2023 AG Vacant Land Sales Study for 2024 Assessements
Sales Study Period: 4/1/2021-03/31/2023
Acreage Breakdown

<39 acres						
Tax Code	Sale date	Sale Price	Acreage	$ Per Acre	Notes	Ave per acre
4702-26-400-022	01/01/23	$110,000	32.520	$3,383	Cohoctah	
4709-08-300-006	03/01/23	$145,000	26.391	$5,494	Iosco	
4709-34-300-006	8/1/2021	$197,900	38.890	$5,089	Iosco	
		$452,900	97.801			$4,631
40-69 acres						
Tax Code	Sale date	Sale Price	Acreage	$ Per Acre	Notes	
04-100-029	07/21/21	$200,000	42.680	$4,686		
18-100-017	07/15/21	$225,000	45.800	$4,913		
33-300-032	07/23/21	$253,753	55.780	$4,549		
32-200-001	03/02/22	$308,000	40.000	$7,700		
				#DIV/0!		
		$986,753	184.260			$5,355
70+ acres						
Tax Code	Sale date	Sale Price	Acreage	$ Per Acre	Notes	
15-300-003& 22-100-013	04/08/21	$385,000	127.698	$3,015		
35-200-044&35-400-010	09/09/22	$452,000	74.390	$6,076		
4709-08-200-003&002	11/01/21	$349,000	75.000	$4,653	Iosco	
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		$1,186,000	277.088			$4,280