

5

Amboy Township AG West ECF Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
18 004 300 002 04 9 3	14900 WOODBRIDGE RD	06/16/21	\$373,400	WD	19-MULTI PARCEL ARM'S LENGTH	\$373,400
18 007 100 015 07 9 2	15435 GRASS LAKE RD	11/04/22	\$60,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$60,000
18 011 200 016 11 9 3	15170 FRONTIER RD	10/19/22	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$350,000
18 032 400 014 32 8 2	4900 BUCKEYE RD	08/26/21	\$33,000	WD	03-ARM'S LENGTH	\$33,000
18 033 300 001 33 8 2	13511 PIONEER RD	03/24/23	\$52,000	WD	03-ARM'S LENGTH	\$52,000
12 004 400 005 04 7 2	2646 S OSSEO RD	06/30/21	\$150,000	WD	03-ARM'S LENGTH	\$150,000
12 018 300 013 18 7 2	4640 DOTY RD	08/02/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000
12 019 400 008 19 7 2	5575 DOTY RD	10/07/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000
12 029 200 007 29 7 2	6066 PIONEER RD	10/21/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000
13 006 400 014 06 7 1	9720 BEECHER RD	02/17/23	\$165,000	WD	03-ARM'S LENGTH	\$165,000
13 007 100 008 07 7 1	9353 BEECHER RD	04/27/21	\$105,000	WD	03-ARM'S LENGTH	\$105,000
13 012 400 005 12 7 1	3678 S MERIDIAN RD	02/09/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000
13 014 400 011 14 7 1	13620 HUDSON RD	03/04/22	\$117,900	WD	03-ARM'S LENGTH	\$117,900
16 001 400 003 01 8 2	8820 TAMARACK RD	04/28/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000
16 002 100 010 02 8 2	7231 SQUAWFIELD RD	09/23/22	\$169,900	WD	03-ARM'S LENGTH	\$169,900
16 010 200 006 10 8 2	6611 TAMARACK RD	04/01/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000
16 025 400 004 25 8 2	12580 S PITTSFORD RD	02/28/22	\$205,000	WD	03-ARM'S LENGTH	\$205,000
17 027 200 002 27 8 1	12651 E CAMDEN RD	11/22/22	\$115,000	WD	03-ARM'S LENGTH	\$115,000
17 031 100 009 31 8 1	13341 S PITTSFORD RD	08/27/21	\$305,000	WD	03-ARM'S LENGTH	\$305,000
<b>Totals:</b>						<b>\$3,341,200</b>

Due to a lack of sales within Amboy township, sales outside the municipality were used from the SW quadrant of Hillsdale county to conclude these results. The ECF rendered for



2024 is 0.6/1 for AG land  
West.

Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	Land Value
\$113,700	30.45	\$446,452	\$152,750	\$220,650	\$293,647	0.751	3,200	\$68.95	\$144,164
\$28,000	46.67	\$89,411	\$52,826	\$7,174	\$15,342	0.468	1,150	\$6.24	\$52,826
\$160,600	45.89	\$414,011	\$118,165	\$231,835	\$364,980	0.635	2,318	\$100.02	\$76,439
\$21,800	66.06	\$47,853	\$11,965	\$21,035	\$54,130	0.389	382	\$55.07	\$11,965
\$34,800	66.92	\$77,661	\$13,545	\$38,455	\$96,706	0.398	2,044	\$18.81	\$13,545
\$77,200	51.47	\$197,170	\$34,076	\$115,924	\$185,124	0.626	1,260	\$92.00	\$9,530
\$136,000	68.00	\$265,362	\$37,905	\$162,095	\$258,180	0.628	2,928	\$55.36	\$32,515
\$75,900	37.95	\$205,820	\$57,515	\$142,485	\$168,337	0.846	1,666	\$85.53	\$41,204
\$99,500	44.22	\$220,848	\$67,115	\$157,885	\$174,498	0.905	1,500	\$105.26	\$53,025
\$60,100	36.42	\$170,190	\$91,449	\$73,551	\$96,260	0.764	1,190	\$61.81	\$47,553
\$72,700	69.24	\$236,047	\$24,336	\$80,664	\$258,815	0.312	3,816	\$21.14	\$21,210
\$71,400	42.00	\$155,190	\$11,648	\$158,352	\$175,479	0.902	1,296	\$122.19	\$5,069
\$36,500	30.96	\$135,026	\$5,501	\$112,399	\$158,344	0.710	2,831	\$39.70	\$4,136
\$99,600	53.84	\$217,435	\$78,708	\$106,292	\$150,627	0.706	2,023	\$52.54	\$57,142
\$69,500	40.91	\$217,559	\$76,944	\$92,956	\$152,676	0.609	2,304	\$40.35	\$63,418
\$76,900	48.06	\$259,259	\$92,186	\$67,814	\$181,404	0.374	2,754	\$24.62	\$43,448
\$69,100	33.71	\$208,714	\$57,370	\$147,630	\$164,326	0.898	1,734	\$85.14	\$16,636
\$62,100	54.00	\$133,582	\$59,884	\$55,116	\$95,712	0.576	821	\$67.13	\$51,965
\$77,500	25.41	\$275,973	\$116,779	\$188,221	\$206,745	0.910	2,254	\$83.51	\$19,025
<b>\$1,442,900</b>		<b>\$3,973,563</b>	<b>\$1,160,667</b>	<b>\$2,180,533</b>	<b>\$3,251,333</b>			<b>\$62.39</b>	

