

## Residential Sales

### Sales Study Period 10/1/2023 thru 9/30/2025

| Acreages     |             |                         |            |
|--------------|-------------|-------------------------|------------|
| Date of Sale | Parcel ID # | Address                 | Sale Price |
| 5/9/2024     | 850144355   | 1701 Hwy 53, Alexandria | \$ 65,000  |
| 5/16/2024    | 850094518   | 969 Road 6400, Hebron   | \$ 245,000 |
| 5/28/2024    | 850061415   | 670 Road 6800, Hebron   | \$ 285,000 |
| 2/21/2025    | 850029236   | 963 Road 5200, Deshler  | \$ 315,000 |
| 3/31/2025    | 850013518   | 6372 Road S, Belvidere  | \$ 258,000 |
| 2/21/2025    | 850013380   | 6148 Road S, Belvidere  | \$ 425,000 |
| 4/30/2025    | 850012821   | 740 Road 6500, Hebron   | \$ 250,000 |
| 7/24/2025    | 850005000   | 548 S 7th, Hebron       | \$ 200,067 |
| 9/4/2025     | 850121722   | 1349 Road 6200, Hebron  | \$ 275,000 |

| Alexandria   |             |                    |            |
|--------------|-------------|--------------------|------------|
| Date of Sale | Parcel ID # | Address            | Sale Price |
| 11/16/2023   | 850050529   | 515 Mercy Street   | \$ 26,000  |
| 3/9/2024     | 850051274   | 310 W 4th Street   | \$ 10,000  |
| 4/17/2024    | 850050502   | 504 Harbine Street | \$ 69,900  |
| 7/3/2024     | 850052181   | 108 3rd Street     | \$ 25,000  |
| 11/7/2024    | 850052289   | 116 Harbine Street | \$ 135,500 |
| 12/20/2024   | 850051118   | 104 W 4th Street   | \$ 25,000  |

| Bruning      |             |                       |            |
|--------------|-------------|-----------------------|------------|
| Date of Sale | Parcel ID # | Address               | Sale Price |
| 10/25/2023   | 850046610   | 447 Carroll Street    | \$ 174,000 |
| 7/26/2024    | 850047919   | 308 S Fillmore Street | \$ 90,000  |
| 9/5/2024     | 850047641   | 208 S Fillmore Street | \$ 95,000  |

| Byron        |             |                      |            |
|--------------|-------------|----------------------|------------|
| Date of Sale | Parcel ID # | Address              | Sale Price |
| 10/30/2024   | 850044944   | 410 Carpenter Street | \$ 130,000 |
| 4/1/2025     | 850044944   | 410 Carpenter Street | \$ 145,000 |
| 6/30/2025    | 850044073   | 207 Jewell Street    | \$ 17,000  |

| Chester      |             |                     |            |
|--------------|-------------|---------------------|------------|
| Date of Sale | Parcel ID # | Address             | Sale Price |
| 6/5/2024     | 850043549   | 715 Church Street   | \$ 44,000  |
| 6/13/2024    | 850042445   | 713 Croop Street    | \$ 81,000  |
| 8/5/2024     | 850041619   | 920 Croop Street    | \$ 80,000  |
| 4/7/2025     | 850039991   | 223 W Howard Street | \$ 79,500  |

| Subdivisions (Adjacent to Golf Course) |             |                         |            |
|--|-------------|-------------------------|------------|
| Date of Sale                           | Parcel ID # | Address                 | Sale Price |
| 7/30/2024                              | 850010438   | 112 Southern Hills Road | \$ 615,000 |
| 5/30/2025                              | 850111250   | 105 Sunset Drive        | \$ 692,500 |

