

SHERIDAN TOWNSHIP LAND SALES FOR 2025

Sale date	Parcel Number	Acreage	Sale Price	Sale Price Per Acre
6/2022	016-018-200-04 & 016-018-200-06	59 ac	\$300,000	\$5,084
6/2021	016-018-200-18	22.79 ac	\$105,000	\$4,607
10/2021	016-033-300-26	25 ac	\$118,000	\$4,720
7/2021	016-017-300-04	36.79 ac	\$200,000	\$5,436
3/2023	016-009-300-07	40 ac	\$195,884	\$4,897
5/2024 OUTLIER)	016-005-100-09	33 ac	\$314,000	\$9,515 (NOT USED
4/2022 OUTLIER)	016-017-200-06	40 ac	\$320,000	\$8,000 (NOT USED

AVERAGE VACANT LAND AG SALES FOR 2025 IS \$4,948 PER ACRE

LAKE SHIVELY VACANT LAND SALES FOR 2025

2/2023	016-032-400-26	.54 ac	\$10,000	\$18,518
3/2022	016-032-400-24	.80 ac	\$38,500	\$48,125
5/2022	016-032-400-20	.79 ac	\$49,000	\$63,165
2/2024	016-032-400-19	.71 ac	\$45,500	\$64,084

AVERAGE VACANT LAKE SHIVELY LAND SALES FOR 2025 IS \$48,473 PER ACRE

RESIDENTIAL VACANT AND COMMERCIAL LAND SALES FOR 2025 LESS THAN 10 ACRES

1/2024	016-027-400-04	9.85 ac	\$75,000	\$7,614
5/2022	016-036-300-06	9.75 ac	\$19,000	\$1,948
10/2023	016-022-400-36	5.38 ac	\$30,000	\$5,576

AVERAGE RESIDENTIAL AND COMMERCIAL VACANT LAND SALES FOR 2025 LESS THAN 10 ACRES IS  
\$5,046 PER ACRE

RESIDENTIAL AND COMMERCIAL VACANT LAND SALES FOR 2025 MORE THAN 10 ACRES

SALE DATE	PARCEL NUMBER	ACREAGE	SALE PRICE	PRICE PER ACRE
5/2023	016-027-200-15	41.67 ac	\$180,000	\$4,319
9/2022	016-024-100-02	80 ac	\$280,000	\$3,500
7/2022	016-027-200-15	41.67 ac	\$160,000	\$3,839
8/2022	016-031-100-15	17.7 ac	\$65,000	\$3,672
11/2022	016-026-300-01 & 016-027-400-13 & 016-027-400-10	97.12 ac	\$375,000	\$3,861
12/2022	016-035-100-05 & 016-035-100-06	76.14 ac	\$235,000	\$3,086

AVERAGE RESIDENTIAL AND COMMERCIAL VACANT LAND SALES FOR 2025 10 ACRES PLUS IS \$3,712 PER ACRE