E.C.F. =>

0.671



**Other Parcels in Sale      Building Depr.**

18 004 300 003 04 9 3      81

18 007 100 014 07 9 2      58

18 011 200 015 11 9 3      83

85  
41

78

70

70  
80

58

68

75  
55

60

60  
65

60

55  
70

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# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/29/2023 3:20 PM

**Parcel:** 18 004 300 002 04 9 3  
**Owner's Name:** RJM & CBYM TRUST  
**Property Address:** 14900 WOODBRIDGE RD  
CAMDEN, MI 49232  
**Liber/Page:** 1799/95  
**Split:** / /  
**Public Impr.:** None  
**Topography:** None

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 18 AMBOY TOWNSHIP  
**MAP #:** 21 DESC-M N/A 06-23  
**School:** 30010 CAMDEN FRONTIER SCHOOLS  
**Neighborhood:** 4010 4010 RESIDENTAL SECTION GROUND

## Mailing Address:

RJM & CBYM TRUST  
MANKEY, GREGORY A TRUSTEE  
14900 WOODBRIDGE RD  
CAMDEN MI 49232

## Most Recent Sale Information

Sold on 06/16/2021 for 373,400 by DAYTON, JEFFREY/DAYTON, GARY.

**Terms of Sale:** 19-MULTI PARCEL ARM'S LENGTH

**Liber/Page:** 1799/95

## Most Recent Permit Information

Permit PB22-9221 on 05/20/2022 for \$0 category DEMOLITION.

## Physical Property Characteristics

<b>2024 S.E.V.:</b> Tentative	<b>2024 Taxable:</b> Tentative	<b>Lot Dimensions:</b>
<b>2023 S.E.V.:</b> 125,500	<b>2023 Taxable:</b> 115,710	<b>Acreage:</b> 10.00
<b>Zoning:</b>	<b>Land Value:</b> Tentative	<b>Frontage:</b> 0.0
<b>PRE:</b> 0.000	<b>Land Impr. Value:</b> Tentative	<b>Average Depth:</b> 0.0

## Improvement Data

# of Residential Buildings: 2  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: RANCH  
Exterior: Aluminum  
% Good (Physical): 81  
Heating System: Forced Heat & Cool  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 0  
Floor Area: 3,200  
Ground Area: 2,400  
Garage Area: 2,775  
Basement Area: 0  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/29/2023 3:20 PM

<b>Parcel:</b>	18 007 100 015 07 9 2	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	LOVEBERRY, DOUGLAS & BRENDA	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	15435 GRASS LAKE RD CAMDEN, MI 49232	<b>Taxable Status</b>	TAXABLE
<b>Libor/Page:</b>	1838/0820	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	11/21/2002	<b>Gov. Unit:</b>	18 AMBOY TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	13 N/A 04-17
<b>Topography:</b>	None	<b>School:</b>	30010 CAMDEN FRONTIER SCHOOLS
		<b>Neighborhood:</b>	4010 4010 RESIDENTAL SECTION GROUND

## Mailing Address:

LOVEBERRY, DOUGLAS & BRENDA  
19452 COUNTY ROAD 12  
PIONEER OH 43554

## Most Recent Sale Information

Sold on 11/04/2022 for 60,000 by REHKLAU, WAYNE.

