

2023 120 LAND ANALYSIS 10 ACRE STUDY

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Parcel Number	Street Address	Sale Date	Sale Price	Instr.
060-010-400-062-00	E M-72	10/12/21	\$42,000	WD
060-015-400-005-05	4818 E CLARK RD	10/17/20	\$34,900	WD
060-022-100-012-10	E SPRINGPORT RD	11/02/21	\$40,000	WD
060-022-100-012-10	E SPRINGPORT RD	02/05/21	\$34,000	WD
060-022-400-010-00	768 S EVERETT RD	09/08/20	\$30,000	WD
060-034-200-012-00	1537 S POOR FARM RD	05/20/21	\$42,000	WD
070-012-400-005-07	3258 N DUNDALE DR	12/04/21	\$27,500	WD
070-036-400-060-00	8 W TRASK LAKE RD	09/16/21	\$29,000	WD
071-006-300-050-00	N HUBBARD LAKE RD	10/14/20	\$30,000	WD
071-006-300-070-00	E SUCKER CREEK RD	09/15/21	\$40,000	WD
071-020-100-030-00	988 E MILLER RD	11/18/21	\$35,000	WD
071-021-400-010-00	N RAMSEY RD	06/23/20	\$25,000	WD
100-001-100-011-00	3225 W TRASK LAKE RD	05/05/20	\$37,000	WD
101-010-400-015-00	W M-72	04/10/21	\$20,000	WD
112-031-200-010-21	MCCOLLUM LAKE RD	02/11/21	\$38,000	WD
113-022-100-203-00	N BEAVER CT	02/12/21	\$30,000	WD
113-022-100-227-00	2240 BEAVER TRL	08/30/21	\$23,000	WD
113-022-100-248-00	2361 CHINWHISKER TRL	08/21/20	\$20,000	WD
113-028-400-279-00	WESTWOOD CT	12/05/21	\$35,000	WD
113-032-100-013-00	5250 BRIARDALE CT S	07/28/20	\$24,900	WD
113-034-100-111-00	1399 LAKESIDE TRL	07/16/21	\$49,900	WD
113-034-100-154-00		01/26/21	\$27,500	WD
113-034-100-154-00		09/01/21	\$31,500	WD
113-034-100-156-00		03/09/21	\$25,000	WD
060-001-100-065-01	980 N US-23	06/30/20	\$75,000	WD
060-001-200-013-00	5590 E TRASK LAKE RD	11/08/21	\$286,094	WD
060-016-300-015-00	495 S MCGREGOR RD	03/30/21	\$129,000	WD
060-023-100-040-01	5300 E SPRINGPORT RD	11/22/21	\$164,000	WD
060-026-300-035-00	1455 S EVERETT ROAD	12/03/20	\$43,500	WD
060-027-400-010-00	1273 E SAINT JEFFERY RD	07/07/20	\$128,000	WD
060-034-100-036-00	1640 S EVERETT RD	11/17/20	\$239,900	WD
060-034-200-014-00	1541 S POOR FARM RD	04/20/21	\$110,000	WD
070-036-100-005-05	1357 N HUBBARD LAKE RD	02/16/22	\$200,000	WD
071-011-100-010-00	2370 E SUCKER CREEK RD	08/30/21	\$46,000	WD
071-014-400-030-01	2411 E MILLER RD	08/21/20	\$180,000	WD
071-031-200-060-02	1326 N HUBBARD LAKE RD	09/17/20	\$205,000	WD
071-031-300-030-00	1200 N HUBBARD LAKE RD	09/18/20	\$42,500	WD
071-031-300-030-00	1200 N HUBBARD LAKE RD	03/29/21	\$69,900	WD
100-001-100-045-00	825 N O'DONNELL RD	06/30/21	\$110,000	WD
100-008-300-050-00	5460 N M-65	02/03/21	\$75,000	WD
100-015-200-020-01	51 S ROSS RD	09/24/21	\$147,900	WD
101-006-300-015-00	710 N O'DONNELL RD	10/20/21	\$94,000	WD
101-010-400-025-00	37 N BEAN HILL RD	09/24/21	\$96,000	WD
101-029-200-100-00	1222 S MILLEN RD	10/25/21	\$45,000	LC
112-031-100-005-00	8573 MCCOLLUM LAKE RD	11/13/20	\$158,000	WD
113-022-100-201-00	2010 N BEAVER CT	12/02/20	\$55,000	WD

