH AVE	8/14/2023	\$260,000	WD	03-ARM'S LENGTH	\$260,000	\$137,500	52.88	\$275,000	\$260,000	\$275,000	10.1	10.1	\$25,743	LMI	4878/977		CENTRAL LAKI	102		
Totals:			\$260,000			\$260,000	\$137,500		\$275,000	\$260,000	\$275,000	10.1	10.1								
								Sale. Ratio =>	52.88											Average	
																				per Net Acre=>	\$ 25,743