

2024 SHERMAN TOWNSHIP AGRICULTURAL LAND VALUES

PARCEL	CLASS	DATE	AMOUNT	NET ACRES	PER ACRE	TILLABLE	ION TILLABLE	% TILLABLE OF NET ACRES
10 001 005 00	AG	5/26/2021	\$ 50,000	26.90	\$ 1,859	9.00	17.90	33%
11 008 007 00	AG	11/8/2022	\$ 160,000	79.00	\$ 2,025	64.00	15.00	81%
16 008 026 00	AG	9/7/2022	\$ 84,000	37.56	\$ 2,236	12.00	25.56	32%
14 030 008 02	AG	5/20/2021	\$ 83,000	36.12	\$ 2,298	0.00	36.12	0%
13 036 011 00	AG	1/6/2022	\$ 44,900	19.50	\$ 2,303	13.00	6.50	67%
15 003 016 00	AG	10/12/2021	\$ 241,000	77.00	\$ 3,130	30.00	47.00	39%
15 020 005 02	AG	2/24/2023	\$ 135,000	39.50	\$ 3,418	18.00	21.50	46%
16 035 009 00 & 014 00	RES	5/12/2021	\$ 275,000	199.75	\$ 1,377	62.00	137.75	31%
08 018 014 02	RES	12/1/2021	\$ 50,000	30.00	\$ 1,667	6.00	24.00	20%
				RAW	\$ 2,257			
				2024 VALUE	\$2,150			

I will be using \$2,150 an acre to keep from having a yo yo effect. Values for 2024 are trending upwards and I expect to increase Ag land values at least a few hundred per acre again next year.

SALES IN SHERMAN TOWNSHIP