| Hebron       |                        |                    |            |
|--------------|------------------------|--------------------|------------|
| Date of Sale | Parcel ID #            | Address            | Sale Price |
| 10/2/2023    | 850065607              | 527 Olive Ave      | \$ 87,000  |
| 10/23/2023   | 850069416<br>850067774 | 1027 Lincoln Ave   | \$ 174,000 |
| 11/6/2023    | 850061369<br>850061091 | 335 N 7th Street   | \$ 189,000 |
| 11/1/2023    | 850068428              | 829 Olive Ave      | \$ 90,000  |
| 11/15/2023   | 850067634              | 835 Union Ave      | \$ 65,000  |
| 12/11/2023   | 850083850              | 717 N 4th Street   | \$ 215,000 |
| 2/12/2024    | 850061962              | 716 Eads Ave       | \$ 112,000 |
| 2/2/2024     | 850063094              | 621 Duffield Ave   | \$ 90,000  |
| 3/29/2024    | 850068460              | 513 Jefferson Ave  | \$ 51,000  |
| 3/1/2024     | 850068592              | 115 N 9th Street   | \$ 100,000 |
| 4/15/2024    | 850062136              | 448 N 2nd Street   | \$ 65,000  |
| 4/23/2024    | 850068169              | 928 Olive Ave      | \$ 82,500  |
| 5/1/2024     | 850064171              | 516 Charles Road   | \$ 128,000 |
| 5/5/2024     | 850063698              | 315 Barger Ave     | \$ 165,000 |
| 6/28/2024    | 850064228              | 649 N 4th Street   | \$ 141,001 |
| 7/29/2024    | 850059534              | 724 Union Ave      | \$ 35,000  |
| 8/22/2024    | 850064937              | 520 Duffield Ave   | \$ 90,000  |
| 8/26/2024    | 850066123              | 129 S 6th Street   | \$ 94,000  |
| 9/5/2024     | 850108039              | 546 Jefferson Ave  | \$ 150,000 |
| 9/20/2024    | 850064562              | 108 Memorial Drive | \$ 66,000  |
| 10/4/2024    | 850070163              | 839 S 1st Street   | \$ 180,000 |
| 10/7/2024    | 850069300              | 135 N 10th Street  | \$ 70,500  |
| 10/23/2024   | 850069262              | 150 N 10th Street  | \$ 137,000 |
| 10/15/2024   | 850068126<br>850068029 | 1140 Olive Ave     | \$ 250,000 |
| 11/1/2024    | 850106699              | 245 Belmont Drive  | \$ 325,000 |
| 12/23/2024   | 850086310              | 609 Jefferson Ave  | \$ 38,000  |
| 2/26/2025    | 850062357              | 325 N 4th Street   | \$ 233,000 |
| 2/21/2025    | 850070090              | 239 Park Avenue    | \$ 210,000 |
| 3/20/2025    | 850068169              | 928 Olive Ave      | \$ 74,000  |
| 4/9/2025     | 850059674              | 525 Duffield Ave   | \$ 135,000 |
| 4/18/2025    | 850064236              | 527 N 5th Street   | \$ 130,000 |
| 4/25/2025    | 850064805<br>850063655 | 520 Barger Ave     | \$ 155,000 |
| 5/7/2025     | 850062934              | 720 Duffield Ave   | \$ 162,500 |
| 5/30/2025    | 850068878              | 916 Lincoln Ave    | \$ 90,000  |
| 6/6/2025     | 850086736              | 535 Jefferson Ave  | \$ 157,500 |
| 6/23/2025    | 850062276              | 331 N 4th Street   | \$ 135,510 |
| 7/16/2025    | 850060745              | 820 Union Ave      | \$ 149,000 |
| 7/24/2025    | 850067715              | 825 Union Ave      | \$ 114,500 |
| 7/30/2025    | 850063833              | 126 Belmont Drive  | \$ 181,000 |
| 7/31/2025    | 850067847              | 240 N 11th Street  | \$ 280,000 |
| 8/18/2025    | 850064988              | 644 N 6th Street   | \$ 238,000 |

| Deshler      |             |                     |            |
|--------------|-------------|---------------------|------------|
| Date of Sale | Parcel ID # | Address             | Sale Price |
| 11/1/2023    | 850053447   | 709 7th Street      | \$ 85,000  |
| 12/18/2023   | 850057426   | 210 Crestview Drive | \$ 247,750 |
| 2/1/2024     | 850053935   | 611 7th Street      | \$ 65,000  |
| 2/2/2024     | 850057086   | 213 1st Street      | \$ 90,000  |
| 5/21/2024    | 850057132   | 608 Alice Street    | \$ 100,000 |
| 6/10/2024    | 850057523   | 310 1st Street      | \$ 200,000 |
| 12/12/2024   | 850058317   | 311 4th Street      | \$ 42,500  |
| 4/14/2025    | 850054001   | 202 Bryson Ave      | \$ 85,000  |
| 6/26/2025    | 850053870   | 715 6th Street      | \$ 50,000  |
| 7/16/2025    | 850057116   | 502 E Hebron Ave    | \$ 210,000 |
| 8/13/2025    | 850054044   | 506 6th Street      | \$ 55,000  |
| 9/26/2025    | 850036194   | 519 2nd Street      | \$ 55,000  |

