

2.5 acre

29,850 outlier
40,508 outlier

43,682
50,671
11,259 - mean
72,194
81,500
92,816 outlier
119,500 outlier
319,306/5 = 13861 mean

3 acre

43,014
70,144 median
12,874
68,677 mean

4 acre

62,251
70,500 median
74,900
111,400 outlier
207,151/3 = 69050 mean

5 acre

2,142,831 outliers
2,052
4,045
34,504
34,742
64,420 median
82,200
83,300
90,046 outliers
122,155 outliers
145,130 outliers
252,881 outliers
410,193/7 = 58599 mean

land
rework

4703-33-200-030	6575 HEAVE	08/23/22 03-AR	\$452,500	\$178,400	39.43	\$29,850 -	\$67,600	0.0	0.0	2.26	401	
4703-21-200-019	4280 CENTE	09/16/21 03-AR	\$330,000	\$142,800	43.27	\$43,682 -	\$68,100	0.0	0.0	2.31	401	
4703-27-400-009	5395 FAUSSI	07/16/21 03-AR	\$250,000	\$90,000	36.00	\$72,194 -	\$68,100	0.0	0.0	2.31	401	
4703-34-300-015	5085 E ALLE	08/30/21 03-AR	\$365,000	\$158,400	43.40	\$40,508 -	\$68,100	0.0	0.0	2.31	401	
4703-16-300-007	4075 CENTE	07/26/22 03-AR	\$100,000	\$54,700	54.70	\$50,671 -	\$69,000	0.0	0.0	2.40	401	
4703-35-101-004	HAYRIDGE LI	10/15/21 03-AR	\$81,500	\$32,500	39.88	\$81,500 -	\$76,890	0.0	0.0	2.49	402	
4703-35-101-004	HAYRIDGE LI	11/28/22 03-AR	\$119,000	\$33,000	27.73	\$119,000 -	\$76,890	0.0	0.0	2.49	402	
4703-23-100-010	6081 SPAULI	10/22/21 03-AR	\$332,900	\$129,800	38.99	\$71,259 -	\$70,000	0.0	0.0	2.50	401	
4703-28-400-013	7045 COLON	11/12/21 03-AR	\$375,000	\$123,200	32.85	\$92,816 -	\$70,000	0.0	0.0	2.50	401	
							\$601,480 2.5 acre price	66,831.1				2023 2023 \$10,210

4703-20-200-018	3918 LATSOI	05/26/21 03-AR	\$402,700	\$127,900	31.76	\$92,874	\$75,025	0.0	0.0	3.01	401	
4703-11-200-029	6346 COHOC	11/04/21 03-AR	\$328,000	\$127,300	38.81	\$70,144	\$75,075	0.0	0.0	3.03	401	
4703-11-200-021	6373 GREEN	11/16/22 03-AR	\$290,000	\$128,900	44.45	\$43,014	\$75,650	0.0	0.0	3.26	401	
							\$206,032 3.0 acre price	68,677.3				2023 2023 \$15,500

4703-20-200-015	3855 LATSOI	12/17/21 03-AR	\$70,000	\$37,000	52.86	\$70,000 -	\$77,425	0.0	0.0	3.97	401	
4703-36-100-035	6430 HERITA	06/30/21 03-AR	\$74,900	\$37,200	49.67	\$74,900 -	\$77,900	0.0	0.0	4.16	401	
4703-20-400-008	8195 N LATS	06/03/22 03-AR	\$280,000	\$114,000	40.71	\$62,251 -	\$132,100	0.0	0.0	4.21	009	
4703-30-200-018	7645 LANNNE	09/08/22 03-AR	\$395,000	\$143,400	36.30	\$117,700	\$78,150	0.0	0.0	4.26	401	
							\$324,851 4.0 acre price	81,212.8				2023 2023 \$7,500

4703-33-300-017	6047 N LATS	10/20/21 03-AR	\$345,000	\$142,400	41.28	\$64,420 -	\$67,193	0.0	0.0	4.62	401
4703-16-400-021	9240 WHITE	06/02/21 03-AR	\$395,000	\$170,800	43.24	(\$2,936) -	\$79,975	0.0	0.0	4.99	401
4703-02-400-023	COHOCTAH I	11/01/22 03-AR	\$83,000	\$39,500	47.59	\$83,000 -	\$80,000	0.0	0.0	5.00	402
4703-19-400-024	8327 WIGGII	01/05/23 03-AR	\$287,125	\$121,800	42.42	\$90,046 -	\$80,000	0.0	0.0	5.00	401
4703-19-400-025	WIGGINS RD	01/05/23 03-AR	\$77,000	\$39,500	51.30	\$77,000 -	\$80,000	0.0	0.0	5.00	402
4703-20-400-004	3817 DEAN I	11/30/21 03-AR	\$325,000	\$150,800	46.40	\$36,742 -	\$80,000	0.0	0.0	5.00	401
4703-27-100-012	5054 POMA	07/14/22 03-AR	\$285,000	\$225,800	79.23	(\$148,831) -	\$80,000	0.0	0.0	5.00	401
4703-27-301-007	7200 GRANC	07/12/22 03-AR	\$595,000	\$287,200	48.27	\$145,230 -	\$228,750	0.0	0.0	5.00	017
4703-25-400-018	7463 FAUSSI	03/29/23 03-AR	\$531,000	\$250,400	47.16	\$34,504 -	\$80,150	0.0	0.0	5.06	401
4703-25-400-019	7017 MCGUI	03/01/22 03-AR	\$324,900	\$59,900	18.44	\$253,891 -	\$80,150	0.0	0.0	5.06	401