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113-022-100-267-00	2310 CHINWHISKER TRL	05/04/21	\$69,500	WD
113-027-200-217-00	4364 W FOOTHILL CT	02/15/21	\$126,000	WD
113-033-100-041-00	4925 DEERFIELD TRL	03/11/22	\$42,000	WD
113-033-100-048-00	4940 TIMBERLINE TRL	11/04/20	\$120,000	WD
113-033-100-097-00	4585 TIMBERLINE CT	12/20/21	\$125,000	WD
113-034-100-117-00	4332 LAKESIDE TRL	06/30/20	\$56,000	WD
113-034-100-138-00	1455 LAKESIDE TRL	06/21/21	\$55,000	PTA
Totals:			\$4,064,494	

Mean	3992.912203
Standard Error	275.0696182
Median	3483.033932
Mode	#N/A
Standard Deviation	2002.537048
Sample Variance	4010154.627
Kurtosis	1.769035773
Skewness	1.501017635
Range	8367.789704
Minimum	1499.092812
Maximum	9866.882516
Sum	211624.3468
Count	53

Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal
19-MULTI PARCEL ARM'S LENGTH	\$42,000	\$9,900	23.57	\$19,899
03-ARM'S LENGTH	\$34,900	\$13,600	38.97	\$28,523
03-ARM'S LENGTH	\$40,000	\$14,300	35.75	\$28,523
03-ARM'S LENGTH	\$34,000	\$13,600	40.00	\$28,523
03-ARM'S LENGTH	\$30,000	\$13,600	45.33	\$28,500
03-ARM'S LENGTH	\$42,000	\$14,400	34.29	\$28,779
03-ARM'S LENGTH	\$27,500	\$13,700	49.82	\$27,327
03-ARM'S LENGTH	\$29,000	\$15,700	54.14	\$31,335
03-ARM'S LENGTH	\$30,000	\$13,500	45.00	\$26,910
03-ARM'S LENGTH	\$40,000	\$20,100	50.25	\$40,125
03-ARM'S LENGTH	\$34,900	\$14,300	40.97	\$28,547
03-ARM'S LENGTH	\$25,000	\$13,500	54.00	\$27,030
03-ARM'S LENGTH	\$37,000	\$17,800	48.11	\$35,645
03-ARM'S LENGTH	\$20,000	\$14,300	71.50	\$28,500
03-ARM'S LENGTH	\$38,000	\$17,700	46.58	\$35,317
03-ARM'S LENGTH	\$30,000	\$16,500	55.00	\$33,059
03-ARM'S LENGTH	\$23,000	\$13,600	59.13	\$27,268
03-ARM'S LENGTH	\$20,000	\$16,300	81.50	\$32,506
03-ARM'S LENGTH	\$35,000	\$13,600	38.86	\$27,268
03-ARM'S LENGTH	\$24,900	\$13,600	54.62	\$27,268
03-ARM'S LENGTH	\$49,900	\$13,600	27.25	\$27,268
03-ARM'S LENGTH	\$27,500	\$13,700	49.82	\$27,341
03-ARM'S LENGTH	\$31,500	\$13,700	43.49	\$27,341
03-ARM'S LENGTH	\$25,000	\$14,000	56.00	\$27,907
19-MULTI PARCEL ARM'S LENGTH	\$75,000	\$31,400	41.87	\$73,202
03-ARM'S LENGTH	\$286,094	\$85,000	29.71	\$192,090
03-ARM'S LENGTH	\$129,000	\$49,200	38.14	\$113,607
03-ARM'S LENGTH	\$164,000	\$39,600	24.15	\$87,722
03-ARM'S LENGTH	\$43,500	\$18,200	41.84	\$41,115
03-ARM'S LENGTH	\$128,000	\$40,700	31.80	\$123,286
03-ARM'S LENGTH	\$239,900	\$75,800	31.60	\$243,078
03-ARM'S LENGTH	\$110,000	\$31,700	28.82	\$100,536
03-ARM'S LENGTH	\$200,000	\$72,500	36.25	\$158,174
03-ARM'S LENGTH	\$46,000	\$16,400	35.65	\$33,099
03-ARM'S LENGTH	\$180,000	\$53,900	29.94	\$107,747
03-ARM'S LENGTH	\$205,000	\$69,800	34.05	\$139,682
03-ARM'S LENGTH	\$42,500	\$18,300	43.06	\$36,688
03-ARM'S LENGTH	\$68,900	\$18,300	26.56	\$39,709
03-ARM'S LENGTH	\$110,000	\$59,400	54.00	\$123,434
03-ARM'S LENGTH	\$75,000	\$30,400	40.53	\$61,083
03-ARM'S LENGTH	\$147,900	\$47,400	32.05	\$97,733
03-ARM'S LENGTH	\$94,000	\$55,300	58.83	\$110,436
03-ARM'S LENGTH	\$96,000	\$42,300	44.06	\$87,721
03-ARM'S LENGTH	\$45,000	\$27,800	61.78	\$56,366
03-ARM'S LENGTH	\$158,000	\$57,700	36.52	\$115,449
03-ARM'S LENGTH	\$55,000	\$22,200	40.36	\$44,340