**Terms of Sale:** 19-MULTI PARCEL ARM'S LENGTH

**Libor/Page:** 1838/0820

## Most Recent Permit Information

Permit PB84-4899 on 02/14/2023 for \$0 category MISC.

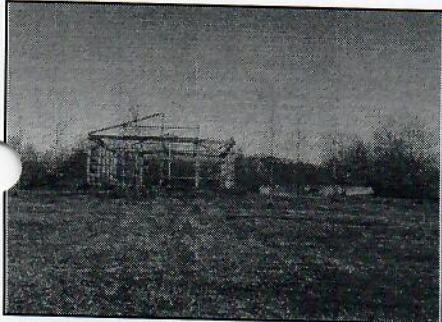
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	18,600	<b>2023 Taxable:</b>	18,600	<b>Acreage:</b>	5.85
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	0.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2003  
Occupancy: Mobile Home  
Class: Fair  
Style: RANCH  
Exterior: Wood Siding  
% Good (Physical): 58  
Heating System: Wall Furnace  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 2 Half Baths: 1  
Floor Area: 1,150  
Ground Area: 1,150  
Garage Area: 0  
Basement Area: 1,150  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/29/2023 3:20 PM

**Parcel:** 18 011 200 016 11 9 3  
**Owner's Name:** RODRIGUEZ, ANTHONY & GRACE  
**Property Address:** 15170 FRONTIER RD  
CAMDEN, MI 49232  
**Liber/Page:** 1837/0519  
**Split:** 06/24/2003  
**Public Impr.:** None  
**Topography:** None

**Created:** 06/24/2003  
**Active:** Active

**Current Class:** 401.RESIDENTIAL-IMPROVED  
**Previous Class:** 401.RESIDENTIAL-IMPROVED  
**Taxable Status:** TAXABLE  
**Prev. Taxable Stat:** TAXABLE  
**Gov. Unit:** 18 AMBOY TOWNSHIP  
**MAP #:** 20 N/A 12-15  
**School:** 30010 CAMDEN FRONTIER SCHOOLS  
**Neighborhood:** 4010 4010 RESIDENTIAL SECTION GROUND

## Mailing Address:

RODRIGUEZ, ANTHONY & GRACE  
15170 FRONTIER RD  
CAMDEN MI 49232

## Most Recent Sale Information

Sold on 10/19/2022 for 350,000 by GOMEZ, OSCAR.

**Terms of Sale:** 19-MULTI PARCEL ARM'S LENGTH

**Liber/Page:** 1837/0519

## Most Recent Permit Information

Permit PB23-0368 on 06/16/2023 for \$0 category ROOF.

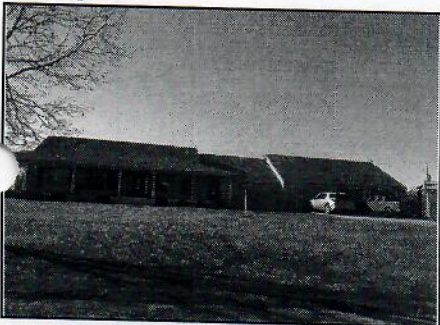
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	154,900	<b>2023 Taxable:</b>	154,900	<b>Acreage:</b>	5.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 1997  
Occupancy: Single Family  
Class: C+10  
Style: RANCH  
Exterior: Vinyl  
% Good (Physical): 83  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 3  
Full Baths: 2 Half Baths: 1  
Floor Area: 2,318  
Ground Area: 2,318  
Garage Area: 1,216  
Basement Area: 2,318  
Basement Walls: Poured  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/29/2023 3:20 PM

