

**PORTER TOWNSHIP
2025 AG LAND VALUES**

Parcel Number	Sale Date	Sale Price	Unadjusted		Total Acre
			Price per Acre	Irrigated	
80-03-014-005-35	6/25/2021	\$42,000	\$4,526	No	9.450
80-09-031-003-50	5/8/2021	\$85,000	\$9,692	No	9.070
80-04-019-021-00	5/3/2021	\$46,575	\$4,908	No	9.890
80-06-030-016-00	6/28/2021	\$280,000	\$5,523	No	51.635
80-14-006-012-00	6/15/2021	\$207,000	\$5,308	No	40.000
80-14-007-004-25	2/14/2022	\$135,000	\$7,454	No	19.110
80-09-013-017-00	12/7/2022	\$250,000	\$5,146		49.824
TOTALS		\$1,045,575	\$42,558		

USE \$7,500/ACRE

Residual Value	Days	Months	Time Adjustment	Adjusted Sale Price	Price Per Acre
\$28,428	636	21	23.13%	35,003	\$7,609
\$84,439	683	23	25.33%	105,827	\$12,539
\$36,694	688	23	25.33%	45,989	\$6,317
\$232,665	633	21	23.13%	286,475	\$7,212
\$39,363	646	22	24.23%	48,900	\$5,099
\$135,000	407	14	15.42%	155,815	\$8,604
\$172,189	114	4	0.00%	172,189	\$7,526
				850,196	\$7,686