

Parcel Number	Sale Date	Sale Price	Liber/Page	Unadjusted Price per		Topology	Irrigated	Public Water	Public Sewer	Total Acre	ROW	Drain	Residual		Scrub Acre	Wet Acre	Other		Residual Value	Days	Months	Time Adjustment	Adjusted Sale Price	Tillable Price Per Acre
				Acre	Topography								Acre	Tillable Acre			Value	Value						
NON-IRRIGATED TILLABLE																								
14-020-001-007-00	8/25/2023	\$100,000	1236/1628	\$5,867		x	no			17.5	0.455	0	17.045	7.088	9.957	0	0	0	100,000	0	0	0	\$63,159	\$8,911
14-030-004-023-05	4/4/2025	\$940,000	1244/1642	\$7,566			no			125.243	1.007	0	124.236	109.441	2.036	12.759	0	0	940,000	0	0	0	\$913,328	\$8,345
14-030-014-186-02	9/6/2024	\$760,000	1250/1009	\$6,669			no			116.77	2.812	0	113.958	75.4	27.948	10.61	0	0	760,000	0	0	0	\$640,677	\$8,497
14-060-011-191-03	11/27/2024	\$196,000	1253/1985	\$3,686			no			53.596	0.418	0	53.178	27.51	19.028	6.64	0	0	196,000	0	0	0	\$115,636	\$4,203
19-090-010-011-00	4/16/2024	\$400,000	1245/695	\$11,065			no			36.15	0	0	36.15	34.881	0	0	0	180,442	219,558	0	0	\$219,558	\$6,294	
14-050-024-001-21**	9/19/2022	\$76,300	1223/821	\$7,417			no			10.896	0.609	0	10.287	10.287	0	0	0	0	76,300	552	18	0.0494532	\$80,073	\$7,784
14-110-013-235-10	6/5/2024	\$332,500	1246/2162	\$6,444			no			54.795	3.193	0	51.602	42.138	9.464	0	0	0	332,500	0	0	0	\$297,483	\$7,060
14-130-010-004-04	1/15/2025	\$157,500	1255/1948	\$6,610			no			24.33	0.501	0	23.829	16.124	7.705	0	0	0	157,500	0	0	0	\$128,992	\$8,000
14-130-025-016-00	7/9/2024	\$1,650,000	1247/2517	\$6,581			no			253.23	0	2.5	250.73	102.496	143.717	4.517	0	255,633	1,394,367	0	0	0	\$855,839	\$8,350
14-030-013-169-11	2/11/2025	\$300,000	1256/1257	\$6,422			no			47.94	1.223	0	46.717	31.975	5.675	9.067	0	6,332	293,668	0	0	0	\$259,070	\$8,102
14-130-011-014-05	5/14/2024	\$200,000	1245/2253	\$6,203			no			32.944	0.701	0	32.243	20.35	3.085	0	0	39,094	160,906	0	0	0	\$149,492	\$7,346
14-120-008-020-01	1/6/2023	\$325,000	1227/2186	\$5,855		x	no			56	0.489	0	55.511	34.81	19.556	1.145	0	0	325,000	445	15	0.041211	\$261,266	\$7,505
		\$5,437,300		\$80,383.23									815.486	512.5									\$3,984,573	\$7,775

Use \$7,700 Per Acre

IRRIGATED TILLABLE																								
14-110-026-405-10	3/16/2018	\$709,000	1136-2258	\$7,340			yes			96.700	0.100	0.000	96.6	96.600	0.000	0.000	0		709,000	2175	73	0.150234	\$815,516	\$8,442
14-120-027-008-10	6/11/2017	\$825,000	1124/929	\$7,527			yes			111.2	1.600	0	109.6	108.69	0.91		3,094		821,906	2450	82	0.168756	\$960,608	\$8,838
14-100-023-010-01	8/22/2017	\$195,000	1127-1672	\$6,890						30	1.7	0	28.3	25.23	3.07		10,438		184,562	2379	79	0.162582	\$214,568	\$8,504
14-130-013-008-00	1/6/2021	\$75,000	1188-1674	\$6,050			yes			13.730	1.334	0.000	12.396	12.396	0.000	0.000	0		75,000	1165	39	0.1071486	\$83,036	\$6,699
14-140-018-010-00	8/11/2023	\$958,000	1235/2526	\$5,720			yes			172.657	5.165	0	167.492	76.534	72.428	18.53	0	4,853	953,147	0	0	0	\$953,147	\$12,454
14-110-026-405-10	10/12/2023	\$965,340	1238/1262	\$9,993		x	yes			96.700	0.100	0.000	96.6	96.600	0.000	0.000	0	0	965,340	0	0	0	\$965,340	\$9,993
14-090-014-001-00	8/5/2020	\$1,266,000	1179/262	\$6,877			Yes			186.668	2.589	0	184.079	172.062	6.435	5.582	0		1,266,000	1316	44	0.1208856	\$1,419,041	\$8,247
14-040-001-001-00	12/3/2020	\$575,000	1185-2006	\$4,241			yes			137.848	2.251	0.000	135.597	101.453	34.144	0.000	0		575,000	1198	40	0.109896	\$638,190	\$6,291
14-040-033-014-51	3/23/2020	\$538,000	1169/1023	\$7,216			yes			76.460	1.900	0.000	74.56	73.180	1.380	0.000	0	0	538,000	1448	48	0.1318752	\$608,949	\$8,321
		\$6,106,340		\$61,854.21									905.224	762.745									\$6,658,395	\$8,730

Use \$8,700 PER ACRE

NOT USED																								
14-140-021-011-00	9/20/2022	\$225,000	1223/1140	\$5,063			no			45	0.563	0	44.437	40.339	4.098	0	0	0	209,837	551	18	0.0494532	\$220,215	\$5,459
14-050-003-008-01**	12/9/2022	\$34,188	1227/66	\$4,069			no			9.242	0.84	0	8.402	5.235	1.858	1.309	0	0	25,350	472	16	0.0439584	\$26,464	\$5,055
14-050-010-015-01	6/27/2022	\$79,900	1219/1083	\$5,588			no			14.678	0.379	0	14.299	9.913	4.386	0	0	0	63,672	634	21	0.0576954	\$67,345	\$6,794
14-050-013-018-01	8/31/2023	\$160,000	1236/1848	\$8,616			no			19.05	0.48	0	18.57	9.577	8.993	0	0	0	126,726	0	0	0	\$126,726	\$13,232
14-050-018-019-00	5/17/2022	\$1,125,750	1217/2144	\$14,429			no			79.596	1.574	0	78.022	76.556	1.466	0	0	0	1,120,326	674	22	0.0604428	\$1,188,041	\$15,519
14-100-025-026-01	10/4/2022	\$1,500,000	1226/891	\$17,448			no			87.51	1.538	0	85.972	75.685	8.359	1.928	0	0	1,466,180	537	18	0.0494532	\$1,538,687	\$20,330
14-100-017-004-10	11/1/2024	\$2,560,000	1252/2567	\$12,014			yes			220.625	7.549	0.000	213.076	185.632	25.126	0.000	0	102,792	2,457,208	0	0	0	\$2,457,208	\$13,237
14-100-015-020-02	0	\$3,000,000	MLC			0	yes	\$617,100	#VALUE!	\$1,550,014	#VALUE!	\$490,444	0.0	0.0	87.35	57.35	\$0	\$0	#VALUE!	0.00	AG			
14-150-024-019-01	11/24/2024	\$350,000	1253/1725	\$9,309			no			38.352	0.755	0	37.597	36.572	1.025	0	0	0	350,000	0	0	0	\$346,208	\$9,466