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03-ARM'S LENGTH	\$69,500	\$17,900	25.76	\$35,762
03-ARM'S LENGTH	\$121,000	\$34,000	28.10	\$67,939
03-ARM'S LENGTH	\$42,000	\$19,600	46.67	\$39,678
03-ARM'S LENGTH	\$120,000	\$52,400	43.67	\$104,705
03-ARM'S LENGTH	\$125,000	\$54,800	43.84	\$114,263
03-ARM'S LENGTH	\$51,000	\$24,600	48.24	\$49,240
03-ARM'S LENGTH	\$55,000	\$20,800	37.82	\$42,414
	\$4,053,394	\$1,536,000		\$3,341,007
		Sale. Ratio =>	37.89	
		Std. Dev. =>	11.81	



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Land Residual	BLD VALUE	Est. Land Value	Effect. Front	Depth	Net Acres	Total Acres
\$42,000	\$0	\$19,899	0.0	0.0	10.02	5.01
\$34,900	\$0	\$28,523	0.0	0.0	10.01	10.01
\$40,000	\$0	\$28,523	0.0	0.0	10.01	10.01
\$34,000	\$0	\$28,523	0.0	0.0	10.01	10.01
\$30,000	\$0	\$28,500	0.0	0.0	10.00	10.00
\$42,000	\$0	\$28,779	0.0	0.0	10.12	10.12
\$27,500	\$0	\$27,327	0.0	0.0	9.08	9.08
\$29,000	\$0	\$28,500	0.0	0.0	10.00	10.00
\$30,000	\$0	\$26,910	0.0	0.0	10.94	10.94
\$40,000	\$0	\$40,125	0.0	0.0	15.00	15.00
\$34,900	\$0	\$28,547	0.0	0.0	10.02	10.02
\$25,000	\$0	\$27,030	0.0	0.0	11.02	11.02
\$37,000	\$0	\$35,645	0.0	0.0	14.60	14.60
\$20,000	\$0	\$28,500	0.0	0.0	10.00	10.00
\$38,000	\$0	\$35,317	0.0	0.0	14.42	14.42
\$30,000	\$0	\$27,268	0.0	0.0	10.01	10.01
\$23,000	\$0	\$27,268	0.0	0.0	10.01	10.01
\$20,000	\$0	\$30,006	0.0	0.0	11.51	11.51
\$35,000	\$0	\$27,268	0.0	0.0	10.01	10.01
\$24,900	\$0	\$27,268	0.0	0.0	10.01	10.01
\$49,900	\$0	\$27,268	0.0	0.0	10.01	10.01
\$27,500	\$0	\$27,341	0.0	0.0	10.05	10.05
\$31,500	\$0	\$27,341	0.0	0.0	10.05	10.05
\$25,000	\$0	\$27,907	0.0	0.0	10.36	10.36
\$36,926	\$38,074	\$35,128	0.0	0.0	8.68	5.57
\$134,129	\$151,965	\$40,125	0.0	0.0	15.00	15.00
\$43,893	\$85,107	\$28,500	0.0	0.0	10.00	10.00
\$106,661	\$57,339	\$30,383	0.0	0.0	10.81	10.81
\$30,908	\$12,592	\$28,523	0.0	0.0	10.01	10.01
\$33,214	\$94,786	\$28,500	0.0	0.0	10.00	10.00
\$25,717	\$214,183	\$28,895	0.0	0.0	10.17	10.17
\$38,197	\$71,803	\$28,733	0.0	0.0	10.10	10.10
\$76,089	\$123,911	\$34,263	0.0	0.0	10.01	10.01
\$41,401	\$4,599	\$28,500	0.0	0.0	10.00	10.00
\$103,888	\$76,112	\$31,635	0.0	0.0	14.09	14.09
\$89,678	\$115,322	\$24,360	0.0	0.0	9.24	9.24
\$31,312	\$11,188	\$25,500	0.0	0.0	10.00	10.00
\$57,691	\$11,209	\$28,500	0.0	0.0	10.00	10.00
\$21,437	\$88,563	\$34,871	0.0	0.0	12.74	12.74
\$42,510	\$32,490	\$28,593	0.0	0.0	10.04	10.04
\$93,042	\$54,858	\$42,875	0.0	0.0	17.00	17.00
\$21,482	\$72,518	\$37,918	0.0	0.0	14.33	14.33
\$36,965	\$59,035	\$28,686	0.0	0.0	10.08	10.08
\$28,643	\$16,357	\$40,009	0.0	0.0	14.95	14.95
\$69,778	\$88,222	\$27,227	0.0	0.0	9.98	9.98
\$37,928	\$17,072	\$27,268	0.0	0.0	10.01	10.01