2023
2023
\$10,210
\$15,500
\$7,500
\$83,111/1.18 = 70,433
2 weeks
\$10,000

Handwritten note: "Handwritten" written vertically.

4703-25-100-015	7480 GREEN	10/15/21 03-AR	\$235,000	\$92,000	39.15	\$82,200 -	\$80,325	0.0	0.0	5.13	401
4703-04-100-020	10555 LOVE	02/17/23 03-AR	\$459,000	\$203,200	44.27	\$133,955 -	\$81,325	0.0	0.0	5.53	401
4703-21-400-021	8020 NORTH	08/10/22 03-AR	\$510,000	\$203,200	39.84	\$9,045 -	\$81,475	0.0	0.0	5.59	401
4703-32-400-019	6065 MARVI	09/14/22 03-AR	\$394,800	\$170,300	43.14	\$79,997 -	\$82,650	0.0	0.0	6.06	401
4703-19-200-022	2695 E JONE	11/05/21 03-AR	\$233,000	\$78,600	33.73	\$148,834 -	\$82,775	0.0	0.0	6.11	401
4703-27-400-020	5485 FAUSSI	09/08/21 03-AR	\$315,000	\$83,100	26.38	\$203,274 -	\$85,450	0.0	0.0	7.09	401
4703-16-400-020	9070 WHITE	09/23/22 03-AR	\$505,100	\$170,100	33.68	\$112,019 -	\$86,150	0.0	0.0	7.23	401
4703-11-200-027	6434 COHOC	09/30/21 19-ML	\$685,000	\$300,600	43.88	\$232,272 -	\$218,000	0.0	0.0	10.00	026,5 001
4703-16-200-009	9412 WHITE	03/14/23 03-AR	\$420,000	\$131,300	31.26	\$216,228 -	\$100,000	0.0	0.0	10.00	401
4703-16-300-015	9189 WHITE	09/10/21 03-AR	\$290,000	\$123,300	42.52	\$82,900 -	\$100,000	0.0	0.0	10.00	401
4703-19-400-023	WIGGINS RD	02/18/22 03-AR	\$120,000	\$45,000	37.50	\$120,000	\$100,000	0.0	0.0	10.00	402
4703-27-400-014	5349 FAUSSI	01/03/22 03-AR	\$280,000	\$94,200	33.64	\$154,871 -	\$100,000	0.0	0.0	10.00	401
4703-27-400-016	FAUSSETT RI	08/30/22 03-AR	\$87,761	\$45,500	51.85	\$87,761	\$100,000	0.0	0.0	10.00	102 Ag
4703-29-100-016	WIGGINS RD	12/21/21 03-AR	\$99,900	\$45,000	45.05	\$99,900	\$100,000	0.0	0.0	10.00	402
4703-30-300-008	2260 LANNE	01/06/23 03-AR	\$250,000	\$131,400	52.56	\$45,846 -	\$100,000	0.0	0.0	10.00	401
4703-32-200-008	6449 SETTLE	08/02/21 03-AR	\$405,000	\$128,900	31.83	\$110,512 -	\$90,000	0.0	0.0	10.00	401
4703-09-300-022	10227 WHIT	05/03/21 03-AR	\$445,000	\$204,300	45.91	(\$7,102) -	\$100,100	0.0	0.0	10.01	401
4703-20-300-008	8130 WIGGII	08/04/22 03-AR	\$540,000	\$164,700	30.50	\$223,511 -	\$100,100	0.0	0.0	10.01	401
4703-21-200-028	4286 CENTEI	02/11/22 03-AR	\$150,000	\$45,100	30.07	\$150,000 -	\$100,200	0.0	0.0	10.02	401
4703-18-400-008	9105 WIGGII	08/31/22 03-AR	\$410,000	\$152,600	37.22	\$105,020 -	\$100,400	0.0	0.0	10.04	401
4703-30-400-023	7185 WIGGII	09/23/22 03-AR	\$195,000	\$102,300	52.46	\$60,185 -	\$101,000	0.0	0.0	10.10	401
4703-16-400-010	4367 CENTEI	09/30/22 03-AR	\$425,000	\$103,600	24.38	\$169,237 -	\$80,880	0.0	0.0	10.11	401
4703-18-400-006	9233 WIGGII	01/20/23 03-AR	\$355,000	\$137,800	38.82	\$101,448 -	\$104,000	0.0	0.0	10.40	401
4703-17-300-010	3148 INDIAN	07/22/22 03-AR	\$440,000	\$160,800	36.55	\$126,654 -	\$116,000	0.0	0.0	11.60	401
4703-32-400-016	6161 LATSOI	09/01/22 03-AR	\$599,000	\$191,400	31.95	\$118,517 -	\$120,000	0.0	0.0	12.00	401
4703-06-400-014	11061 WIGG	11/03/21 03-AR	\$418,000	\$175,400	41.96	\$102,765	\$167,900	0.0	0.0	16.79	401