<b>Parcel:</b>	18 032 400 014 32 8 2	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	BREHM, DAISY SUE	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	4900 BUCKEYE RD CAMDEN, MI 49232	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1806/247	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	09/25/2002	<b>Gov. Unit:</b>	18 AMBOY TOWNSHIP
<b>Public Impr.:</b>	Gravel Road, Electric Level	<b>MAP #</b>	21 N/A 09-09
<b>Topography:</b>		<b>School:</b>	30010 CAMDEN FRONTIER SCHOOLS
<b>Mailing Address:</b>		<b>Neighborhood:</b>	4010 4010 RESIDENTAL SECTION GROUND

BREHM, DAISY SUE  
4900 BUCKEYE RD  
CAMDEN MI 49232

## Most Recent Sale Information

Sold on 08/26/2021 for 33,000 by O'KONSKI, FRANK W III & DIANE K.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1806/247

## Most Recent Permit Information

Permit PB14-322 on 06/18/2014 for \$7,640 category POLE BUILDING.

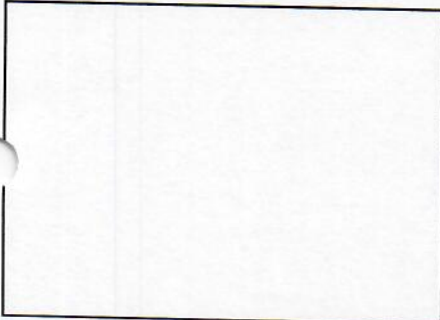
## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	24,100	<b>2023 Taxable:</b>	22,260	<b>Acreage:</b>	2.65
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 2014  
Occupancy: Single Family  
Class: D  
Style: 1 STORY  
Exterior: Wood Siding  
% Good (Physical): 85  
Heating System: No Heating/Cooling  
Electric - Amps Service: 0  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 382  
Ground Area: 382  
Garage Area: 0  
Basement Area: 382  
Basement Walls:  
Estimated TCV: Tentative

## Image





# Real Estate Summary Sheet

\*\*\*Information herein deemed reliable but not guaranteed\*\*\*

11/29/2023 3:20 PM

<b>Parcel:</b>	18 033 300 001 33 8 2	<b>Current Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Owner's Name:</b>	SHEETS, SUNNY	<b>Previous Class:</b>	401.RESIDENTIAL-IMPROVED
<b>Property Address:</b>	13511 PIONEER RD CAMDEN, MI 49232	<b>Taxable Status</b>	TAXABLE
<b>Liber/Page:</b>	1854/0211	<b>Prev. Taxable Stat</b>	TAXABLE
<b>Split:</b>	//	<b>Gov. Unit:</b>	18 AMBOY TOWNSHIP
<b>Public Impr.:</b>	None	<b>MAP #</b>	21 N/A 06-10
<b>Topography:</b>	None	<b>School:</b>	30010 CAMDEN FRONTIER SCHOOLS
		<b>Neighborhood:</b>	4010 4010 RESIDENTAL SECTION GROUND

**Mailing Address:**  
SHEETS, SUNNY  
13511 PIONEER RD  
CAMDEN MI 49232

## Most Recent Sale Information

Sold on 07/19/2023 for 55,000 by PARKS, LARRY.

**Terms of Sale:** 03-ARM'S LENGTH

**Liber/Page:** 1854/0211

## Most Recent Permit Information

Permit PB22-+898 on 02/14/2023 for \$0 category MISC.

## Physical Property Characteristics

<b>2024 S.E.V.:</b>	Tentative	<b>2024 Taxable:</b>	Tentative	<b>Lot Dimensions:</b>	
<b>2023 S.E.V.:</b>	39,400	<b>2023 Taxable:</b>	36,540	<b>Acreeage:</b>	3.00
<b>Zoning:</b>		<b>Land Value:</b>	Tentative	<b>Frontage:</b>	0.0
<b>PRE:</b>	100.000	<b>Land Impr. Value:</b>	Tentative	<b>Average Depth:</b>	0.0

## Improvement Data

# of Residential Buildings: 1  
Year Built: 0  
Occupancy: Single Family  
Class: CD  
Style: TWO-STORY  
Exterior: Alum., Vinyl  
% Good (Physical): 41  
Heating System: Forced Air w/ Ducts  
Electric - Amps Service: 100  
# of Bedrooms: 0  
Full Baths: 1 Half Baths: 0  
Floor Area: 2,044  
Ground Area: 1,022  
Garage Area: 440  
Basement Area: 1,022  
Basement Walls:  
Estimated TCV: Tentative