| Hubbell      |             |                   |            |
|--------------|-------------|-------------------|------------|
| Date of Sale | Parcel ID # | Address           | Sale Price |
| 9/26/2025    | 850070139   | 415 Durham Street | \$ 62,000  |

| Davenport    |             |                   |            |
|--------------|-------------|-------------------|------------|
| Date of Sale | Parcel ID # | Address           | Sale Price |
| 11/15/2023   | 850037913   | 406 N Linden Ave  | \$ 180,000 |
| 4/29/2024    | 850039029   | 102 E 10th Street | \$ 69,500  |
| 9/10/2024    | 850037565   | 204 E 7th Street  | \$ 100,000 |
| 10/14/2024   | 850038073   | 308 N Oak Ave     | \$ 7,000   |
| 12/3/2024    | 850061490   | 800 E 6th Street  | \$ 195,000 |
| 6/2/2025     | 850038502   | 308 W 8th Street  | \$ 160,900 |
| 6/17/2025    | 850038421   | 305 N Linden Ave  | \$ 114,000 |
| 8/22/2025    | 850036836   | 106 N Fir Ave     | \$ 79,000  |

| Gilead       |             |                 |            |
|--------------|-------------|-----------------|------------|
| Date of Sale | Parcel ID # | Address         | Sale Price |
| 9/23/2024    | 850059925   | 405 Main Street | \$ 69,500  |

**Commercial Sales**  
**Sales Study Period 10/1/2022 thru 9/30/2025**

| Rural Commercial |             |                       |            |
|------------------|-------------|-----------------------|------------|
| Date of Sale     | Parcel ID # | Address               | Sale Price |
| 7/1/2023         | 850027802   | 5428 Hwy 136, Deshler | \$ 155,000 |

| Bruning      |             |            |            |
|--------------|-------------|------------|------------|
| Date of Sale | Parcel ID # | Address    | Sale Price |
| 11/1/2023    | 850048176   | 224 E Main | \$ 100,000 |

| Byron        |                        |                |            |
|--------------|------------------------|----------------|------------|
| Date of Sale | Parcel ID #            | Address        | Sale Price |
| 10/27/2022   | 850045312<br>850045401 | 111 Kansas Ave | \$ 70,000  |
| 8/30/2023    | 850145335              | 204 Kansas Ave | \$ 30,000  |

| Carleton     |                        |              |            |
|--------------|------------------------|--------------|------------|
| Date of Sale | Parcel ID #            | Address      | Sale Price |
| 1/23/2023    | 850044456<br>850044197 | 510 C Street | \$ 42,000  |

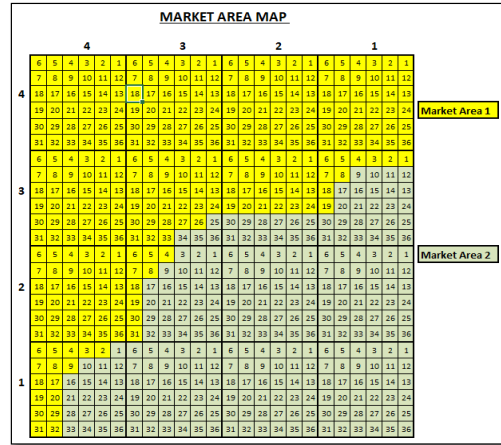
| Chester      |             |                      |            |
|--------------|-------------|----------------------|------------|
| Date of Sale | Parcel ID # | Address              | Sale Price |
| 6/18/2025    | 850041007   | 510 N Railway Street | \$ 28,000  |

