

Grant Agricultural Land \$/Acre 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Asmnt.
050-021-100-005-50	259 N GREENWOOD RD	12/23/24	\$158,148	WD	03-ARM'S LENGTH	\$158,148	\$84,700
050-021-200-001-00	MILLER RD	10/30/23	\$157,500	WD	03-ARM'S LENGTH	\$157,500	\$85,800
050-022-100-001-00	421 N SAND LAKE RD	04/26/23	\$450,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$450,000	\$207,000
050-021-300-001-50	CARPENTER RD	03/03/25	\$60,000	WD	03-ARM'S LENGTH	\$60,000	\$24,700
Totals:			\$825,648			\$825,648	\$402,200
							Sale. Ratio =>
							Std. Dev. =>

Using \$2,550/Acre

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	ECF Area
53.56	\$169,462	\$158,148	\$168,462	68.76	68.76	\$2,300	\$0.05	1
54.48	\$171,500	\$157,500	\$171,500	70.00	70.00	\$2,250	\$0.05	1
46.00	\$413,986	\$183,970	\$147,956	60.88	60.88	\$3,022	\$0.07	1
41.17	\$49,318	\$60,000	\$49,318	20.13	20.13	\$2,981	\$0.07	1
	\$804,266	\$559,618	\$537,236	219.77	219.77			
48.71			Average	Average		Average		
4.65			per FF=>	per Net Acre=>	2,546.36	per SqFt=>	\$0.06	

Liber/Page	Other Parcels in Sale	Land Table	Class
2025000020		AGRICULTURAL	101
2023005691		AGRICULTURAL	102
2023002265	050-015-400-016-50	AGRICULTURAL	101
2025000894		AGRICULTURAL	101
