

2026 Agricultural Tillable Land Values

Out Year Start: 4/1/2023		In Year Start: 4/1/2024				4/1/2024				PER MONTH		Scrub \$4,000		Wet Acre \$4,000					
Out Year End: 3/31/2024		In Year End: 3/31/2025																	
NBHD	Parcel Number	Sale Date	Sale Price	Liber/Page	Unadjusted Price per Acre	Total Acre	ROW	Drain	Residual Acre	Building Value	Scrub Acre	Wet Acre	% of Land Adjusted	Other Acre Value	Tillable Acre	Residual Value	Adjusted Sale Price	Tillable Price Per Acre	
3	000-18-16-476-001-00	02/06/24	\$77,500	2258-0098	\$3,974	20.000	0.500		19.5		6.549		33.58%	\$26,196	12.951	\$51,304	51,304	\$3,961	
3	000-16-31-300-002-04	6/28/2023	\$237,100	2232-0036	\$4,079	58.670	0.550		58.12		9.842		16.93%	\$39,368	48.278	\$197,732	197,732	\$4,096	
3	000-18-11-200-001-02	09/22/23	\$123,600	2235-1207	\$4,367	29.800	1.500		28.3		4.846		17.12%	\$19,384	23.454	\$104,216	104,216	\$4,443	
3	000-17-09-476-001-00	8/2/2023	\$275,000	2233-0927	\$4,783	59.500	2.000		57.5		14.576		25.35%	\$58,304	42.924	\$216,696	216,696	\$5,048	
4	000-15-10-100-005-03	10/02/23	\$75,000	2236-0559	\$5,000	15.000	0.000		15		3.790		25.27%	\$15,160	11.210	\$59,840	59,840	\$5,338	
3	000-11-21-376-001-03	06/20/23	\$132,000	2231-1221	\$5,888	23.580	1.160		22.42		0.720		3.21%	\$2,880	21.700	\$129,120	129,120	\$5,950	
4	000-20-24-100-002-00	06/18/24	\$225,000	2248-0360	\$5,997	40.000	2.480		37.52		4.754		12.67%	\$19,016	32.766	\$205,984	205,984	\$6,287	
3	000-16-27-226-001-00	9/4/2024	\$440,000	2251-883	\$6,567	68.000	1.000		67		11.098		16.56%	\$44,392	55.902	\$395,608	395,608	\$7,077	
Columbia Township sales and surrounding Townships									305.360					249.185			MEDIAN: \$ 1,360,500.00	\$42,200.53 \$5,460	<b>5,500 per acre applied</b>