| Davenport    |             |                      |            |
|--------------|-------------|----------------------|------------|
| Date of Sale | Parcel ID # | Address              | Sale Price |
| 3/31/2022    | 850037859   | 101 S Maple Street   | \$ 110,320 |
| 5/1/2023     | 850037786   | 102 N Railway Street | \$ 32,000  |
| 6/13/2023    | 850039452   | 106 N Maple Street   | \$ 20,000  |

| Hebron       |             |                  |            |
|--------------|-------------|------------------|------------|
| Date of Sale | Parcel ID # | Address          | Sale Price |
| 4/26/2024    | 850070295   | 1235 Lincoln Ave | \$ 558,000 |
| 9/30/2024    | 850066166   | 135 N 4th Street | \$ 95,000  |
| 10/1/2024    | 850066387   | 323 Lincoln Ave  | \$ 75,000  |
| 11/21/2024   | 850065186   | 416 Lincoln Ave  | \$ 45,000  |
| 5/15/2025    | 850064775   | 424 Olive Ave    | \$ 85,000  |
| 6/17/2025    | 850065186   | 416 Lincoln Ave  | \$ 50,000  |
| 9/23/2025    | 850070295   | 1235 Lincoln Ave | \$ 470,000 |

**Ag Land Sales**

**Sales Study Period**  
**10/1/2022 thru 9/30/2025**



| Market Area 1 |                        |  |                    |          |              |                        |
|---------------|------------------------|--|--------------------|----------|--------------|------------------------|
| Date of Sale  | Parcel ID #            | Legal Description                          | Land Use           | Ag Acres | Sale Price   | Sale Price per Ag Acre |
| 1/30/2023     | 850019737              | NW4 7-2-3                                  | Irr/Dry            | 150.59   | \$ 1,356,000 | \$ 9,005               |
| 2/23/2023     | 850011388              | NW4 20-4-1                                 | Irr/Dry/Grass      | 155.31   | \$ 1,706,000 | \$ 11,306              |
| 3/21/2023     | 850029791              | S2 SW4 32-2-4                              | Irr                | 76.44    | \$ 1,703,400 | \$ 12,729              |
| 3/23/2023     | 850008131              | NW4 7-3-1                                  | Grass/Tree         | 156.6    | \$ 400,000   | \$ 2,554               |
| 3/27/2023     | 850085705              | Pt SW4 exc tracts 9-1-4                    | Irr/Dry/Grass/Tree | 117.9    | \$ 1,357,000 | \$ 11,510              |
| 4/14/2023     | 850034272              | NW4 16-4-4                                 | Irr/Dry/Grass/Tree | 159.61   | \$ 1,251,950 | \$ 7,844               |
| 6/1/2023      | 850029330              | SE4 NE4, N2 SE4 & NE4 NE4 EXC TRACT 23-2-4 | Irr/Dry/Grass/Tree | 146.94   | \$ 1,150,000 | \$ 7,826               |
| 9/19/2023     | 850015731              | W2 SE4 9-4-2                               | Irr/Dry            | 77.27    | \$ 910,962   | \$ 11,789              |
| 9/19/2023     | 850123143              | E2 SE4 9-4-2                               | Irr/Dry            | 76.48    | \$ 910,962   | \$ 11,911              |
| 11/27/2023    | 850027780<br>850110963 | NW4 exc tracts & E2 SW4 12-2-4             | Irr/Dry            | 217.78   | \$ 1,960,000 | \$ 9,000               |
