

VACANT LAND STUDY

Date	Parcel #	Sale Price	Acres/FF	Price Acres/FF	Liber/Page	Sale #
SWAMP						
11/12/2020	007-435-009-00 & 007-435-012-00	\$80,000	80.0	\$1,000	864/808	1
3/24/2021	005-208-008-50	\$45,000	40.0	\$1,125	871/726	2
10/1/2019	010-121-006-00	\$50,000	40.0	\$1,250	839/913	3
10/4/2019	010-136-019-00	\$100,000	80.0	\$1,250	840/460	4
8/5/2019	007-030-024-10	\$51,000	40.0	\$1,275	837/86	5
12/14/2020	013-231-008-00	\$53,000	40.0	\$1,325	866/191	6
3/12/2021	007-007-005-00	\$35,420	40.0	\$886	873/956	7
3/29/2020	003-214-013-00	\$35,000	40.0	\$875	850/219	8
9/25/2020	012-165-004-50	\$35,900	40.0	\$898	860/770	9
1/27/2021	007-332-013-00	\$39,900	40.0	\$998	869/95	10
9/28/2019	014-031-010-00	\$40,000	40.0	\$1,000	840/768	11
10/4/2019	007-414-001-00	\$120,000	82.6	\$1,454	840/511	12
2/3/2020	011-019-001-58	\$50,000	40.0	\$1,250	846/894	13
		\$735,220	642.6	\$1144 Average	Range \$875 - \$1454	

CROPLAND

3/1/2021	012-012-007-00 & 012-012-009-00	\$145,000	78.4	\$1,849	872/667	14
6/3/2019	003-228-007-30 & 003-233-003-10 & 003-233-002-10	\$142,500	95.2	\$1,497	834/256	15
7/2/2020	005-001-011-00	\$60,000	40.0	\$1,500	837/796	16
3/29/2021	013-321-008-00 & 013-321-010-00	\$120,000	79.0	\$1,519	870/717	17
8/23/2019	014-111-006-00 & 014-111-007-00 & 014-111-008-00	\$140,000	120.0	\$1,167	855/410	18
5/6/2019	005-135-003-00 & 005-135-017-00	\$100,000	80.0	\$1,250	833/50	19
		\$100,000	80.0	\$1250 Average	Range \$1167 - \$1849	

HARDWOODS

11/22/2019	013-335-006-50	\$157,500	60.5	\$2,602	828/843	20
8/12/2019	007-030-024-10 009-110-024-00 &	\$51,000	40.0	\$1,275	835/185	21
11/30/2020	009-110-003-024	\$100,000	52.1	\$1,959	855/834	22
10/1/2019	010-121-006-00	\$50,000	41.1	\$1,218	868/843	23
6/26/2019	006-009-009-00	\$130,000	80.0	\$1,625	866/712	24
3/23/2021	042-018-025-00	\$47,500	40.0	\$1,216	866/249	25
2/10/2021	003-225-001-30	\$55,000	40.0	\$1,375	834/49	26
		\$591,000	353.6	\$1671 Average	Range \$1216 - \$2602	

MIXED HDWD

1/20/2021	012-021-020-00	\$63,000.00	40.0	\$1,575	839/913	27
4/3/2020	014-036-007-00	\$50,000.00	40.0	\$1,250	866/875	28
7/1/2019	008-107-004-00	\$52,000.00	40.0	\$1,300	849/364	29
12/30/2020	007-314-030-00	\$66,500.00	40.0	\$1,663	869/718	30
6/6/2019	011-082-026-10 & C	\$65,000.00	51.0	\$1,275	871/488	31
10/14/2020	011-082-024-20	\$53,000.00	39.8	\$1,331	855/834	32
7/15/2019	008-220-012-00	\$54,900.00	40.0	\$1,373	935/926	33
		\$404,400	290.8	\$1391 Average	Range \$1250 - \$1663	

SOFTWOODS

3/10/2020	005-022-007-00	\$32,000	32.0	\$1,000	879/678	34
10/7/2019	010-136-019-00 007-436-001-00 &	\$100,000	84.8	\$1,179	838/776	35
5/23/2019	007-436-005-50 011-082-021-20 &	\$140,000	130.0	\$1,077	869/115	36
1/28/2021	011-081-003-10 012-334-012-00 & 012-334-013-00 & 012-334-014-00 &	\$125,000	99.0	\$1,263	833/563	37
3/9/2021	012-334-015-00	\$210,000	159.1	\$1,320	840/460	38
9/27/2019	010-103-004-00	\$125,000	80.0	\$1,563	863/350	39
		\$732,000	584.9	\$1251 Average	Range \$1000 - \$1563	