# of Agricultural Buildings: 1  
Estimated TCV: Tentative  
Cmts:

## Image





Amboy Township Ag Land West Analysis

Sale Date	Parcel Number	# of Pcls	Liber/Pag e	Sale Price	Ver	PA 260	Bidg Value/PP	Land Residual
3/13/23	18 002 400 007 02 9 3	1	1845/1096	\$ 110,000		X	-	\$ 110,000
9/17/21	14 009 200 004 09 9 4	1	1806/1091	\$ 110,000	pta/rps		-	\$ 110,000
9/21/21	11 018 200 021 18 7 3	1	1807/1014	\$ 118,162	pta/rps		-	\$ 118,162
4/22/22	14 003 200 010 03 8 4	1	1824/995	\$ 128,000		X	-	\$ 128,000
12/10/21	10 013 400 008 13 7 4	1	1814/998	\$ 156,000	pta	X	-	\$ 156,000
8/26/21	18 010 200 006 10 9 3	1	1805/242	\$ 185,000	rps		-	\$ 185,000
8/25/21	14 011 300 002 11 8 4	1	1805/128	\$ 170,000	rps/pta	X	-	\$ 170,000
11/24/21	11 027 200 008 27 7 3	1	1814/655	\$ 223,720	rps	X	-	\$ 223,720
6/24/22	14 002 300 007 02 8 4	1	1830/682	\$ 329,350	rps	X	-	\$ 329,350
11/22/22	15 016 100 008 16 8 3	1	1839/1031	\$ 404,400	pta/rps	X	-	\$ 404,400
5/3/22	15 012 300 048 12 8 3	1	1825/932	\$ 327,500	pta		-	\$ 327,500
10/4/22	11 025 400 001 25 7 3	1	1836/558	\$ 300,000	rps	X	-	\$ 300,000
7/1/21	11 011 300 005 11 7 3	1	1800/1149	\$ 300,000	rps		-	\$ 300,000
5/19/22	10 027 300 003 27 7 4	1	1826/1211	\$ 308,000	rps	X	-	\$ 308,000
11/29/22	15 015 100 007 15 8 3	3	1840/326	\$ 504,000		X		\$ 504,000
9/21/21	11 018 100 004 18 7 3	2	1807/392	\$ 450,000		X	-	\$ 450,000
5/10/22	10 011 400 005 11 7 4	1	1826/293	\$ 466,200	rps		-	\$ 466,200
5/20/22	10 019 300 001 19 7 4	1	1827/1061	\$ 590,000	rps	X	-	\$ 590,000
11/1/22	15 011 200 003 11 8 3	2	1838/394	\$ 1,080,000	rps	X	-	\$ 1,080,000
				\$ 6,260,332				\$ 6,260,332

Sale Count = 19

Total AVE/Acre =

Till Price Per Acre: \$4,941

Total Non Till Per Acre: \$4,206

Due to lack of sales within Amboy township, sales outside the municipality were used from the SW quadrant of Hillsdale county to conclude these results.