| 11/28/2023    | 850028337              | SE4 1-2-4                                  | Irr/Dry            | 160      | \$ 1,634,000 | \$ 10,213              |
| 12/22/2023    | 850116988              | SW4 exc Lot 1 of Marsh Subdivision 23-3-2  | Irr/Dry            | 152.82   | \$ 1,430,000 | \$ 9,357               |
| 1/15/2024     | 850034132              | E2 NE4 36-4-4                              | Irr/Dry            | 78.97    | \$ 1,024,750 | \$ 12,976              |
| 3/8/2024      | 850028167              | NE4 & E2 E2 NW4 4-2-4                      | Irr/Dry            | 195.37   | \$ 2,200,000 | \$ 11,261              |
| 5/13/2024     | 850054893              | E2 NE4 3-2-4                               | Irr/Dry            | 79       | \$ 701,691   | \$ 8,882               |
| 8/27/2024     | 850016665              | S2 SE4 32-4-2                              | Irr/Dry            | 74.28    | \$ 750,000   | \$ 10,097              |
| 12/3/2024     | 850029317              | S2 SE4, ex Sunny South Acres Sub, 23-2-4   | Irr/Dry            | 73.92    | \$ 650,000   | \$ 8,793               |
| 12/3/2024     | 850029546              | NE4 26-2-4                                 | Dry/Grass          | 154.9    | \$ 1,065,000 | \$ 6,875               |
| 12/11/2024    | 850054710              | SE4 23-4-2                                 | Irr/Dry            | 160.3    | \$ 1,725,000 | \$ 10,761              |
| 12/16/2024    | 850026040<br>850085710 | SE4 & PT SW4 9-1-4                         | Irr/Dry/Grass/Tree | 187.01   | \$ 2,086,060 | \$ 11,155              |
| 1/7/2025      | 850009111              | SE4 19-3-1                                 | Irr/Dry            | 158.19   | \$ 1,702,890 | \$ 10,765              |
| 1/9/2025      | 850016509              | NE4 29-4-2                                 | Irr/Dry/Grass      | 152.99   | \$ 1,698,900 | \$ 11,105              |
| 1/24/2025     | 850014239              | W2 NE4 21-3-2                              | Irr/Dry            | 76.82    | \$ 957,192   | \$ 12,460              |
| 1/24/2025     | 850014220              | E2 NE4 21-3-2                              | Irr/Dry            | 78.08    | \$ 957,192   | \$ 12,259              |
| 2/4/2025      | 850022703<br>850022665 | W2 SW4 23-3-3 & E2 SES4 22-3-3             | Irr/Dry/Grass      | 154.8    | \$ 1,128,000 | \$ 7,287               |
| 2/28/2025     | 850032296              | SW4 3-4-4                                  | Irr/Dry            | 156.61   | \$ 2,065,000 | \$ 13,186              |
| 4/10/2025     | 850033233              | W2 SW4 23-3-4                              | Dry/Tree/Waste     | 77.63    | \$ 456,170   | \$ 5,876               |
| 7/31/2025     | 850029821              | NW4 exc cemetery 33-2-4                    | Irr/Dry            | 155.49   | \$ 1,690,800 | \$ 10,874              |
| 9/4/2025      | 850032431              | N2 SW4 exc tract for road 36-3-4           | Irr/Dry            | 78.23    | \$ 535,000   | \$ 6,839               |

