

Vergennes Township AG Land Ar

Parcel Number	secondary unit	Sale Date	Adjusted Sale Price	Acres minus ROW and Drain	Final Adjusted Sale Price	Acres minus ROW and Drain2
41-24-18-100-011	14	7/19/2019	\$384,000	40.92	\$384,000	40.92
41-20-05-100-008	23	7/27/2017	\$325,000	39.34	\$389,413	39.34
					<b>\$773,413</b>	<b>80</b>

Parcel Number	secondary unit	Sale Date	Adjusted Sale Price	Acres minus ROW and Drain	Final Adjusted Sale Price	Acres minus ROW and Drain2
41-16-10-100-013	31	1/9/2017	\$400,000	92.85	\$505,266	92.85
41-16-17-400-018		8/20/2014	\$132,641	57.67	\$204,935	57.67
41-24-27-300-003	14	9/2/2020	\$315,000	35.58	\$315,000	35.58
41-24-02-300-004	14	9/8/2017	\$131,000	19.50	\$155,201	19.50
41-24-09-400-001	14	8/24/2020	\$200,000	16.75	\$200,000	16.75
					<b>\$1,380,402</b>	<b>222</b>

Parcel Number	secondary unit	Sale Date	Adjusted Sale Price	Acres minus ROW and Drain	Final Adjusted Sale Price	Acres minus ROW and Drain2
41-03-29-400-012	24	1/2/2020	\$200,000	79.08	\$200,000	79.08
41-02-08-100-003	27	4/25/2014	\$117,000	78.41	\$185,184	78.41
41-01-33-400-011	30	7/17/2020	\$305,000	76.80	\$305,000	76.80
41-12-36-100-005	22	6/11/2019	\$315,000	74.40	\$315,000	74.40
41-04-24-400-025		2/19/2016	\$170,000	69.30	\$232,589	69.30
41-02-02-200-015		12/12/2014	\$146,250	65.21	\$220,586	65.21
41-03-01-300-001	24	9/30/2016	\$110,000	59.00	\$142,522	59.00
41-03-03-200-001	24	4/19/2017	\$75,000	51.07	\$92,276	51.07
41-04-11-200-004		6/23/2017	\$165,000	49.00	\$199,543	49.00
41-16-15-200-025	31	11/30/2020	\$295,000	48.94	\$295,000	48.94
41-20-09-100-021	23	7/9/2020	\$86,954	47.04	\$86,954	47.04
41-05-29-200-003	28	5/22/2014	\$131,600	43.85	\$207,127	43.85
41-08-06-100-018	25	2/12/2021	\$150,000	42.92	\$150,000	42.92
41-12-20-100-025	22	8/7/2019	\$235,000	42.89	\$235,000	42.89
41-03-25-400-018		11/28/2016	\$112,500	40.48	\$143,620	40.48
41-03-25-400-018		3/28/2018	\$125,000	40.48	\$139,889	40.48

41-03-10-100-005	24	8/31/2016	\$95,000	40.00	\$124,022	40.00
41-12-27-300-002		1/30/2020	\$229,000	40.00	\$229,000	40.00
41-03-10-100-005	24	9/19/2019	\$110,000	39.79	\$110,000	39.79
41-08-09-300-033		4/7/2016	\$125,000	39.58	\$169,052	39.58
41-03-28-100-008		4/20/2016	\$180,000	39.00	\$242,667	39.00
41-01-14-300-005		8/12/2016	\$87,500	38.66	\$114,748	38.66
41-04-31-400-019		1/23/2014	\$80,000	37.94	\$129,037	37.94
41-12-05-100-006		2/12/2018	\$140,000	34.45	\$158,789	34.45
41-08-04-400-022		11/19/2014	\$88,000	32.79	\$133,393	32.79
41-08-04-400-023	25	5/1/2019	\$85,000	29.71	\$85,000	29.71
41-03-22-200-042		5/15/2017	\$104,000	27.22	\$127,069	27.22
41-08-06-300-019		8/2/2018	\$115,575	24.45	\$124,639	24.45
41-08-06-300-019		5/5/2016	\$85,000	24.40	\$114,175	24.40
41-20-12-200-039		5/4/2016	\$81,200	23.20	\$109,097	23.20
41-20-12-200-039		2/17/2017	\$84,000	23.20	\$105,058	23.20
41-04-31-300-030		7/2/2015	\$65,000	21.49	\$93,773	21.49
41-12-18-400-017		8/31/2018	\$105,000	20.36	\$112,270	20.36
41-01-22-200-002		8/14/2015	\$55,500	20.00	\$79,302	20.00
41-08-12-100-001		4/14/2014	\$50,000	19.50	\$79,319	19.50
41-03-30-476-001	24	11/8/2019	\$65,000	19.49	\$65,000	19.49
41-07-14-100-010		9/24/2015	\$65,000	19.43	\$92,024	19.43
41-03-33-301-005	24	7/30/2020	\$114,000	19.36	\$114,000	19.36
41-03-03-100-007		9/9/2016	\$58,500	16.57	\$76,199	16.57
41-06-21-300-043		4/7/2017	\$125,000	15.92	\$154,286	15.92
41-12-04-100-011		10/5/2018	\$82,500	14.99	\$87,265	14.99
41-02-22-300-047	27	8/25/2020	\$85,000	14.76	\$85,000	14.76
41-03-09-200-021	24	6/23/2020	\$69,900	14.58	\$69,900	14.58
41-12-16-100-023	22	10/23/2020	\$30,000	13.20	\$30,000	13.20
41-12-05-200-026	22	4/25/2018	\$70,000	12.38	\$77,718	12.38
41-12-05-200-026	22	9/25/2020	\$71,000	12.10	\$71,000	12.10
41-12-05-200-026	22	3/11/2021	\$78,000	12.10	\$78,000	12.10
41-06-11-200-048		4/5/2018	\$92,000	11.31	\$102,747	11.31
41-09-36-255-003	13	5/20/2019	\$126,000	11.23	\$126,000	11.23
41-10-36-227-003	26	6/11/2020	\$65,000	10.89	\$65,000	10.89
41-03-16-400-015	24	3/18/2021	\$100,000	10.11	\$100,000	10.11
41-07-13-400-003		7/9/2019	\$72,500	10.00	\$72,500	10.00
41-08-22-300-004		5/3/2019	\$58,000	10.00	\$58,000	10.00
41-01-08-100-017	30	11/30/2020	\$48,000	9.04	\$48,000	9.04
					<b>\$7,163,339</b>	<b>1,742</b>