0-10 ACRE PARCELS

7/10/2019	012-005-005-50	\$7,500	2.4	\$3,151	870/33	40
2/1/2019	014-009-015-20	\$10,000	5.0	\$2,012	828/393	41
8/28/2020	008-600-001-20	\$10,000	1.5	\$6,667	872/69	42
2/22/2021	013-209-041-00	\$4,700	1.8	\$2,554	861/860	43
4/11/2019	013-225-001-25	\$4,500	1.0	\$4,500	831/584	44
4/23/2019	001-111-036-00	\$21,000	9.0	\$2,333	840/297	45
7/14/2020	010-028-007-30	\$45,000	7.1	\$6,311	839/418	46
10/3/2019	012-201-009-00	\$17,000	5.9	\$2,886	868/251	47

\$119,700 33.7 \$3551 Average Range \$2012 - \$6667

10-20 ACRE PARCELS

10/5/2020	009-133-010-50	\$40,000	20.00	\$2,000	839/498	48
9/30/2019	008-423-010-30	\$38,000	17.33	\$2,193	851/941	49
5/7/2020	007-306-006-20	\$27,000	10.00	\$2,700	851/943	50
9/17/2020	010-028-001-45	\$37,000	6.441	\$5,744	835/926	51
7/11/2019	006-336-004-00	\$29,000	20.00	\$1,450	860/375	52
9/24/2020	002-124-010-10	\$24,500	20.00	\$1,225	860/614	53

\$195,500 93.8 \$2085 Average Range \$1225 - \$5744

20-40 ACRE PARCELS

8/26/2020	009-034-004-00	\$56,000	37.38	\$1,498	848/378	54
10/17/2019	013-227-001-00	\$42,550	36.70	\$1,159	838/431	55
5/18/2021	004-003-024-00	\$70,000	33.19	\$2,047	874/400	56
3/4/2020	007-302-013-10	\$35,000	34.00	\$1,029	848/457	57
	003-221-011-00 &					
8/22/2019	011-221-018-00	\$55,000	31.41	\$1,751	858/972	58
3/10/2020	005-022-007-00	\$32,000	32.00	\$1,000	879/678	59

\$290,550 204.7 \$1420 Average Range \$1000 - \$2047

40 + ACRE PARCELS

2/2/2021	006-225-005-00	\$120,000.00	80.00	\$1,500	869/33	60
9/27/2019	010-103-004-00	\$125,000.00	80.00	\$1,563	863/350	61
	012-155-016-00 &					
12/18/2020	012-154-010-00	\$87,000.00	60.00	\$1,450	840/511	62
	005-034-016-00 &					
1/24/2019	005--034-017-00	\$155,000.00	66.58	\$2,328	859/541	63
	010-021-005-00 &					
12/28/2020	010-020-001-02	\$107,000.00	63.00	\$1,698	835/546	64
10/4/2019	007-414-001-00	\$120,000.00	80.00	\$1,500	867/344	65
	009-135-008-10 &					
9/11/2020	009-135-009-00	\$85,000.00	60.00	\$1,417	840/292	66
		\$799,000	489.6	\$1632 Average	Range \$1417 - \$2328	

SMALL LOTS

9/13/2019	009-102-025-30	\$20,000	883.55	\$22.64	839/371	67
7/1/2019	010-002-013-75	\$56,000	581.67	\$96.27	835/176	68
9/1/2020	010-022-097-00	\$69,900	390.86	\$178.84	859/702	69
		\$145,900	1856.1	\$79 Average	Range \$23 - \$179	

BAY & LAKE FRONT

	001-450-005-00 &					
10/15/2020	001-450-006-00	\$100,000	200.00	\$500.00	862/592	70
9/30/2019	007-327-005-50	\$80,000	100.00	\$800.00	840/219	71
9/10/2019	001-450-005-00	\$52,000	100.00	\$520.00	839/220	72
9/9/2020	001-134-004-50	\$71,000	200.00	\$355.00	859/720	73
		\$303,000	600.0	\$505 Average	Range \$355 - \$800	

RIVER FRONTAGE

5/29/2020	010-214-020-00	\$90,000	702.35	\$128	852/599	74
8/1/2019	010-214-022-25	\$45,000	200.00	\$225	838/123	75
2/24/2021	010-313-011-10	\$90,000	645.00	\$140	871/436	76
	010-420-033-00					
3/9/2021	& 010-420-032-	\$50,000	150.00	\$333	873/203	77
4/23/2019	001-111-018-50	\$14,000	100.00	\$140	832/483	78
12/21/2020	006-436-002-00	\$54,000	159.25	\$339	867/451	79
		\$343,000	1956.6	\$175 Average	Range \$128 - \$339	