

CAPAC

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Parcel Number	Sale Date	Sale Price	Unadjusted Price per Acre	Total Acre	ROW	Residual Acre	Scrub Acre	% of Land Adjusted	Tillable Acre	Residual Value	Adjusted Sale Price	Tillable Price Per Acre
01-007-004-00	11/17/2022	\$520,000	\$8,125	65.000	1.000	64.000	0.000	0.00%	64.000	\$520,000	520,000	\$8,125
01-014-012-01	7/29/2022	\$330,000	\$9,026	37.240	0.680	36.560	0.000	0.00%	36.560	\$330,000	330,000	\$9,026
01-015-001-00	11/22/2021	\$476,229	\$5,554	87.550	1.800	85.750	0.000	0.00%	85.750	\$476,229	476,229	\$5,554
01-018-004-00	11/17/2022	\$336,000	\$8,138	42.000	0.710	41.290	0.000	0.00%	41.290	\$336,000	336,000	\$8,138
01-018-007-01	7/15/2022	\$325,000	\$6,435	52.505	2.000	50.505	5.400	10.69%	45.105	\$305,020	305,020	\$6,762
01-023-003-01	7/28/2022	\$250,000	\$6,410	40.000	1.000	39.000	0.000	0.00%	39.000	\$250,000	250,000	\$6,410
02-003-009-00	3/24/2022	\$548,700	\$9,501	58.000	0.250	57.750	6.000	10.39%	51.750	\$526,500	526,500	\$10,174
02-004-004-20	1/24/2023	\$234,450	\$7,710	31.260	0.850	30.410	4.300	14.14%	26.110	\$218,540	218,540	\$8,370
04-003-008-00	10/5/2021	\$270,400	\$6,933	40.000	1.000	39.000	7.000	17.95%	32.000	\$244,500	244,500	\$7,641
04-009-005-25	2/14/2022	\$454,025	\$7,241	63.508	0.810	62.698	0.000	0.00%	62.698	\$454,025	454,025	\$7,241
08-007-002-10	4/24/2021	\$612,300	\$8,219	78.500	2.500	74.5	0.000	0.00%	74.500	\$612,300	612,300	\$8,219
08-009-020-00	2/21/2023	\$85,000	\$8,736	10.000	0.270	9.73	0.000	0.00%	9.730	\$85,000	85,000	\$8,736
08-033-005-00	6/30/2021	\$250,000	\$6,579	40.000	1.000	38	8.000	21.05%	30.000	\$220,400	220,400	\$7,347
10-006-008-00	4/5/2022	\$239,000	\$6,253	38.450	0.230	38.22	0.000	0.00%	38.220	\$239,000	239,000	\$6,253
10-018-007-01	8/31/2021	\$580,000	\$10,195	58.670	1.780	56.89	0.000	0.00%	56.890	\$580,000	580,000	\$10,195
10-018-009-02	10/28/2022	\$250,000	\$6,866	37.040	0.330	36.41	7.500	20.87%	28.810	\$221,880	221,880	\$7,701
10-021-013-00	9/9/2022	\$552,000	\$7,169	80.000	1.000	77	20.000	25.97%	57.000	\$478,000	478,000	\$8,386
11-027-011-20	12/24/2021	\$216,220	\$6,063	38.460	0.610	35.66	7.850	22.01%	27.810	\$187,175	187,175	\$6,730
11-032-002-00	6/17/2021	\$368,000	\$9,684	40.000	1.000	38	0.000	0.00%	38.000	\$368,000	368,000	\$9,684
16-005-011-00	12/22/2022	\$321,300	\$7,837	43.000	2.000	41.000	0.000	0.00%	41.000	\$321,300	321,300	\$7,837
16-036-010-00	2/18/2022	\$98,000	\$4,100	24.500	0.600	23.900	0.000	0.00%	23.900	\$98,000	98,000	\$4,100
\$7,316,624												
910.123												
7,071,869												

METAMORA

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03-008-004-00	5/7/2021	\$323,400	\$4,555	77.000	6.000	71	4.000	5.63%	67.000	\$308,600	308,600	\$4,606
03-008-008-01	7/12/2021	\$205,000	\$5,563	38.850	2.000	36.85	0.000	0.00%	36.850	\$205,000	205,000	\$5,563
03-036-015-20	6/9/2022	\$165,000	\$5,812	29.200	0.810	28.39	0.000	0.00%	28.390	\$165,000	165,000	\$5,812
06-004-004-00	12/17/2021	\$265,000	\$5,902	47.360	0.460	44.9	8.870	19.76%	36.030	\$232,181	232,181	\$6,444
\$958,400												
181.14												
910,781												
\$5,413												

Comments

Multi-parcel, Parkhill/Capca loam. 100% Tillable.

Perrinton Loam. 100% Tillable.

Multi-parcel, ithaca loam

Parkhill/Capcac loam. 100% Tillable.

Parkhill/Capcac/Perrinton loam. 95% Tillable.

Perrinton/Ithaca Loam. 100% Tillable.

Mix of Parkhill Loam and Sandy Loam

Poseyville-Londo Complex soi.

Parkhill Loam, small amount of sandy loam

Parkhill/Capan Loam. 100% tillable.

Ithaca Loam and Sandy Loam

Majority loamy sand. 100% tillable.

Mix of parkhill and sandy loam

Mostly capac. 100% tillable.

Parkhill/Capcac/Sandy Loam. 100% tillable.

Mix of sandy loam and capac loam. 80% tillable.

Parkhill/Capcac/Sandy Loam. 75% tillable.

Parkhill, clay, and sandy loam. 80% tillable.

Parkhill and sandy loam

Mix of Parkhill Loam and Sandy Loam. 100% tillable.

Loamy sand. 100% tillable.

USED 7,770

Silt Loam

mix of silt and clay loam

Mix of parkhill, capac, and sandy loams. 100% tillable.

Mix of parkhill, capac, and sandy loams. 82% tillable.

USED 5,413