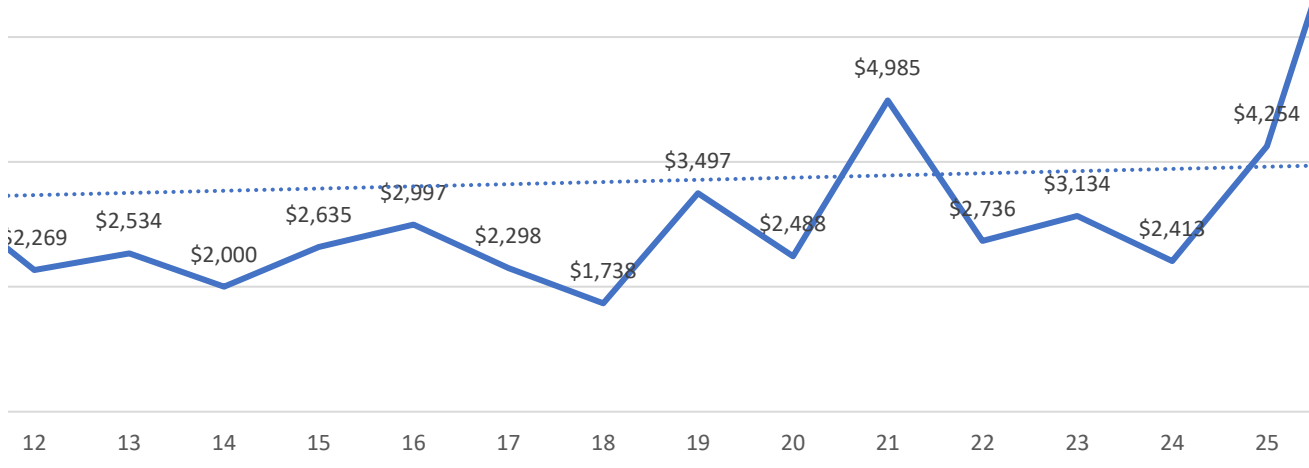
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\$61,006	\$8,494	\$27,268	0.0	0.0	10.01	10.01
\$80,731	\$40,269	\$27,670	0.0	0.0	10.23	10.23
\$29,340	\$12,660	\$27,018	0.0	0.0	10.01	10.01
\$42,837	\$77,163	\$27,542	0.0	0.0	10.16	10.16
\$38,005	\$86,995	\$27,268	0.0	0.0	10.01	10.01
\$29,065	\$21,935	\$27,305	0.0	0.0	10.03	10.03
\$40,694	\$14,306	\$28,108	0.0	0.0	10.47	10.47
\$2,294,267		\$1,570,754	0.0		575.43	567.31
	Average		#DIV/0!		Average	
	per FF=>				per Net Acre=>	3,987.05

