

**2022 SUMPTER TOWNSHIP AGRICULTURAL LAND ANALYSIS**

*Sales in the Ag class are limited so use 4-1-2015 until 3-31-2021*

1-20 ACRES

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	Net Acres	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	
81 039 99 0001 701	20657 SUMPTER	03/08/16	\$195,000	WD	16-CONVENTIONAL SALE	\$195,000	\$78,300	40.15	\$233,760	(\$27,375)	\$11,385	3.30	3.30	(\$8,295)		AGRICULTURAL 81	
81 065 99 0003 707	22160 ELWELL	07/16/15	\$170,000	LC	16-CONVENTIONAL SALE	\$170,000	\$62,900	37.00	\$125,061	\$75,865	\$30,926	7.58	7.58	\$10,009		AGRICULTURAL 81	
81 065 99 0003 704	22160 ELWELL	07/16/15	\$170,000	LC	16-CONVENTIONAL SALE	\$170,000	\$62,900	37.00	\$125,061	\$75,865	\$30,926	7.58	7.58	\$10,009		AGRICULTURAL 81	
81 089 99 0013 702	42398 WEAR	12/08/20	\$90,000	WD	03-ARM'S LENGTH	\$90,000	\$22,700	25.22	\$44,551	\$90,000	\$41,160	12.11	12.11	\$7,434		AGRICULTURAL 81	
81 094 99 0003 711	40840 WEAR	11/13/15	\$22,000	WD	05-NAL/RELATED PARTY	\$22,000	\$26,600	120.91	\$53,265	\$22,000	\$53,265	11.63	11.63	\$1,892		AGRICULTURAL 81	
81 120 99 0002 007	27300 SHERWOOD	04/19/17	\$215,000	PTA	19-MULTI PARCEL SALE	\$215,000	\$86,400	40.19	\$168,052	\$89,705	\$42,757	11.96	11.96	\$7,500	81 120 99 0002 008, 81 120 99 0002 009	AGRICULTURAL 81	
81 071 99 0004 000	10755 RAWSONVILLE	09/01/17	\$185,000	LC	15-SELLER FINANCED	\$185,000	\$87,400	47.24	\$178,735	\$63,179	\$56,914	15.92	15.92	\$3,969		AGRICULTURAL 81	
<b>Totals:</b>			<b>\$1,047,000</b>			<b>\$1,047,000</b>	<b>\$427,200</b>		<b>\$928,485</b>	<b>\$389,239</b>	<b>\$267,333</b>	<b>70.08</b>	<b>70.08</b>	<b>\$32,517</b>			
								<b>Sale. Ratio =&gt;</b>	<b>40.80</b>								
								<b>Std. Dev. =&gt;</b>	<b>32.09</b>	<b>Average</b>		<b>per Net Acre=&gt;</b>					
												<b>5,554.53</b>					

