

SALES USED FOR SETTING 2025 AGLAND VALUES AREA 3																	
			<u>Parcel #</u>	<u>Sale Date</u>	<u>Seller</u>	<u>Buyer</u>	<u>Sec- Twn- Rng</u>	<u>Sale Price</u>	<u># Acres</u>	<u>Price per acre</u>	<u>Irrg</u>	<u>Dry</u>	<u>Grass</u>	<u>CRP</u>	<u>Tree</u>	<u>Rd</u>	<u>Site / Other</u>
	2021	2314	760061874	12/7/2021	Druse Fmly Lmt'd Partnership	Zumpfe	35-8-1	\$1,700,734	239.54	\$7,100	129.26	59.92	24.16		19.61	4.95	.69 (s) .95 (w)
	2021	2349	760049483	12/6/2021	Jelinek Fmly Trst	Muff Trst	22-8-4	\$350,000	79.72	\$4,390		69.72	6.00			4.00	
	2021	2386	760049548	12/16/2021	Sherman	Eltze Rev Trst	22-8-4	\$676,260	79.56	\$8,500	61.84	12.13	1.09		2.50	2.00	
	2022	25	760148254	12/20/2021	Weber	Weber	19-8-1	\$260,000	74.22	\$3,503		14.70	58.08			1.44	
	2022	304	760148253	2/11/2022	Kahle	Minarick Family Properties, LLC	14-8-3	\$250,000	49.80	\$5,020	9.20	23.50	14.20		0.53	2.37	
	2022	376	760146424	2/25/2022	Larson	Schweitzer	4-8-3	\$612,706	75.96	\$8,066	67.34	6.86	0.29		0.75	0.72	
	2022	1997	760074542	11/17/2022	Sand	Birkett	3-6-4	\$1,133,889	156.51	\$7,245	133.51	21.00				2.00	
	2023	731	760071810	5/18/2023	Weber	Weber	5-7-1	\$488,000	80.46	\$6,065		47.46	26.00			3.00	4 (s)
	2024	325	760057133	3/7/2024	Heng	Roth	1-8-2	\$1,667,505	158.81	\$10,500	132.00	14.79			8.02	4.00	
	2024	362	760122970	3/18/2024	Church	Sand	12-8-4	\$240,000	59.91	\$4,006		48.41	10.00			1.50	
Agricultural land values are figured by using current market information. Sales of like use such as dry, irrigated and grass from the last three years (October 1, 2021 thru September 30, 2024) are evaluated and used to help determine the value per acre and our current sales ratio. Nebraska statutes require that our Ag land sales ratio be between 69% to 75% of market value. Saline County's consolidated sales ratio for 2025 is at 72%.																	