

**2024 SHERMAN TOWNSHIP
IND LAND STUDY**

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Net Acres	Bldg Site Acre	ROW	Residual Acre	Till Tot Acre	Till \$/Ac	Total Till \$	Residual Acre	Wood Tot Acre	Wood \$/Ac	Residual Acre	Wet Tot Acre	Wet \$/Ac	Other Parcels in Sale	Land Table	Class	Time Adjust
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\$1,600 Per Wet Acre 5% Increase To Meet with Wooded Increase

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Net Acres	Bldg Site Acre	ROW	Residual Acre	Till Tot Acre	Till \$/Ac	Total Till \$	Residual Acre	Wood Tot Acre	Wood \$/Ac	Residual Acre	Wet Tot Acre	Wet \$/Ac	Other Parcels in Sale	Land Table	Class	Time Adjust
04-13-100-002	10/28/2021	\$230,000	\$230,000	145.5	0.00	4	141.500	65.00	\$3,700	\$240,500	-10,500	76.500	\$3,144		0			AGRICULTURAL	102	
14-30-100-017	6/24/2019	\$167,500	\$241,200	57.980	0.50	0.58	56.897	6.000	\$3,700	\$22,200	\$219,000	50.897	\$4,303					AGRICULTURAL	101	44%
05-18-100-001	4/28/2021	\$500,000	\$500,000	198.44	0.00	0.87	197.570	0.00	\$0	\$0	\$500,000	197.570	\$2,531							

\$3,326

Used \$3,400 Per Wooded Acre 5% INCREASE

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Net Acres	Bldg Site Acre	ROW	Residual Acre	Till Tot Acre	Till \$/Ac	Total Till \$	Residual Acre	Wood Tot Acre	Wood \$/Ac	Residual Acre	Wet Tot Acre	Wet \$/Ac	Other Parcels in Sale	Land Table	Class	Time Adjust
14-21-100-006	1/5/2023	\$60,000	\$60,000	29.500	0.00	0.500	29.000	29.000	\$2,069									AGRICULTURAL	102	
14-32-400-013	5/10/2023	\$144,000	\$138,240	32.900	0.00	1.114	31.786	31.786	\$4,349									AGRICULTURAL	102	-4%
17-12-300-015	7/28/2021	\$99,000	\$99,000	20.000	0.00	0.250	19.750	19.750	\$5,013									AGRICULTURAL	102	
17-18-200-005	4/29/2022	\$200,000	\$200,000	42.200	0.00	1.200	41.000	41.000	\$4,878									AGRICULTURAL	102	
08-26-400-001	5/7/2021	\$229,900	\$221,718	78.740	0.00	1.000	77.740	77.740	\$2,852									AGRICULTURAL	101	
02-35-300-016	4/14/2021	\$30,000	\$30,000	10.010	0.00	0.250	9.760	9.760	\$3,074									AGRICULTURAL	102	
13-02-400-010	5/7/2021	\$140,000	\$140,000	40.000	0.00	0.000	40.000	40.000	\$3,500											
23-35-200-004	6/23/2022	\$150,000	\$150,000	38.500	0.00	1.936	36.564	36.564	\$4,102											
									\$3,676											

Used \$3,700 Per Tillable Acre 10% INCREASE

*****USED AG STUDY FOR IND LAND TABLE**