20-40 ACRES

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	Net Acres	Total Acres	Dollars/Acre	Other Parcels in Sale	Land Table	
81 010 99 0005 000	45065 BEMIS	11/09/18	\$310,000	PTA	16-CONVENTIONAL SALE	\$310,000	\$68,000	21.94	\$169,105	\$208,343	\$67,448	19.55	19.55	\$10,657		AGRICULTURAL 81	
81 017 99 0016 001	HARRIS	12/26/17	\$110,000	PTA	03-SPLIT NOT ON ROLL	\$110,000	\$56,100	51.00	\$109,696	\$110,000	\$109,696	34.55	34.55	\$3,184	81 017 99 0014 002	AGRICULTURAL 81	
81 023 99 0013 004	50990 WILLIS	06/17/15	\$100,000	WD	16-CONVENTIONAL SALE	\$100,000	\$72,800	72.80	\$145,534	\$100,000	\$145,534	35.67	35.67	\$2,803		AGRICULTURAL 81	
81 027 99 0001 004	RAWSONVILLE	10/12/16	\$250,000	WD	16-CONVENTIONAL SALE	\$250,000	\$99,800	39.92	\$199,514	\$250,000	\$199,514	56.68	56.68	\$4,411		AGRICULTURAL 81	
81 027 99 0001 701	RAWSONVILLE	10/12/16	\$250,000	WD	16-CONVENTIONAL SALE	\$250,000	\$99,800	39.92	\$141,700	\$250,000	\$141,700	56.68	56.68	\$4,411		AGRICULTURAL 81	
81 039 99 0001 702	SUMPTER	11/20/15	\$280,000	WD	16-CONVENTIONAL SALE	\$280,000	\$0	0.00	\$100,000	\$280,000	\$100,000	40.00	40.00	\$7,000		AGRICULTURAL 81	
81 049 99 0009 000	22135 CARLETON WEST	09/16/16	\$75,000	WD	16-CONVENTIONAL SALE	\$75,000	\$82,700	110.27	\$159,467	(\$14,432)	\$70,035	20.30	20.30	(\$711)		AGRICULTURAL 81	
81 065 99 0003 703	ELWELL	08/28/15	\$65,000	LC	16-CONVENTIONAL SALE	\$65,000	\$46,100	70.92	\$92,287	\$65,000	\$92,287	20.15	20.15	\$3,226		AGRICULTURAL 81	
81 065 99 0003 706	ELWELL	08/28/15	\$65,000	LC	16-CONVENTIONAL SALE	\$65,000	\$46,100	70.92	\$92,287	\$65,000	\$92,287	20.15	22.56	\$3,226		AGRICULTURAL 81	
81 065 99 0012 006	22407 KARR	09/25/17	\$154,000	LCM	19-MULTI PARCEL SALE	\$154,000	\$47,800	31.04	\$92,401	\$136,746	\$75,147	21.02	21.02	\$6,506	81 065 99 0012 002, 81 065 99 0012 007, 81 065 99 0012 008	AGRICULTURAL 81	
81 071 99 0004 000	10755 RAWSONVILLE	09/01/17	\$185,000	LC	15-SELLER FINANCED	\$185,000	\$87,400	47.24	\$198,508	\$41,416	\$54,924	15.92	15.92	\$2,602		AGRICULTURAL 81	
81 074 99 0003 000	11189 RAWSONVILLE	05/15/15	\$219,900	WD	16-CONVENTIONAL SALE	\$219,900	\$85,200	38.74	\$120,425	\$217,225	\$117,750	47.10	47.10	\$4,612		AGRICULTURAL 81	
81 074 99 0003 000	11189 RAWSONVILLE	08/20/20	\$260,000	PTA	03-ARM'S LENGTH	\$260,000	\$60,200	23.15	\$118,180	\$257,215	\$115,395	47.10	47.10	\$5,461		AGRICULTURAL 81	
81 077 99 0002 708	24030 ELWELL	03/15/16	\$120,000	WD	16-CONVENTIONAL SALE	\$120,000	\$68,900	57.42	\$98,719	\$120,000	\$98,719	33.75	33.75	\$3,556		AGRICULTURAL 81	
81 092 99 0007 715	41860 WILLOW	09/07/18	\$512,500	PTA	16-CONVENTIONAL SALE	\$512,500	\$147,700	28.82	\$396,214	\$175,505	\$59,219	17.17	17.17	\$10,225		AGRICULTURAL 81	
81 098 99 0008 000	41145 WILLOW	09/03/19	\$264,000	PTA	16-CONVENTIONAL SALE	\$264,000	\$84,600	32.05	\$201,546	\$143,495	\$81,041	23.49	23.49	\$6,109	81 098 99 0007 000	AGRICULTURAL 81	
81 120 99 0002 007	27300 SHERWOOD	04/19/17	\$215,000	PTA	19-MULTI PARCEL SALE	\$215,000	\$86,400	40.19	\$168,052	\$89,705	\$42,757	11.96	11.96	\$7,500	81 120 99 0002 008, 81 120 99 0002 009	AGRICULTURAL 81	
81 125 99 0002 702	KARR	01/05/17	\$108,000	WD	16-CONVENTIONAL SALE	\$108,000	\$54,700	50.65	\$88,433	\$108,000	\$88,433	27.21	27.21	\$3,969		AGRICULTURAL 81	
<b>Totals:</b>			<b>\$3,543,400</b>			<b>\$3,543,400</b>	<b>\$1,294,300</b>		<b>\$2,692,068</b>	<b>\$2,603,218</b>	<b>\$1,751,886</b>	<b>548.45</b>	<b>550.86</b>	<b>\$88,745</b>			
								<b>Sale. Ratio =&gt;</b>	<b>36.53</b>	<b>Average</b>							
								<b>Std. Dev. =&gt;</b>	<b>24.69</b>	<b>per Net Acre=&gt;</b>		<b>4,746.54</b>					

2022 Sumpter Township Ag Land Summary

1-20 acres	\$	3,450
20-40 acres	\$	2,950
40-80 acres	\$	2,500
80+ acres	\$	2,500