

Agricultural Vacant Land Analysis 2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
09 007 012 30	HUBBARD RD	07/11/22	\$147,500	WD	03-ARM'S LENGTH	\$147,500	\$39,600	26.85	\$81,636	\$147,500	\$81,636	0.0	0.0	11.24
09 018 025 01	1530 YARGERVILLE RD	09/14/22	\$320,000	WD	03-ARM'S LENGTH	\$320,000	\$197,300	61.66	\$479,985	\$134,597	\$294,582	0.0	0.0	57.31
09 021 058 30	YARGERVILLE RD	08/23/22	\$499,000	WD	03-ARM'S LENGTH	\$499,000	\$5,300	1.06	\$207,600	\$499,000	\$207,600	0.0	0.0	39.45
09 031 028 00	1380 RAUCH RD	07/22/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$159,300	86.11	\$345,689	\$149,316	\$310,005	0.0	0.0	79.00
09 130 035 01	S DIXIE HWY	07/29/22	\$325,000	WD	03-ARM'S LENGTH	\$325,000	\$0	0.00	\$280,663	\$325,000	\$280,663	0.0	0.0	55.91
Totals:			\$1,476,500			\$1,476,500	\$401,500		\$1,395,573	\$1,255,413	\$1,174,486	0.0		242.91
								Sale. Ratio =>	27.19	Average				Average
								Std. Dev. =>	37.97	per FF=>		#DIV/0!	per Net Acre=>	

After Analysis, Used \$5200.00 per Acre for Ag land in 2025. See Vacant Land Study and County Studies for more data

Rate Group 3 Site Characteristics Access Water Supply Sewer Property Restrictions Restriction Notes Waterfont View Waterfont Waterfont Name Waterfont Ownership Waterfont Influences Bottom Character