Analysis

Average of \$ per Acre for Land	Median of \$ per Acre for Land	Weighted \$ per Acre for Land	land_TillableAcres
\$9,384	\$9,384	\$9,384	9481.165
\$9,899	\$9,899	\$9,899	4905.876
<b>\$9,636</b>			

Average of \$ per Acre for Land	Median of \$ per Acre for Land	Weighted \$ per Acre for Land	land_TillableAcres
\$5,442	\$5,442	\$5,442	5370.367
\$3,554	\$3,554	\$3,554	0
\$8,853	\$8,853	\$8,853	9481.165
\$7,959	\$7,959	\$7,959	9481.165
\$11,940	\$11,940	\$11,940	9481.165
<b>\$6,208</b>			

Average of \$ per Acre for Land	Median of \$ per Acre for Land	Weighted \$ per Acre for Land	land_TillableAcres
\$2,529	\$2,529	\$2,529	4906.527
\$2,362	\$2,362	\$2,362	5682.773
\$3,971	\$3,971	\$3,971	6732.047
\$4,234	\$4,234	\$4,234	7739.809
\$3,356	\$3,356	\$3,356	0
\$3,383	\$3,383	\$3,383	0
\$2,416	\$2,416	\$2,416	4906.527
\$1,807	\$1,807	\$1,807	4906.527
\$4,072	\$4,072	\$4,072	0
\$6,028	\$6,028	\$6,028	5370.367
\$1,849	\$1,849	\$1,849	4905.876
\$4,724	\$4,724	\$4,724	10298.02
\$3,495	\$3,495	\$3,495	5034.489
\$5,479	\$5,479	\$5,479	7739.809
\$3,548	\$3,548	\$3,548	0
\$3,456	\$3,456	\$3,456	0

\$3,101	\$3,101	\$3,101	4906.527
\$5,725	\$5,725	\$5,725	0
\$2,765	\$2,765	\$2,765	4906.527
\$4,272	\$4,272	\$4,272	0
\$6,222	\$6,222	\$6,222	0
\$2,968	\$2,968	\$2,968	0
\$3,401	\$3,401	\$3,401	0
\$4,609	\$4,609	\$4,609	0
\$4,068	\$4,068	\$4,068	0
\$2,861	\$2,861	\$2,861	5034.489
\$4,668	\$4,668	\$4,668	0
\$5,098	\$5,098	\$5,098	0
\$4,679	\$4,679	\$4,679	0
\$4,702	\$4,702	\$4,702	0
\$4,528	\$4,528	\$4,528	0
\$4,364	\$4,364	\$4,364	0
\$5,514	\$5,514	\$5,514	0
\$3,965	\$3,965	\$3,965	0
\$4,068	\$4,068	\$4,068	0
\$3,335	\$3,335	\$3,335	4906.527
\$4,736	\$4,736	\$4,736	0
\$5,888	\$5,888	\$5,888	4906.527
\$4,599	\$4,599	\$4,599	0
\$9,693	\$9,693	\$9,693	0
\$5,822	\$5,822	\$5,822	0
\$5,759	\$5,759	\$5,759	5682.773
\$4,794	\$4,794	\$4,794	4906.527
\$2,273	\$2,273	\$2,273	7739.809
\$6,278	\$6,278	\$6,278	7739.809
\$5,868	\$5,868	\$5,868	7739.809
\$6,446	\$6,446	\$6,446	7739.809
\$9,085	\$9,085	\$9,085	0
\$11,220	\$11,220	\$11,220	11790.37
\$5,969	\$5,969	\$5,969	645.227
\$9,891	\$9,891	\$9,891	4906.527
\$7,250	\$7,250	\$7,250	0
\$5,800	\$5,800	\$5,800	0
\$5,307	\$5,307	\$5,307	6732.047
<b>\$4,112</b>			