

Final Ag Land Sales Analysis For 2026

**Non-Tillable Analysis**

Parcel Number	Sale Date	Sale Price	Liber/Page	Total Acres	ROW	Drain	Scrub	Scrub \$ Per Ac
000-01-11-301-001-04	06/02/23	\$99,000	2231/0142	15.000	0.341		14.659	\$ 6,754
000-02-34-426-003-03	01/06/24	\$160,000	2240/0374	29.000	0.472		28.528	\$ 5,609
000-03-19-376-001-00	05/03/23	\$195,000	2229/1135	50.000			50.000	\$ 3,900
000-03-22-101-001-00	02/15/25	\$110,000	2258/1051	20.000	0.504		19.496	\$ 5,642
000-03-29-276-001-00	02/20/25	\$210,000	2258/1187	40.760			40.760	\$ 5,152
000-06-27-477-001-01	02/02/24	\$178,000	2241/0351	25.710	0.114		25.596	\$ 6,954
000-06-36-201-004-01	09/27/24	\$85,000	2252/1203	17.850	0.735		17.115	\$ 4,966
000-07-15-326-007-04	12/20/23	\$80,000	2239/0985	19.540	0.524		19.016	\$ 4,207
000-08-36-476-008-00	05/18/23	\$80,000	2230/0615	15.280	0.292		14.988	\$ 5,338
000-11-31-476-001-04	11/07/24	\$150,000	2255/0466	18.890			18.890	\$ 7,941
000-12-03-176-006-01	01/24/25	\$739,900	2257/1064	270.000	1.111		268.889	\$ 2,752
000-16-05-426-003-00	09/15/23	\$50,000	2235/0846	20.000			20.000	\$ 2,500
000-16-14-351-003-02	06/06/24	\$60,000	2247/0463	15.000	1.242		13.758	\$ 4,361
000-16-33-300-003-00	07/15/24	\$169,000	2249/1184	28.820	0.015		28.805	\$ 5,867
000-17-04-176-001-02	09/23/24	\$375,000	2252/0794	72.000	0.502		71.498	\$ 5,245
<b>Totals:</b>		<b>\$2,740,900</b>		<b>657.850</b>			<b>651.998</b>	<b>\$ 77,187</b>
								<b>\$ 4,204</b>
						<b>Use</b>		<b>\$ 4,200</b>

**Tillable Analysis**

Parcel Number	Sale Date	Sale Price	Liber/Page	Total Acres	ROW	Scrub	Value of Scrub	Adj Sale Price	Total Tillable Ac	Tillable Dollars/Acre
000-07-16-326-001-01	03/20/24	\$155,000	2244/0007	30.000		9.870	\$ 37,013	\$ 117,987	20.130	\$7,700
000-18-16-476-001-00	02/06/24	\$77,500	2258/0098	20.000	0.500	6.549	\$ 27,531	\$ 49,969	12.951	\$5,984
000-16-31-300-002-04	06/28/23	\$237,100	2232/0036	58.670	0.550	9.842	\$ 41,374	\$ 195,726	48.278	\$4,911
000-18-11-200-001-02	09/22/23	\$123,600	2235/1207	29.800	1.500	4.846	\$ 20,372	\$ 103,228	23.454	\$5,270
000-01-34-301-001-14	11/22/23	\$431,200	2238/0639	88.630	0.290	4.866	\$ 20,456	\$ 410,744	83.474	\$5,166
000-17-09-476-001-00	08/02/23	\$275,000	2233-0927	59.500	2.000	14.576	\$ 61,275	\$ 213,725	42.924	\$6,407
000-07-18-100-001-03	11/22/23	\$260,700	2238/0810	51.770	0.470	4.848	\$ 20,380	\$ 240,320	46.452	\$5,612
000-07-16-326-001-01	03/20/24	\$155,000	2244/0007	29.880		9.294	\$ 39,071	\$ 115,929	20.586	\$7,529
000-11-21-376-001-03	06/20/23	\$132,000	2231/1221	23.580	1.160	0.720	\$ 3,027	\$ 128,973	21.700	\$6,083
000-03-26-201-001-01	07/27/23	\$156,000	2233/861	28.490	0.711	4.879	\$ 20,511	\$ 135,489	22.900	\$6,812
000-02-19-402-002-01	11/06/24	\$85,000	2254/0845	14.820	0.523	0.450	\$ 1,892	\$ 83,108	13.847	\$6,139
000-03-21-226-001-00	02/14/25	\$190,000	2258/1055	32.170	0.275	10.870	\$ 45,696	\$ 144,304	21.025	\$9,037
000-16-27-226-001-00	09/04/24	\$440,000	2251/883	68.000	1.000	11.098	\$ 46,654	\$ 393,346	55.902	\$7,871
000-06-14-426-001-02	06/20/24	\$99,000	2248/0261	15.000	0.432	1.610	\$ 6,768	\$ 92,232	12.958	\$7,640
<b>Totals:</b>		<b>\$2,817,100</b>		<b>550.310</b>				<b>\$ 2,425,081</b>	<b>446.581</b>	<b>\$92,161</b>
									<b>Average per Net Acre=&gt;</b>	<b>5,430</b>
						<b>Use</b>				<b>\$5,460</b>