**Market Area 2**

| Date of Sale | Parcel ID #                                      | Legal Description   | Land Use             | Ag Acres | Sale Price   | Sale Price per Ag Acre |
|--------------|--|---|----------------------|----------|--------------|------------------------|
| 10/17/2022   | 850009197  | SE4 21-3-1  | Dry/Grass/Bldg Sites | 150.56   | \$ 816,000   | \$ 5,420               |
| 10/20/2022   | 850026407<br>850026121                           | NE4 exc tract 15-1-4 & S2 SE4 10-1-4  | Dry/Grass            | 229.97   | \$ 1,316,600 | \$ 5,725               |
| 11/23/2022   | 850020379<br>850019885<br>850019869<br>850020735 | NW4 16-2-3; W2 SW4 9-2-3; N120 acres NE4 & E2 acres NW4 21-2-3; E2 SW4 S of Hwy 9-2-3 | Dry/Grass            | 399.79   | \$ 1,800,000 | \$ 4,502               |
| 11/23/2022   | 850020697  | N2 NE4 20-2-3   | Dry/Grass            | 77.9     | \$ 400,000   | \$ 5,135               |
| 12/21/2022   | 850007917  | N2 SW4 14-2-1   | Dry/Grass            | 79.98    | \$ 225,000   | \$ 2,813               |
| 11/22/2023   | 850122244  | SW4 East of Hwy 81, 8-2-2   | Dry/Grass            | 55.01    | \$ 275,000   | \$ 4,999               |
| 12/27/2023   | 850012244  | NE4 22-2-2  | Dry/Grass            | 153.5    | \$ 693,550   | \$ 4,518               |
| 12/28/2023   | 850000920  | W2 NW4 19-1-1   | Irr/Dry              | 77.98    | \$ 625,000   | \$ 8,015               |
| 1/25/2024    | 850028647  | E2 SE4 34-1-4   | Dry                  | 74.92    | \$ 554,800   | \$ 7,405               |
| 1/25/2024    | 850027012<br>850029058                           | W2 E2 SE4 & E2 E2 SE4 27-1-4  | Dry                  | 73.57    | \$ 551,550   | \$ 7,497               |
| 1/30/2024    | 850009588  | S2 27-3-1   | Dry/Grass/Tree       | 311.11   | \$ 850,000   | \$ 2,732               |
| 3/14/2024    | 850003814  | W2 NE4 exc ROW 33-1-2   | Irr/Dry/Grass        | 75.53    | \$ 395,000   | \$ 5,230               |
| 4/1/2024     | 850009162  | NW4 NE4 & N2 NW4 22-3-1   | Dry/Grass/CRP        | 115.61   | \$ 621,816   | \$ 5,379               |
| 4/1/2024     | 850008360  | E2 SE4 9-3-1  | Irr/Dry              | 69.66    | \$ 507,220   | \$ 7,281               |
| 4/1/2024     | 850009189  | E2 NE4 21-3-1   | Dry/Grass            | 76.67    | \$ 283,176   | \$ 3,693               |
| 4/5/2024     | 850009715  | N2 NW4 31-3-1   | Dry                  | 75.36    | \$ 434,454   | \$ 5,765               |
| 4/5/2024     | 850009766  | W2 SE4 30-3-1   | Irr                  | 78.83    | \$ 440,000   | \$ 5,582               |
| 5/13/2024    | 850021081  | NW4 29-2-3  | Irr/Dry/Grass        | 157.44   | \$ 1,371,947 | \$ 8,714               |
| 5/23/2024    | 850001668  | Tract in NW4 23-2-1   | Dry                  | 85.74    | \$ 436,350   | \$ 5,089               |
| 9/3/2024     | 850009723<br>850009731                           | NE4 30-3-1  | Irr                  | 156.93   | \$ 1,341,476 | \$ 8,548               |
| 11/1/2024    | 850009359  | W2 SW4 25-3-1   | Dry                  | 70.43    | \$ 333,512   | \$ 4,735               |
| 12/18/2024   | 850124239<br>850012686                           | W2 NW4, W2 SE4 & SW4 exc tract 31-2-2   | Dry/Grass/Tree       | 278.18   | \$ 1,408,846 | \$ 5,065               |
| 12/27/2024   | 850005892  | NE4 13-2-2  | Dry/Grass/Tree       | 152.21   | \$ 832,356   | \$ 5,468               |
| 1/7/2025     | 850010004  | SE4 35-3-1  | Dry/Grass/CRP        | 156.36   | \$ 1,044,978 | \$ 6,683               |
| 1/31/2025    | 850007720  | N2 SE4 15-2-1   | Dry                  | 76.82    | \$ 394,750   | \$ 5,139               |
| 2/20/2025    | 850028574  | SE4 35-1-4  | Irr/Dry/Grass        | 156.33   | \$ 1,200,000 | \$ 7,676               |
| 3/21/2025    | 850002451  | SW4 24-1-2  | Irr/Dry/Grass        | 154.84   | \$ 1,440,000 | \$ 9,300               |
| 4/7/2025     | 850026687  | N2 SW4 21-1-4   | Irr/Dry              | 78.58    | \$ 840,000   | \$ 10,690              |
| 4/8/2025     | 850122481  | NW4 exc tract 21-1-4  | Irr/Dry              | 147.5    | \$ 1,557,290 | \$ 10,558              |
| 6/11/2025    | 850008948  | NE4 15-3-1  | Irr/Dry              | 156.98   | \$ 1,354,672 | \$ 8,630               |
| 7/14/2025    | 850001617<br>850002397                           | NE4 SE4 & S2 SE4 13-1-1 & NE4 & Lot 2 24-1-1  | Dry/Grass/CRP        | 302.28   | \$ 975,000   | \$ 3,225               |
| 8/1/2025     | 850009057  | NE4 16-3-1  | Dry/Grass            | 154.51   | \$ 1,200,000 | \$ 7,766               |