

2024 Manchester Township Agricultural Land Values

Parcel Number	Street Address	Sale Date	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres
P -16-25-200-015	VAN TYLE RD	2/1/2021	100,000	44,150	44.15	98,350	100,000	98,350	23.4
P -16-22-100-006	ENGLISH RD	9/22/2022	300,000	102,250	34.08333	292,464	300,000	292,464	54.16
P -16-06-300-027	BUSS RD	3/17/2023	105,000	52,400	49.90476	106,326	105,000	106,326	20.21
Totals:			505,000	198,800		497,140	505,000	497,140	97.77
Average per Net Acre =>									5,165

00525 Manchester Ag Land Value Average = 5,200 an acre in sales

Manchester SD per acre table rate			Tillable #1 = 5,400	
Tillable #2 = 5,100		Tillable #5 = 4,100	Woods Dry = 5,000	
Tillable #2 Low = 4,100		Tillable #5 Low = 3,200	Woods Wet = 2,600	
Tillable #3 = 4,900		Tillable #6 = 3,500	Pond/Lake/Swamp/Scrub = 275	
Tillable #3 Low = 3,900		Tillable #6 Low = 2,800	Ag/Rec = 5,400	
Tillable #4 = 4,300		Tillable #7 = 3,000	Wetlands = 275	
Tillable #4 Low = 3,500		Tillable #7 Low = 2,400	Homesite = 37,000	

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Q -17-30-400-018	Allen Rd	12/22/2022	56,000	13,800	24.64286		56,000		7
P -16-35-400-002	2340 W US-12 HWY	9/15/2021	475,000	140,650	29.61053	485,724	475,000	485,724	107.31
Totals:			531,000	154,450		485,724	531,000	485,724	114.31
Average per Net Acre =>									4,645

00527 Clinton_Columbia Ag Land Value Average = 4,600 ac acre in sales

Clinton & Columbia SD per acre table rate			Tillable #1 = 5,100	
Tillable #2 = 4,800		Tillable #5 = 3,800	Woods Dry = 4,700	
Tillable #2 Low = 3,900		Tillable #5 Low = 3,100	Woods Wet = 2,500	
Tillable #3 = 4,600		Tillable #6 = 3,300	Pond/Lake/Swamp/Scrub = 275	
Tillable #3 Low = 3,700		Tillable #6 Low = 2,700	Ag/Rec = 5,100	
Tillable #4 = 4,100		Tillable #7 = 2,800	Wetlands = 275	
Tillable #4 Low = 3,300		Tillable #7 Low = 2,200	Homesite = 35,200	