

**CARMEL TOWNSHIP
2024 AGRICULTURAL LAND ANALYSIS**

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Land Residual	Net Acres	Total Acres						
							TILLABLE	NON TILLABLE	WOODS & SWAMP	SITE	R/W	DRAIN	
100-011-400-113-01	1250 LAWRENCE	11/16/20	\$102,600	\$102,600	\$102,600	27.16	27.04					0.12	
100-015-300-030-01	CARLISLE	06/29/20	\$172,000	\$172,000	\$172,000	56.97	52.67	4.00				0.30	
100-020-400-001-00	4188 CARLISLE	08/06/20	\$310,000	\$310,000	\$160,827	41.21	27.34		12.80			0.25	
100-036-200-080-00	3990 S COCHRAN	05/04/22	\$1,000,000	\$1,000,000	\$908,500	185.25	156.75		26.00		1.00	1.50	
100-036-400-002-00													
Totals:			\$1,584,600	\$1,584,600	\$1,343,927	310.59	263.80	4.00	38.80	0.00	1.00	2.17	0.00
Average per Net Acre=>						4,327	TILLABLE \$	4,503	USE \$	4,500			

CARMEL 2024 RECAP OF AG LAND ANALYSIS

	<u>ACRES</u>	<u>\$ PER ACRE</u>	<u>TOTALS</u>
total acres	310.59		\$1,343,927
TILLABLE	263.80	\$ 4,500	\$1,187,136
NON TILLABLE	4.00	\$3,200	\$12,800
WOODS & SWAMP	38.80	\$3,000	\$116,400
SITE	1.00	\$14,000	\$14,000
R/W	2.17	\$0	\$0
DRAIN	0.00	\$0	\$0

\$/Acre	LAND - SITE & WOODS & NON TILL & SWAMP			TILLABLE
	LAND - BLDG SITE \$14,000	LAND - SITE & WOODS / SWAMP @ \$3,000	NON-TILL @ \$3,200	
\$3,794	\$102,600	\$102,600	\$102,600	\$3,794
\$3,035	\$172,000	\$159,200	\$146,400	\$3,023
\$3,928	\$146,827	\$122,427	\$122,427	\$4,478
\$4,944	\$894,500	\$816,500	\$816,500	\$5,209
			\$1,187,927	\$4,503