USE \$3975 PER

10 ACRE LAND STUDY



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Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
#DIV/0!	\$4,191	\$0.10	0.00	401	2.021E+11
#DIV/0!	\$3,487	\$0.08	0.00	401	2.02E+11
#DIV/0!	\$3,996	\$0.09	0.00	401	2.021E+11
#DIV/0!	\$3,397	\$0.08	0.00	401	2.021E+11
#DIV/0!	\$3,000	\$0.07	0.00	401	2.02E+11
#DIV/0!	\$4,150	\$0.10	0.00	401	2.021E+11
#DIV/0!	\$3,029	\$0.07	0.00	401	2.021E+11
#DIV/0!	\$2,900	\$0.07	0.00	401	2.021E+11
#DIV/0!	\$2,742	\$0.06	0.00	0	2.02E+11
#DIV/0!	\$2,667	\$0.06	0.00	401	2.021E+11
#DIV/0!	\$3,483	\$0.08	0.00	401	2.021E+11
#DIV/0!	\$2,269	\$0.05	0.00	0	2.02E+11
#DIV/0!	\$2,534	\$0.06	0.00	0	2.02E+11
#DIV/0!	\$2,000	\$0.05	0.00	401	2.021E+11
#DIV/0!	\$2,635	\$0.06	0.00	401	2.021E+11
#DIV/0!	\$2,997	\$0.07	0.00	401	2.021E+11
#DIV/0!	\$2,298	\$0.05	0.00	401	2.021E+11
#DIV/0!	\$1,738	\$0.04	0.00	0	2.02E+11
#DIV/0!	\$3,497	\$0.08	0.00	401	2.021E+11
#DIV/0!	\$2,488	\$0.06	0.00	0	2.02E+11
#DIV/0!	\$4,985	\$0.11	0.00	401	2.021E+11
#DIV/0!	\$2,736	\$0.06	0.00	401	2.021E+11
#DIV/0!	\$3,134	\$0.07	0.00	401	2.021E+11
#DIV/0!	\$2,413	\$0.06	0.00	401	2.021E+11
#DIV/0!	\$4,254	\$0.10	0.00	401	2.02E+11
#DIV/0!	\$8,942	\$0.21	0.00	401	2.021E+11
#DIV/0!	\$4,389	\$0.10	0.00	401	2.021E+11
#DIV/0!	\$9,867	\$0.23	0.00	401	2.022E+11
#DIV/0!	\$3,088	\$0.07	0.00	401	2.02E+11
#DIV/0!	\$3,321	\$0.08	0.00	401	2.02E+11
#DIV/0!	\$2,529	\$0.06	0.00	401	2.02E+11
#DIV/0!	\$3,782	\$0.09	0.00	401	2.021E+11
#DIV/0!	\$7,601	\$0.17	0.00	401	2.022E+11
#DIV/0!	\$4,140	\$0.10	0.00	401	2.021E+11
#DIV/0!	\$7,373	\$0.17	0.00	401	2.02E+11
#DIV/0!	\$9,705	\$0.22	0.00	401	2.02E+11
#DIV/0!	\$3,131	\$0.07	0.00	401	2.02E+11
#DIV/0!	\$5,769	\$0.13	0.00	401	2.021E+12
#DIV/0!	\$1,683	\$0.04	0.00	401	2.021E+11
#DIV/0!	\$4,234	\$0.10	0.00	401	2.021E+11
#DIV/0!	\$5,473	\$0.13	0.00	401	
#DIV/0!	\$1,499	\$0.03	0.00	401	2.022E+11
#DIV/0!	\$3,667	\$0.08	0.00	401	2.021E+11
#DIV/0!	\$1,916	\$0.04	0.00	401	2.021E+11
#DIV/0!	\$6,992	\$0.16	0.00	401	2.02E+11
#DIV/0!	\$3,789	\$0.09	0.00	401MH	2.02E+11

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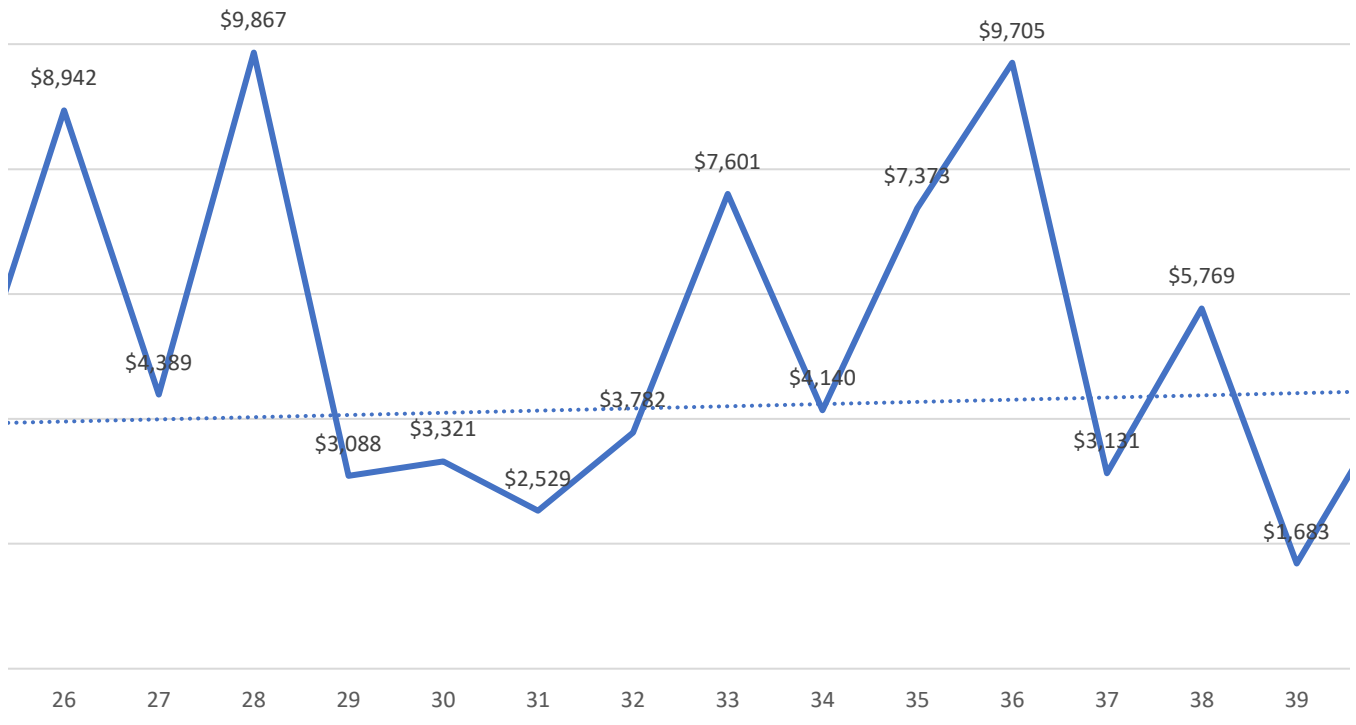
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#DIV/0!	\$6,095	\$0.14	0.00	401MH	2.021E+11
#DIV/0!	\$7,892	\$0.18	0.00	401	2.021E+11
#DIV/0!	\$2,931	\$0.07	0.00	401	2.022E+11
#DIV/0!	\$4,216	\$0.10	0.00	401	2.02E+11
#DIV/0!	\$3,797	\$0.09	0.00	401	2.021E+11
#DIV/0!	\$2,898	\$0.07	0.00	401MH	2.02E+11
#DIV/0!	\$3,887	\$0.09	0.00	401/L	