Handwritten box: "Tacke"

Handwritten notes: "79,997", "112,019", "148,834", "203,274", "544,124 ÷ 4 = 136,031 mean", "2023 was 130,427 median", "2023 was 100,000"

Handwritten box: "10 core"

Handwritten notes: "2762 > outlier", "45,184 > outlier", "60,185 outlier", "82,900", "87,761", "99,900", "101,448", "105,000 Median", "110,512", "114,515", "118,500", "126,654", "150,000", "154,871", "169,237", "219,238 outlier", "223,511 outlier", "232,272 outlier", "142,680 ÷ 12 = 118,900 mean"

Handwritten notes: "2023 was 85,500", "2023 was 87,761", "2023 was 100,000", "2023 was 100,000"

Handwritten notes: "15 area sale", "DISCOUNT YEAR", "15 area sale"

20 acre
was 200,000 in 2023

140,000 outlier
170,000
180,000
187,500
188,158 Median
200,000
208,207
209,000
270,000 outlier
1342865
191,638 Mean

273,290
300,000 - Median
329,714
903,604 1/3 =
301,001 Mean

4703-05-100-011	LUTZ RD	06/23/21 03-AR	\$140,000	\$79,100	56.50	\$140,000	\$179,100	0.0	0.0	17.91	402
4703-20-100-019	WIGGINS RD	03/11/22 03-AR	\$200,000	\$81,500	40.75	\$200,000	\$184,100	0.0	0.0	18.41	402
4703-20-100-019	WIGGINS RD	11/18/22 03-AR	\$209,000	\$81,600	39.04	\$209,000	\$184,100	0.0	0.0	18.41	402
4703-24-300-010	DEAN RD	12/14/22 03-AR	\$170,000	\$85,000	50.00	\$170,000	\$192,300	0.0	0.0	19.23	402
4703-27-100-005	7456 MACK	02/24/22 03-AR	\$370,000	\$87,500	23.65	\$370,000	\$200,000	0.0	0.0	20.00	401
4703-04-100-018	11633 WHIT	10/08/21 03-AR	\$593,000	\$215,800	36.39	\$208,207	\$140,350	0.0	0.0	20.05	401
4703-30-400-012	LANNEN RD	12/19/22 03-AR	\$180,000	\$88,000	48.89	\$180,000	\$202,000	0.0	0.0	20.20	402
4703-14-400-002	CENTER RD	06/10/22 03-AR	\$187,500	\$88,000	46.93	\$187,500	\$206,700	0.0	0.0	20.67	402
4703-14-400-002	CENTER RD	10/18/22 03-AR	\$188,158	\$88,000	46.77	\$188,158	\$206,700	0.0	0.0	20.67	402

10 Acres

4703-28-100-011	7642 N LATS	03/14/23 03-AR	\$250,000	\$143,100	57.24	\$154,947	\$235,600	0.0	0.0	23.56	401
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was 250,000

25 acre

secret sale

4703-32-400-018	6121 MARVI	11/29/21 03-AR	\$875,000	\$326,900	37.36	\$329,714	\$267,160	0.0	0.0	30.02	014
4703-17-100-002	WIGGINS RD	06/14/22 19-MI	\$300,000	\$152,300	50.77	\$300,000	\$342,500	0.0	0.0	32.00	008
4703-19-300-012	2160 E JONE	03/11/22 03-AR	\$1,350,000	\$455,100	33.71	\$273,290	\$291,015	0.0	0.0	34.67	401

30 acre

secret sale \$200,000

4703-02-200-005	6800 CLOSE	04/08/22 03-AR	\$455,000	\$96,400	21.19	\$455,000	\$373,065	0.0	0.0	37.83	402
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Totals:

\$30,056,494
\$11,547,300
Sale. Ratio => 38.42
Std. Dev. => 8.96

\$12,532,653
\$9,678,643
Average
per FF=> \$31

713.35
Average
per Net Acre=>

secret sale 40 acres
\$455,000

2023 was \$350,000

