

Parcel Number	Sale Date	Sale Price	Unadjusted		Total Acre	ROW
			Price per Acre	Irrigated		
100-002--031-00	5/21/2018	\$90,000	\$6,701	no	15	1.57
150-002-020-10	12/13/2018	\$102,900	\$3,553	no	29.880	0.920
14-040-002-012-20	5/24/2019	\$400,000	\$4,408	no	93.540	2.790
14-040-022-001-00	7/1/2019	\$150,000	\$4,791	no	32.000	0.690
14-040-001-007-01	7/16/2019	\$340,000	\$4,405		77.950	0.760
14-130-020-001-01	12/18/2019	\$1,321,314	\$5,707	no	237.850	6.330
050-005-003-01	2/12/2020	\$131,500	\$3,922	no	33.7	0.17
140-016-007-01	11/30/2021	\$275,000	\$5,063	no	55	0.688
140-033-005-01	12/21/2021	\$160,000	\$4,795	no	35.083	1.717
150-010-019-00	12/18/2021	\$299,500	\$3,443	no	87	0
150-033-006-01	12/22/2021	\$450,000	\$6,724	no	67.602	0.673
150-020-007-01	1/3/2022	\$152,500	\$5,132	no	29.714	0
040-011-013-01	4/7/2020	\$430,000	\$4,676	no	93.138	1.185
140-028-003-00	12/2/2020	\$170,000	\$4,359	no	40	1
		\$4,472,714	\$4,920.67			
Irrigated Tillable						
110-026-405-10	3/16/2018	\$709,000	\$7,340	yes	96.700	0.100
130-013-007-00	12/16/2020	\$125,000	\$5,128	yes	25.000	0.625
130-013-008-00	1/6/2021	\$75,000	\$6,050	yes	13.730	1.334
040-001-001-00	12/3/2020	\$575,000	\$4,241	yes	137.848	2.251
14-040-033-014-51	3/23/2020	\$538,000	\$7,216	yes	76.460	1.900
14-100-023-010-01	8/22/2017	\$195,000	\$6,890		30	1.7
		\$2,217,000	\$5,962.43			

Drain	Residual Acre	Tillable Acre	Scrub Acre	Wet Acre	Other Acre Value	Residual Value
0	13.43	11.33	2.1	0	6,300	83,700
0.000	28.96	22.060	6.900	0.000	20,700	82,200
0.000	90.75	84.960	5.790	0.000	17,370	382,630
0.000	31.31	20.820	10.550	0.000	31,650	118,350
	77.19	50.780	23.630	2.780	74,504	265,496
0.000	231.52	217.110	14.410	0.000	43,230	1,278,084
0	33.53	25.9	7.63	0	22,890	108,610
0	54.312	31.22	12.022	11.07	50,457	224,543
0	33.366	26.69	6.676	0	20,028	139,972
0	87	51.11	26.12	9.77	91,061	208,439
0	66.929	42.79	24.139	0	72,417	377,583
0	29.714	24.09	5.624	0	16,872	135,628
0.000	91.953	82.282	9.121	0.550	28,078	401,922
0	39	25.269	13.731	0	41,193	128,807
	908.964	716.411				
0.000	96.6	96.600	0.000	0.000	0	709,000
0.000	24.375	23.913	0.462	0.000	1,386	123,614
0.000	12.396	12.396	0.000	0.000	0	75,000
0.000	135.597	101.453	34.144	0.000	102,432	472,568
0.000	74.56	73.180	1.380	0.000	4,140	533,860
0	28.3	25.23	3.07		9,210	185,790
	371.828	332.772				

Adjusted Sale Price	Tillable Price Per Acre	Comments
\$81,406	\$7,185	
\$80,345	\$3,642	
\$375,845	\$4,424	
\$116,347	\$5,588	
\$261,002	\$5,140	
\$1,262,632	\$5,816	Includes 130-020-018-01,130-017-019-00,130-017-017-02
\$107,384	\$4,146	
\$224,543	\$7,192	
\$139,972	\$5,244	
\$208,439	\$4,078	
\$377,583	\$8,824	
\$135,628	\$5,630	
\$398,035	\$4,837	Includes 040-011-027-50
\$128,392	\$5,081	
\$3,897,553	\$5,440	\$5,400 Per Acre
\$687,856	\$7,121	Sale price \$734,000 - \$25,000 (irr. Pivot) = \$709,000
\$123,215	\$5,153	
\$74,819	\$6,036	
\$471,044	\$4,643	
\$528,697	\$7,225	
\$179,351	\$7,109	
\$2,064,982	\$6,205	\$6,200 Per Acre