**Average
per SqFt=>**

\$0.09

ACRE



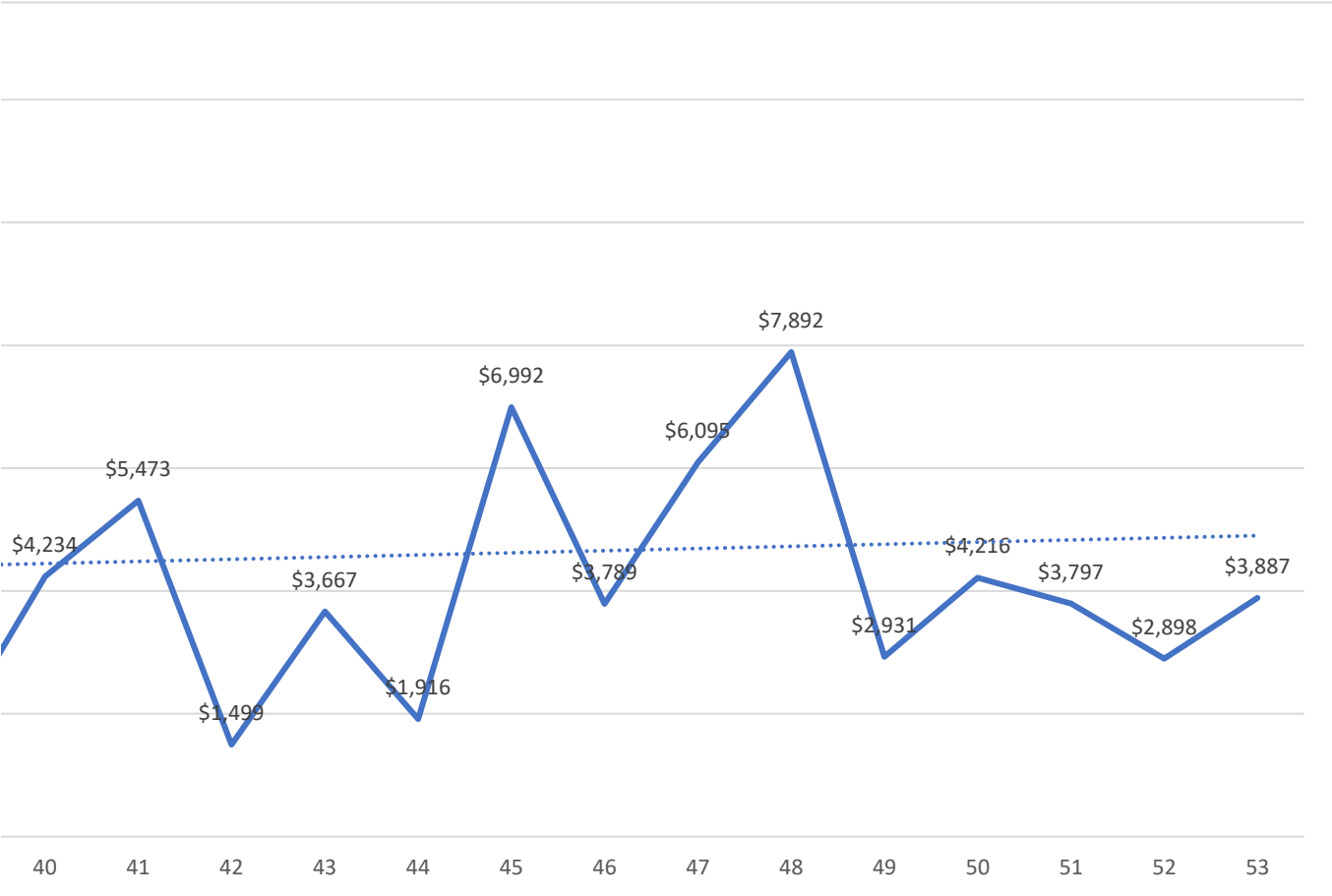
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Other Parcels in Sale	Land Table	Gravel	Paved	Inspected Date	Use Code
060-010-400-063-00	RESIDENTIAL 401	0	0	8/15/2016	
	RESIDENTIAL 401	0	0	12/3/2019	
	RESIDENTIAL 401	0	0	9/28/2014	
	RESIDENTIAL 401	0	0	9/28/2014	
	RESIDENTIAL 401	1	1	6/18/2019	
	RESIDENTIAL 401	0	0	12/20/2021	
	RESIDENTIAL 401	0	0	9/1/2016	
	RESIDENTIAL 401	0	0	12/2/2021	
	RESIDENTIAL 401	0	0	7/18/2020	
	RESIDENTIAL 401	0	0	NOT INSPECTED	
	RESIDENTIAL 401	0	0	9/2/2020	
	RESIDENTIAL 401	1	0	12/1/1994	
	RESIDENTIAL 401	0	0	9/14/2021	
	RESIDENTIAL 401	0	0	9/14/2021	
	RESIDENTIAL 401	0	0	9/8/2020	
	RESIDENTIAL 401	1	0	9/12/2016	
	RESIDENTIAL 401	1	0	9/12/2016	
	RESIDENTIAL 401	1	0	9/7/2016	
	RESIDENTIAL 401	1	0	9/7/2020	
	060-001-100-065-02	RESIDENTIAL 401	1	0	9/7/2020
RESIDENTIAL 401		1	0	9/7/2020	
RESIDENTIAL 401		1	0	9/7/2020	
RESIDENTIAL 401		1	0	9/7/2020	
RESIDENTIAL 401		0	0	8/8/2016	
RESIDENTIAL 401		0	0	2/7/2017	
RESIDENTIAL 401		0	0	4/17/2012	
RESIDENTIAL 401		0	0	9/18/2017	
RESIDENTIAL 401		0	0	NOT INSPECTED	
RESIDENTIAL 401		0	0	10/1/1992	
RESIDENTIAL 401		0	0	12/4/2019	
RESIDENTIAL 401		0	0	12/21/2021	
RESIDENTIAL 401		0	0	9/6/2016	
RESIDENTIAL 401		0	0	10/16/2009	
RESIDENTIAL 401	1	0	1/2/2020		
RESIDENTIAL 401	0	0	6/9/1993		
RESIDENTIAL 401	0	0	9/26/2014		
RESIDENTIAL 401	0	0	9/26/2014		
RESIDENTIAL 401	0	0	12/19/2019		
RESIDENTIAL 401	0	0	12/19/2019		
RESIDENTIAL 401	0	0	12/15/2021		
RESIDENTIAL 401	0	0	11/28/2017		
RESIDENTIAL 401	0	0	11/11/2015		
RESIDENTIAL 401	0	0	8/19/2016		
RESIDENTIAL 401	1	0	12/16/2006		
RESIDENTIAL 401	1	0	9/12/2016		

