

2023 Agricultural Acreage Land Values

Non-Tillable \$4,000/acre

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	
17-003-005-01	1135 18TH ST	11/12/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$76,270	58.59	30.11	\$7,473	03020	4700/808	17-003-005-02	1020 AG NORTH OF RIVER	
17-006-006-00	24TH ST	12/17/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$330,000	77.42	77.42	\$4,262	1000	4557/385		1020 AG NORTH OF RIVER	
17-008-001-00	20TH ST	10/08/20	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$248,000	63.64	63.64	\$3,897	1000	4524/359		1020 AG NORTH OF RIVER	
17-012-011-30	1227 108TH	06/16/21	\$322,000	WD	03-ARM'S LENGTH	\$322,000	\$243,282	54.22	54.22	\$5,939	03020	4637/70		1020 AG NORTH OF RIVER	
17-012-013-00	1310 109TH AVE	01/31/20	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$168,664	40.01	40.01	\$6,123	03020	4429/457		1001 AGRICULTURAL SEC 18 THRU 36	
17-020-019-21	JEFFERSON RD	04/15/21	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$216,000	35.53	35.53	\$6,079	03021	4609/181		1001 AGRICULTURAL SEC 18 THRU 36	
17-026-045-00	102ND AVE	12/04/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$160,000	27.92	27.92	\$5,730	1001	4550/108		1001 AGRICULTURAL SEC 18 THRU 36	
<b>Totals:</b>			<b>\$1,746,000</b>			<b>\$1,746,000</b>	<b>\$1,442,216</b>	<b>357.91</b>	<b>329.43</b>						
								Average		Average					
								per Net Acre=>	<b>4,029.58</b>	per SqFt=>					

Tillable \$6,000/acre- no change from prev year

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17-006-006-00	24TH ST	12/17/20	\$330,000	WD	03-ARM'S LENGTH	\$330,000	\$330,000	77.42	77.42	\$4,262	1000	4557/385		1020 AG NORTH OF RIVER	
17-002-015-01		05/04/21	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$225,000	26.98	26.98	\$8,340	1000	4615/845		1020 AG NORTH OF RIVER	
17-008-001-00	20TH ST	10/08/20	\$248,000	WD	03-ARM'S LENGTH	\$248,000	\$248,000	63.64	63.64	\$3,897	1000	4524/359		1020 AG NORTH OF RIVER	
17-020-019-21	JEFFERSON RD	04/15/21	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$216,000	35.53	35.53	\$6,079	03021	4609/181		1001 AGRICULTURAL SEC 18 THRU 36	
17-026-045-00	102ND AVE	12/04/20	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$160,000	27.92	27.92	\$5,730	1001	4550/108		1001 AGRICULTURAL SEC 18 THRU 36	
<b>Totals:</b>			<b>\$1,746,000</b>			<b>\$1,746,000</b>	<b>\$1,442,216</b>	<b>357.91</b>	<b>329.43</b>						
								Average		Average					
								per Net Acre=>	<b>5,661.79</b>	per SqFt=>					