

Vacant Land Study 2024 (April 1, 2021 - March 31, 2023)

Sale Date	Parcel Number	Sale Price	Acres/FF	Price per Acre/FF	Liber/Page
HARDWOODS					
4/25/2022	002-124-009-20	69900	40	1747.5	897/168
1/4/2022	002-130-003-50	87500	38	2302.631579	891/283
1/11/2022	003-225-001-25	72000	40	1800	891/417
12/20/2021	009-101-007-10	63500	40	1587.5	890/19
10/15/2021	010-118-004-00	80000	40	2000	885/553
2/17/2023	012-036-010-00	67640	40	1691	911/467
9/2/2021	013-505-002-00	71500	40	1787.5	883/10
TOTAL		442140	238	\$1,858	
MIXED HARDWOODS					
5/4/2021	007-426-005-00	76500	40	\$1,913	875/910
4/23/2021	008-228-002-50 & 002-75	93000	55	\$1,691	874/40
10/15/2021	010-118-004-00	80000	40	\$2,000	885/553
11/19/2021	010-136-005-01	80000	43.1	\$1,856	888/225
TOTAL		329500	178.1	\$1,850	
SOFTWOODS					
7/23/2021	006-225-001-50	50000	40	\$1,250	879/686
4/23/2021	008-228-002-50 & 002-75	93000	55	\$1,691	874/40
11/4/2021	010-120-012-00	52500	40	\$1,313	888/225
8/31/2022	013-329-006-00	59000	40	\$1,475	903-199
TOTAL		254500	175	1454.285714	

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SWAMP					
1/11/2022	003-225-001-25	72000	40	1800	891/417
12/6/2021	003-404-001-00&222-010&403-010	66500	40.58	1638.738295	889/315
7/23/2021	006-225-001-50	50000	40	1250	
7/26/2021	006-225-002-00	50000	40	1250	
TOTAL		238500	160.58	1485.241001	
CROPS					
7/7/2021	001-231-002-00&230-009-00	165000	68.1	2422.907489	879/912
5/18/2021	004-003-024-10	70000	32.45	\$2,157	879/678
1/16/2023	007-416-003-00	216000	78	\$2,769	909/398
8/16/2021	012-127-005-70&127-006-75	85000	46.89	\$1,813	881/745
8/5/2021	012-166-001-00&002-20	93567.2	46.78	\$2,000	881/520
9/29/2022	014-016-003-00	80000	40	\$2,000	908/116
12/28/2021	014-031-011-00	80000	40	\$2,000	884/963
TOTAL		624567.2	284.12	\$2,198	
0-5 ACRE PARCELS					
12/20/2021	009-450-024-00	11500	1.15	10000	890/66
5/18/2022	010-011-033-10	9900	1.5	6600	900/933
5/14/2021	010-127-007-81	17500	1.81	9668.508287	882/713
2/17/2023	012-036-014-20	8900	1.64	5426.829268	911/451
TOTAL		47800	6.1	7836.065574	

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5.01-10 ACRE PARCELS					
8/3/2021	001-113-014-00	88250	9.95	8869.346734	880/856
8/23/2021	003-215-016-20	22000	9.16	2401.746725	882/995
10/11/2021	006-436-001-16	25000	7	3571.428571	885/340
7/14/2021	005-220-009-00	13500	9.1	1483.516484	879/310
9/29/2021	008-218-009-50	20000	7.3	2739.726027	884/444
TOTAL		168750	42.51	3969.654199	
10.01-20 ACRE PARCELS					
2/4/2022	001-031-012-20	20000	18.19	1099.505223	892/773
3/25/2022	004-003-006-30	52000	13.15	3954.372624	895/169
3/22/2022	010-014-082-50&082-25	112500	16.8	6696.428571	895/214
3/28/2022	010-323-001-21&001-23	12000	10.9	1100.917431	895/290
7/23/2021	052-623-082-10	40000	16.17	2473.716759	879/817
TOTAL		236500	75.21	3144.528653	
20.01-30 ACRE PARCELS					
5/12/2021	007-105-014-00	42500	21.47	1979.506288	882/343
6/28/2021	008-233-005-10	38500	20	1925	878/561
10/12/2021	009-122-013-00	52500	20	2625	885/703
4/15/2021	012-211-016-00&212-015-00	26000	21.13	1230.477993	873/882
TOTAL		159500	82.6	1930.992736	

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30.01-30.99 ACRE PARCELS									
8/5/2021	002-121-005-30	67500	37.17	1815.98063	885/392				
5/18/2021	004-003-024-00	70000	33.19	2109.068997	874/400				
2/17/2023	004-031-003-00	48060	32.98	1457.246816	911/455				
6/30/2021	006-324-010-00	42000	36.11	1163.112711	880/611				
TOTAL		160060	102.28	1564.919828					
COMMERCIAL									
*10/13/2022	009-115-001-51	27511			905/509	245	112.2897959		
*10/17/2022	009-122-010-00	73492			905/521	200	367.46		
*6/30/2021	013-116-011-00	27158			878/451	62.5	434.528		
*6/18/2021	052-320-01700	13268			877/810	78	170.1025641		
*3/29/2023	052-623-079-10	13243			912/12	119	111.2857143		
TOTAL		154672				704.5	219.548616		
* Used Extraction Method									
SMALL LOTS									
9/4/2020	051-039-161-17	11500	108	106.4814815	858/955				
3/23/2021	051-039-161-19	25000	172.5	144.9275362	872/111				
TOTAL		36500	280.5	130.1247772					

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BAY & LAKEFRONT							
5/25/2021	001-029-004-10	40000			875/871	216.09	185.1080568
11/30/2021	001-570-010-00	35000			888/869	170.87	204.8340844
TOTAL		75000				386.96	193.8184825
RIVERFRONT							
1/3/2022	001-123-003-60	20000			891/19	100	200
6/2/2021	003-207-002-11	61000			883/849	144	423.6111111
1/3/2022	006-436-001-21	83000			892/248	184.06	450.9399109
8/16/2021	008-414-004-40	70000			881/834	284	246.4788732
11/2/2021	009-129-014-20	36000			885/544	195	184.6153846
8/12/2021	009-131-003-10	140000			891/985	250	560
TOTAL		410000	0	#DIV/0!		1157.06	354.3463606

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5/25/2021	001-029-004-10	40000			875/871	216.09	185.1080568
11/30/2021	001-570-010-00	35000			888/869	170.87	204.8340844
TOTAL		75000				386.96	193.8184825
RIVERFRONT							
1/3/2022	001-123-003-60	20000			891/19	100	200
6/2/2021	003-207-002-11	61000			883/849	144	423.6111111
1/3/2022	006-436-001-21	83000			892/248	184.06	450.9399109
8/16/2021	008-414-004-40	70000			881/834	284	246.4788732
11/2/2021	009-129-014-20	36000			885/544	195	184.6153846
8/12/2021	009-131-003-10	140000			891/985	250	560
TOTAL		410000	0	#DIV/0!		1157.06	354.3463606