2023 120 LAND ANALYSIS 10 ACRE STUDY

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RESIDENTIAL 401	1	0	9/12/2016
RESIDENTIAL 401	1	0	9/12/2016
RESIDENTIAL 401	1	0	12/16/2006
RESIDENTIAL 401	1	0	12/16/2006
RESIDENTIAL 401	1	0	7/14/2007
RESIDENTIAL 401	1	0	7/14/2007
RESIDENTIAL 401	1	0	2/20/2012



2023 120 LAND ANALYSIS 10 ACRE STUDY

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Class	Rate Group 1	Rate Group 2	Rate Group 3	difference from net \$ per acre	% adjustment
402				\$204	5%
402				(\$501)	-13%
402				\$9	0%
402				(\$590)	-15%
402				(\$987)	-25%
402				\$163	4%
402				(\$958)	-24%
402				(\$1,087)	-27%
402				(\$1,245)	-31%
402				(\$1,320)	-33%
402				(\$504)	-13%
402				(\$1,718)	-43%
402				(\$1,453)	-36%
402				(\$1,987)	-50%
402				(\$1,352)	-34%
402				(\$990)	-25%
402				(\$1,689)	-42%
402				(\$2,249)	-56%
402				(\$491)	-12%
402				(\$1,500)	-38%
402				\$998	25%
402				(\$1,251)	-31%
402				(\$853)	-21%
402				(\$1,574)	-39%
401				\$267	7%
401				\$4,955	124%
401				\$402	10%
401				\$5,880	147%
401				(\$899)	-23%
401				(\$666)	-17%
401				(\$1,458)	-37%
401				(\$205)	-5%
401				\$3,614	91%
401				\$153	4%
401				\$3,386	85%
401				\$5,718	143%
401				(\$856)	-21%
401				\$1,782	45%
401				(\$2,304)	-58%
401				\$247	6%
401				\$1,486	37%
401				(\$2,488)	-62%
401				(\$320)	-8%
401				(\$2,071)	-52%
401				\$3,005	75%
401				(\$198)	-5%

