

**GREENLEAF TWP AG LAND STUDY FOR 2024 VALUES**

												RECONCILIATION					
Parcel	Sale Date	Sale Price	Acres	\$ per acre		#1 VALUE	Ac	Various	Ac	Various	Ac	Woods	Ac	Total Value	PER ACRE VALUE	SOIL TYPE	
130-020-200-035-00	5/16/2023	\$ 175,000	39.00	\$ 4,487	100% #8 TILLABLE					\$ 4,500	39				\$	5,550	#1
	current yr sale		1 A ROW							#8	\$ 175,500			\$ 175,500	\$	5,400	#2
130-001-300-020-01	7/2/2021	\$ 332,175	55.92	\$ 5,940	100% #1 TILLABLE	\$ 5,000	56.24								\$	5,350	#3
	2 yr old sale		.32 A ROW				\$ 281,200							\$ 281,200	\$	5,100	#4
130-003-300-010-00	4/27/2021	\$ 574,225	114.00	\$ 5,037	100% #1 TILLABLE	\$ 5,000	115								\$	4,950	#5
	2 yr old sale		1 A ROW				\$ 575,000							\$ 575,000	\$	4,800	#6
130-035-200-010-01	3/2/2021	\$ 264,400	69.76	\$ 3,790	Woods and #4 land			\$ 4,700	55.76			\$ 3,100	14		\$	4,650	#7
	2 yr old sale		.23 A ROW					#4	\$ 262,072				\$ 43,400	\$ 305,472	\$	4,500	#8
															\$	3,100	Woods

VALUE OF #1 LAND DETERMINED BY HIGHLIGHTED SALES

VALUE OF #8 LAND DETERMINED BY HIGHLIGHTED SALES

All other values determined by interpolating these two known values

VALUE OF WOODLOTS DETERMINED BY SEPARATE STUDY

**DID NOT USE DUE TO TWO REASONS: OUT OF TIME FRAME AND ALSO TOO HIGH OF VALUE; HOWEVER THIS DOES DEMONSTRATE AND UPWARD TREND IN THE AG VALUE IN GREENLEAF TWP**

130-027-200-060-03	10/5/2023	\$ 375,000	44.00	\$ 8,523	100% #1 TILLABLE
			1 A ROW		

**REMOVED - TOO HIGH**

130-003-400-030-00	11/22/2021	\$ 400,000	40	\$ 10,000	#1, #2, #3, & #4
			.5 A ROW		
130-028-400-010-00 & 130-028-300-020-00	1/4/2023	\$ 1,920,000	78.48	\$ 24,465	#1, #4, & #5
			2 A ROW		

**REMOVED - TOO LOW**

130-012-400-010-01	7/2/2021	\$ 75,000	20.00	\$ 3,750	100% #1
			NO ROW		