

**2024 SHERMAN TOWNSHIP  
AG 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 |
|---------------|-----------|------------|--------------|-----------|----------------|-----|---------------|---------------|------------|---------------|---------------|---------------|------------|---------------|--------------|-----------|-----------------------|------------|-------|-------------|
|---------------|-----------|------------|--------------|-----------|----------------|-----|---------------|---------------|------------|---------------|---------------|---------------|------------|---------------|--------------|-----------|-----------------------|------------|-------|-------------|

**\$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        | 29.00         | \$2,069    |               |               |               |            |               |              |           |                       | AGRICULTURAL | 102   |             |
| 14-32-400-013 | 5/10/2023 | \$144,000  | \$138,240    | 32.900    | 0.00           | 1.114 | 31.786        | 31.79         | \$4,349    |               |               |               |            |               |              |           |                       | AGRICULTURAL | 102   | -4%         |
| 17-12-300-015 | 7/28/2021 | \$99,000   | \$99,000     | 20.000    | 0.00           | 0.250 | 19.750        | 19.75         | \$5,013    |               |               |               |            |               |              |           |                       | AGRICULTURAL | 102   |             |
| 17-18-200-005 | 4/29/2022 | \$200,000  | \$200,000    | 42.200    | 0.00           | 1.200 | 41.000        | 41.00         | \$4,878    |               |               |               |            |               |              |           |                       | AGRICULTURAL | 102   |             |
| 08-26-400-001 | 5/7/2021  | \$229,900  | \$221,718    | 78.740    | 0.00           | 1.000 | 77.740        | 77.74         | \$2,852    |               |               |               |            |               |              |           |                       | AGRICULTURAL | 101   |             |
| 02-35-300-016 | 4/14/2021 | \$30,000   | \$30,000     | 10.010    | 0.00           | 0.250 | 9.760         | 9.76          | \$3,074    |               |               |               |            |               |              |           |                       | AGRICULTURAL | 102   |             |

**\$3,706**

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

\*\*\*\*Used Residential Study for "Build Site"