

Vacant Land Study 2024 (April 1, 2022 - March 31, 2024)

Sale Date	Parcel Number	Sale Price	Acres/FF	Price per Acre/FF	Liber/Page
HARDWOODS					
4/25/2022	002-124-009-20	\$69,900	40	\$1,748	897/168
10/27/2023	008-227-011-20	\$84,900	42.97	\$1,976	922-410
9/8/2023	008-007-010-00	\$72,000	36	\$2,000	920-512
5/27/2022	012-102-006-20&012-102-007-00	\$135,000	68.72	\$1,964	898-486
6/13/2022	012-152-009-00	\$52,500	40	\$1,313	899-593
2/17/2023	012-036-010-00	\$67,640	40	\$1,691	911/467
9/29/2023	009-127-007&008-00	185000	78.84	\$2,347	921/346
9/2/2021	013-505-002-00	\$71,500	40	\$1,788	883/10
TOTAL		\$738,440	386.53	\$1,910 Average	Range \$1,313 - \$2,347
MIXED HARDWOODS					
6/9/2022	013-235-013-00&013-235-016-00	\$160,000	80	\$2,000	899-591
7/12/2023	007-416-002-00	\$90,000	40	\$2,250	916-861
4/11/2022	008-220-012-00	\$57,000	40	\$1,425	896-501
3/18/2024	009-101-007-10	74900	39.49	\$1,897	927-851
7/24/2023	001-119-011-00	179900	80	\$2,249	918-58
TOTAL		\$561,800	279.49	\$2,010 Average	Range \$1,425 - \$2,250
SOFTWOODS					
10/4/2023	013-219-007-00	\$87,500	45.53	\$1,922	921-344
3/22/2023	013-418-009-21	\$60,000	40	\$1,500	912-185
11/13/223	008-029-004-00	\$60,000	38	\$1,579	922-733
8/31/2022	013-329-006-00	\$59,000	40	\$1,475	903-199
TOTAL		\$266,500	163.53	\$1,630 Average	Range \$1,475 - \$1,922
SWAMP					
1/11/2022	003-225-001-25	\$72,000	40	\$1,800	891/417
10/20/2023	009-113-003-00	\$62,500	40	\$1,563	921-378
11/14/2023	011-004-007-00	\$240,000	163	\$1,472	902-579
8/24/2022	012-032-015-00	\$120,000	80	\$1,500	903-65
TOTAL		\$494,500	323	\$1,531 Average	Range \$1,472 - \$1,800

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CROPS					
6/15/2023	007-306-004-10	\$140,000	61.88	\$2,262	915-420
6/9/2023	007-406-001-10	\$75,000	36	\$2,083	915-232
1/16/2023	007-416-003-00	\$216,000	78	\$2,769	909-398
1/18/2024	010-336-010-50	\$40,000	19.66	\$2,035	925-982
9/29/2022	014-016-003-00	\$80,000	40	\$2,000	908-116
TOTAL		\$551,000	235.54	\$2,339 Average	Range \$2,000 - \$2,769

0-5 ACRE PARCELS

9/29/2022	041-400-016-00	\$11,500	1.15	\$10,000	905-558
5/18/2022	010-011-033-10	\$9,900	1.5	\$6,600	900/933
2/17/2023	012-036-014-20	\$8,900	1.64	\$5,427	921-500
TOTAL		\$30,300	4.29	\$7,063 Average	Range \$5,427 - \$10,000

5.01-10 ACRE PARCELS

11/30/2023	013-334-012-20	\$7,500	5	\$1,500	923-612
7/26/2023	008-210-005-20	\$22,500	7.9	\$2,848	917-768
12/30/2022	012-024-004-30	\$5,000	4	\$1,250	908-784
3/5/2024	013-435-007-30	\$24,000	10	\$2,400	927-327
11/4/2022	010-213-008-22	\$65,000	6.59	\$9,863	906-627
TOTAL		\$124,000	33.49	\$3,703 Average	Range \$1,250 - \$9,863

10.01-20 ACRE PARCELS

2/4/2022	001-031-012-20	\$20,000	18.19	\$1,100	892/773
3/25/2022	004-003-006-30	\$52,000	13.15	\$3,954	895/169
3/22/2022	010-014-082-50&082-25	\$112,500	16.8	\$6,696	895/214
3/28/2022	010-323-001-21&001-23	\$12,000	10.9	\$1,101	895/290
11/17/2023	012-211-015-50	\$80,000	20	\$4,000	923-3
9/5/223	013-324-005-00	\$40,250	17	\$2,368	919-502
TOTAL		\$316,750	96.04	\$3,298 Average	Range \$1,100 - \$6,696

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20.01-30 ACRE PARCELS					
5/30/2023	006-329-005-10	\$24,600	22.1	\$1,113	914-744
11/23/2022	007-009-025-00	\$69,900	28	\$2,496	907-804
7/26/2023	008-210-005-10	\$80,000	27.52	\$2,907	918-388
6/28/2023	010-029-020-50	\$20,000	21.5	\$930	916-209
6/29/2022	011-011-007-10	\$81,000	23.1	\$3,506	902-496
2/2/2024	009-102-025-15	\$35,000	25.53	\$1,371	927-8
TOTAL		\$310,500	147.75	\$2,102 Average	Range \$930 - \$3,506
30.01-39.99 ACRE PARCELS					
1/22/2024	042-019-023-40	\$70,000	34.69	\$2,018	925-799
9/8/2023	008-007-010-00	\$72,000	36	\$2,000	920-512
11/13/2023	008-029-004-00	\$60,000	38	\$1,579	922-733
2/17/2023	004-031-003-00	\$48,060	32.98	\$1,457	911/455
TOTAL		\$250,060	141.67	\$1,765 Average	Range \$1,457 - \$2,018
COMMERCIAL/IND					
Sale Date	Parcel Number	Sale Price	Acres/FF	Price per Acre/FF	Liber/Page
4/21/2022	009-115-001-55	7500	195.65	\$38	896/867
4/21/2022	009-115-001-57	7500	235	\$32	896/865
12/1/2023	009-150-039-00	28500	120	\$238	925/309
1/7/2023	051-005-950-10	98000	134.25	\$730	923/927
TOTAL		\$141,500	685	\$207 Average	Range \$32 - \$730
SMALL LOTS					
Sale Date	Parcel Number	Sale Price	Acres/FF	Price per Acre/FF	Liber/Page
9/29/2022	041-400-016-00	\$5,000	64	\$78	905-558
8/12/2022	009-460-012-10	\$33,000	130	\$254	902-560
4/21/2022	009-115-001-55	\$7,500	195	\$38	896=867
9/15/2023	043-723-008-00	\$15,750	300	\$53	919-503
TOTAL		\$61,250	689	\$89 Average	Range \$38 - \$254

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WATERFRONT					
4/29/2022	001-031-005-20	\$130,000	356.8	\$364	897-177
9/26/2023	001-113-011-00	\$115,000	382.83	\$300	922-728
6/21/2022	001-134-002-00	\$29,000	75.9	\$382	901-236
6/7/2022	001-134-003-10	\$53,000	160.24	\$331	900-754
7/25/2023	007-004-001-20	\$179,000	250	\$716	917-505
11/16/2022	007-009-002-00	\$164,900	264	\$625	907-48
7/8/2022	007-322-031-25	\$85,000	136.72	\$622	901-660
12/19/2022	010-360-031-00	\$15,000	140	\$107	908-493
TOTAL		\$770,900	1,766	\$436 Average	Range \$107 - \$716