

**2026 BRADY TOWNSHIP  
AGRICULTURAL LAND ANALYSIS**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	1ST ACRE	REMAINDER	2+AC	ECF Area	Liber/Page	Parcels	Land Table	Date	Cls
07-09-2-03-4002-000	14454 S RAUCHOLZ RD	07/11/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$121,300	30.33	\$354,379	\$122,151	\$76,530	19.95	19.95	\$6,123	\$0.14	0.00	105 105 AGRICULTURA		0	1	7/31/2023		
07-09-2-07-4003-000	15700 FOWLER RD	11/07/23	\$444,000	WD	03-ARM'S LENGTH	\$444,000	\$137,000	30.86	\$443,118	\$173,854	\$172,972	40.11	40.11	\$4,334	\$0.10	0.00	100 100 RESIDENTIAL		0	0	8/14/2023		
07-09-2-09-1001-001	16145 BALDWIN RD	05/09/23	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$79,800	42.00	\$200,392	\$39,876	\$50,268	7.63	7.63	\$5,226	\$0.12	0.00	100 100 RESIDENTIAL		0	0	12/1/2012		
07-09-2-09-2001-002	BALDWIN RD	07/31/24	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$160,700	35.71	\$293,651	\$450,000	\$293,651	81.07	81.07	\$5,551	\$0.13	0.00	105 105 AGRICULTURA		0	0	7/31/2023		
07-09-2-10-4003-001	15350 W BRADY RD	11/27/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$80,200	50.13	\$156,950	\$111,224	\$108,174	13.07	26.93	\$8,510	\$0.20	0.00	105 105 AGRICULTURA		0	0	9/18/2024		
07-09-2-12-2001-008	15099 S FORDNEY RD	11/17/23	\$270,000	WD	03-ARM'S LENGTH	\$270,000	\$92,100	34.11	\$264,577	\$38,719	\$33,296	3.50	3.50	\$11,063	\$0.25	0.00	100 100 RESIDENTIAL		0	0	9/18/2024		
07-09-2-14-2004-000	14805 W BRADY RD	02/12/24	\$290,000	WD	03-ARM'S LENGTH	\$290,000	\$83,400	28.76	\$308,458	\$13,042	\$31,500	3.00	3.00	\$4,347	\$0.10	0.00	100 100 RESIDENTIAL		0	0	7/22/2024		
07-09-2-17-1001-002	W BRADY RD	01/25/24	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$62,400	39.00	\$114,723	\$160,000	\$114,723	36.78	36.78	\$4,350	\$0.10	0.00	105 105 AGRICULTURA		0	0	7/8/2024		
07-09-2-17-1002-000	17251 W BRADY RD	11/06/23	\$264,000	WD	03-ARM'S LENGTH	\$264,000	\$152,400	57.73	\$333,105	\$117,544	\$170,088	40.00	40.00	\$2,939	\$0.07	0.00	105 105 AGRICULTURA		0	0	7/22/2024		
07-09-2-22-1005-008	17290 S RAUCHOLZ RD	06/28/23	\$129,000	WD	03-ARM'S LENGTH	\$129,000	\$57,900	44.88	\$144,216	\$47,284	\$62,500	10.63	10.63	\$4,448	\$0.10	0.00	105 100 RESIDENTIAL		0	1	9/26/2025		
07-09-2-24-3001-000	13601 W FERDEN RD	09/10/24	\$271,000	WD	03-ARM'S LENGTH	\$271,000	\$126,900	46.83	\$240,787	\$271,000	\$240,787	73.21	73.21	\$3,702	\$0.08	0.00	105 105 AGRICULTURA		0	0	9/18/2020		
07-09-2-28-3001-003	18645 S BRENNAN RD	08/01/23	\$193,000	WD	03-ARM'S LENGTH	\$193,000	\$79,800	41.35	\$209,617	\$28,643	\$45,260	6.50	6.50	\$4,407	\$0.10	0.00	100 100 RESIDENTIAL		0	0	9/11/2020		
07-09-2-32-4002-001	WALTERS RD	10/16/24	\$92,500	WD	03-ARM'S LENGTH	\$92,500	\$31,600	34.16	\$60,990	\$92,500	\$60,990	20.00	20.00	\$4,625	\$0.11	0.00	105 105 AGRICULTURA		0	0	5/5/2022		
07-09-2-32-4002-002	17494 JOHNSTONE RD	10/18/24	\$202,500	WD	03-ARM'S LENGTH	\$202,500	\$75,400	37.23	\$164,118	\$95,338	\$56,956	10.00	10.00	\$9,534	\$0.22	0.00	100 100 RESIDENTIAL		0	0	4/12/2022		

<b>Totals:</b>	<b>\$3,516,000</b>		<b>\$3,516,000</b>		<b>\$1,340,900</b>		<b>\$3,289,081</b>		<b>\$1,761,175</b>		<b>\$1,517,695</b>		<b>365.45</b>		<b>379.31</b>		<b>\$0</b>							
					<b>Sale. Ratio =&gt;</b>		<b>38.14</b>		<b>Average</b>		<b>Average</b>		<b>Average</b>		<b>#REF! FOR AG LAND ONLY</b>									
					<b>Std. Dev. =&gt;</b>		<b>8.27</b>		<b>per FF=&gt;</b>		<b>per Net Acre=</b>		<b>4,819.20</b>		<b>per SqFt=&gt;</b>		<b>\$0.11</b>							

NBH 105 ARGRICULTURAL

# OF PARCELS 397  
 # OF SALES 14  
 BASE PRICE FOR 90 - 100% \$4,800  
 80-89% \$4,500  
 70-79% \$4,200  
 60-69% \$4,000  
 UNTILLABLE/WASTE \$3,800  
 WOODS \$3,500  
 WET WOODS \$1,900  
 FORMER GRAVEL (SALE AS WET V \$1,900  
 HOMESTEAD \$16,000

NOTES VERIFIED ALL SALES, USED VACANT & IMPROVED SALES  
 ONLY 4 AG SALES, COMBINED WITH RESIDENTIAL LARGE LAND SALES