AGRICULTURAL LAND - CRYSTAL TOWNSHIP 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Class
005-004-001-00	207 S CRYSTAL RD	11/02/23	$300,000	WD	03-ARM'S LENGTH	$300,000	$144,300	48.10	$336,683	$300,000	$336,683	0.0	0.0	66.88	66.88	#DIV/0!	$4,486	$0.10	0.00	4000	2023R-10574		4000 AGRICULTURAL	102
005-004-005-01	8001 E SPENCER RD	04/14/23	$1,166,800	MLC	04-BUYERS INTEREST IN A LC	$1,166,800	$513,800	44.03	$1,203,480	$1,073,958	$1,110,638	0.0	0.0	219.20	72.35	#DIV/0!	$4,899	$0.11	0.00	4000	2023R-04613	005-005-003-01, 005-005-001-00, 005-005-012-00, 005-004-005-10	4000 AGRICULTURAL	102
	BLOOMER CONFIDENTIAL																							
	BLOOMER CONFIDENTIAL																							
002-027-005-00	BLOOMER CONFIDENTIAL	06/07/24	$240,000			$240,000				$240,000				40.68	40.68		$5,900							
	EVERGREEN CONFIDENTIAL																							
005-021-002-02	3480 S MINER RD	01/30/25	$160,000	WD	03-ARM'S LENGTH	$160,000	$69,500	43.44	$139,020	$160,000	$139,020	0.0	0.0	27.88	27.88	#DIV/0!	$5,739	$0.13	0.00	4000	2025R-00922		4000 AGRICULTURAL	102
005-030-001-20	S HOLLAND LAKE ROAD	10/11/24	$130,000	WD	03-ARM'S LENGTH	$130,000	$52,500	40.38	$105,000	$130,000	$105,000	0.0	0.0	20.00	20.00	#DIV/0!	$6,500	$0.15	0.00	4001	2024R-09615		4000 AGRICULTURAL	102
		Totals:	**$3,316,800**			**$3,316,800**	**$855,100**		**$1,934,183**	**$3,223,958**	**$1,841,341**	**0.0**		**569.30**	**422.45**									
							Sale. Ratio =>	**25.78**			**Average**			**Average**			**Average**							
							Std. Dev. =>	**3.84**			**per FF=>**	**#DIV/0!**		**per Net Acre=>**	**5,663.02**		**per SqFt=>**	**$0.13**						

CONFIDENTIAL SALES
INFORMATION WHITED OUT IN TEXT

LAND ANALYSIS
AGRICULTURAL
CRYSTAL TOWNSHIP

2026 ANALYZED	5663		
2026 UTILIZED	5400 PER ACRE	$150	INCREASE PER ACRE FROM 2025
2025 TWP USED	5250 PER ACRE		
2026 COUNTY USED	5600 PER ACRE		