2023 120 LAND ANALYSIS 10 ACRE STUDY

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401	\$2,107	53%
401	\$3,905	98%
401	(\$1,056)	-26%
401	\$229	6%
401	(\$190)	-5%
401	(\$1,089)	-27%
408	(\$100)	-3%
\$310		8%

COMMENTS

WOODED,SOLD 13 MONTHS AGO S 2-5 ACRE PARCLES + 33%,THEN SOLD 9 MONTHS LATER + ADDITIONAL 19% PREVIOUSLY TIMBERED,ONLY A FEW TREES

PREVIOUSLY TIMBERED,APX 20% OPEN,SOLD 9 MONTHS AGO,APX 20% INCREASE

PREVIOUSLY TIMBERED,APX 20% OPEN,RESOLD 9 IN MONTHS

APX 50% CLEAR,FEW TREES

APX 50% CLEAR,FEW TREES

NICELY WOODED,2 ROADS

NICELY WOODED,2 ROADS,1 CLASS A

NICELY WOODED,2 ROADS

NICELY WOODED,2 ROADS,1 CLASS A

NICELY WOODED,1 ROAD

CREEK INF. CANCELS WET GROUND INF.

NICLY WOODED,SAME ROAD ON 2 SIDES

CREEK INF. CANCELS WET GROUND INF. PREVIOUSLY TIMBERED

PARCEL PREVIOUSLY THINNED

NICLY WOODED,SAME ROAD ON 2 SIDES

PARCEL PREVIOUSLY THINNED BUT STILL NICLY WOODED

PARCEL PREVIOUSLY THINNED,ODD SHAPED

PARCEL PREVIOUSLY THINNED,ODD SHAPED

PARCEL PREVIOUSLY THINNED BUT STILL NICLY WOODED

CREEK INF. CANCELS WET GROUND INF. PREVIOUSLY TIMBERED

NICELY WOODED,2 ROADS,RESOLD 7 MONTHS LATER

NICELY WOODED,2 ROADS SOLD 7 MONTHS LATER 15% INCREASE

NICELY WOODED,2 ROADS,1 ROAD BISECTES PARCEL,PART PREVIOUSLY THINNED

2 ROADS 45% WOODED, THIN

80% WOODED,1/2 OF THAT THINNED

70% CLEAR,BACK 10% WOODED,REST SOME TREES

70% WOODED,2 ROADS

SPLIT FOR 2023

MOSTLY WOODED

NICE WOODED PARCEL

40% WOODED,SOMEWHAT THINN

NICELY WOODED,ONE ROAD

MOSTLY WOODED,OUT BLDS ONLY

NICELY WOODED,ONE ROAD

NICELY WOODED,ONE ROAD,POND

NICELY WOODED,ONE ROAD,CREEK,RESOLD 6 MONTHS

NICELY WOODED,ONE ROAD,CREEK,SOLD 6 MONTHS AGO + 60%

SOME WOODS,MOSTLY CLEARED,POND

60% WOODED,2 CLASS "A" ROADS

NICLY WOODED,2 ROADS, 1 CLASS "A" CREEK,POND

60% WOODED,1 ROAD PREVIOUSLY THINNED

80% CLEARED,CREEK INF. CANCELS WET AREA,2 ROADR,1 CLASS "A"

COME WOODS,CREEK,SWAMP,SCRUB BRUSH

NICELY WOODED,1 ROAD

PARCEL PREVIOUSLY THINNED,CREEK INF. CANCELS WET AREA

PARCEL PREVIOUSLY THINNED BUT STILL NICLY WOODED

NICELY WOODED,3 ROADS,1 ROAD BISECTES PARCEL,PART PREVIOUSLY THINNED

NICELY WOODED,1 ROAD,PREVIOUSLY THINNED

NICELY WOODED,1 ROAD,PREVIOUSLY THINNED

NICELY WOODED,1 ROAD,PREVIOUSLY THINNED

PARCEL PREVIOUSLY THINNED BUT STILL WOODED ROAD ON 3 SIDES

NICELY WOODED, ROAD BISECTES PART OF PARCEL,PART PREVIOUSLY THINNED