Total Acres	Tillable Acres	Tillable Price	Tillable Total	Non-Till Acres	Non-Till Price	Non-Till Total	ROW Acres
20.00	13.00	\$ 6,520	\$ 84,764	6.00	\$ 4,206	\$ 25,236	1.00
28.42	15.00	\$ 3,769	\$ 56,542	12.71	\$ 4,206	\$ 53,458	0.71
28.61	28.15	\$ 4,198	\$ 118,162	0.00	\$ -	\$ -	0.46
32.00	30.81	\$ 4,154	\$ 128,000	0.00	\$ -	\$ -	1.19
38.50	38.00	\$ 4,105	\$ 156,000	0.00	\$ -	\$ -	0.50
38.91	14.50	\$ 5,959	\$ 86,411	23.44	\$ 4,206	\$ 98,589	0.97
40.00	27.50	\$ 4,346	\$ 119,528	12.00	\$ 4,206	\$ 50,472	0.50
51.43	50.93	\$ 4,393	\$ 223,720	0.00	\$ -	\$ -	0.50
65.87	63.84	\$ 5,159	\$ 329,350	0.00	\$ -	\$ -	2.03
66.93	65.93	\$ 6,134	\$ 404,400	0.00	\$ -	\$ -	1.00
69.69	41.00	\$ 5,251	\$ 215,284	26.68	\$ 4,206	\$ 112,216	2.01
70.00	69.97	\$ 4,288	\$ 300,000	0.00	\$ -	\$ -	0.03
74.94	40.00	\$ 3,892	\$ 155,692	34.31	\$ 4,206	\$ 144,308	0.63
77.00	76.25	\$ 4,039	\$ 308,000	0.00	\$ -	\$ -	0.75
84.00	57.60	\$ 6,888	\$ 396,747	25.50	\$ 4,206	\$ 107,253	0.90
102.36	99.70	\$ 4,514	\$ 450,000	0.00	\$ -	\$ -	2.66
111.00	66.19	\$ 4,247	\$ 281,136	44.00	\$ 4,206	\$ 185,064	0.81
123.31	72.00	\$ 5,501	\$ 396,103	46.10	\$ 4,206	\$ 193,897	5.21
211.00	142.77	\$ 5,573	\$ 795,674	67.60	\$ 4,206	\$ 284,326	0.63
1,333.97	1,013.14	\$ 4,891	\$ 5,005,514	298.34	\$ 4,206	\$ 1,254,818	22.49

\$ 4,693 ← Includes ROW Acres



Comments				\$ per acre	ACREAGE	SALE PRICE	ABS DEV			
							Acreage	Tillable	Non-Till	\$/Acre
pa260	\$	110,000	20.00	\$ 5,500	ok	ok	#VALUE!	\$ 6,421	\$ -	5491.133684
	\$	110,000	28.42	\$ 3,871	ok	ok	#VALUE!	\$ 3,670	\$ -	3671.346034
some non-till	\$	118,162	28.61	\$ 4,130	ok	ok	#VALUE!	\$ 4,098	\$ -	3899.244369
pa260, some non-till	\$	128,000	32.00	\$ 4,000	ok	ok	#VALUE!	\$ 4,055	\$ -	3856.155294
pa260, some non-till	\$	156,000	38.50	\$ 4,052	ok	ok	#VALUE!	\$ 4,006	\$ -	3806.923158
	\$	185,000	38.91	\$ 4,755	ok	ok	#VALUE!	\$ 5,860	\$ -	4577.78019
	\$	170,000	40.00	\$ 4,250	ok	ok	#VALUE!	\$ 4,247	\$ -	4005.457468
pa260, some non-till	\$	223,720	51.43	\$ 4,350	ok	ok	#VALUE!	\$ 4,293	\$ -	4094.355857
pa260, some non-till, Drain	\$	329,350	65.87	\$ 5,000	ok	ok	#VALUE!	\$ 5,059	\$ -	4860.651228
pa260, some non-till, Drain	\$	404,400	66.93	\$ 6,042	ok	ok	#VALUE!	\$ 6,034	\$ -	5835.43825
	\$	327,500	69.69	\$ 4,699	ok	ok	#VALUE!	\$ 5,151	\$ -	4540.607991
pa260, some non-till	\$	300,000	70.00	\$ 4,286	ok	ok	#VALUE!	\$ 4,188	\$ -	3989.211808
	\$	300,000	74.94	\$ 4,003	ok	ok	#VALUE!	\$ 3,793	\$ -	3738.801704
pa260	\$	308,000	77.00	\$ 4,000	ok	ok	#VALUE!	\$ 3,940	\$ -	3741.004262
pa260	\$	504,000	84.00	\$ 6,000	ok	ok	#VALUE!	\$ 6,788	\$ -	5766.641949
pa260, some non-till	\$	450,000	102.36	\$ 4,396	ok	ok	#VALUE!	\$ 4,414	\$ -	4215.200622
CRP?	\$	466,200	111.00	\$ 4,200	ok	ok	#VALUE!	\$ 4,148	\$ -	3932.533945
pa260, Murray JtCo #126	\$	590,000	123.31	\$ 4,785	ok	ok	#VALUE!	\$ 5,402	\$ -	4697.4263
pa260, Nevins-Hopkins #72	\$	1,080,000	211.00	\$ 5,118	ok	ok	#VALUE!	\$ 5,473	\$ -	4835.471855