

**2026 Powell Township  
Residential Land Table**

*\*Below Average Per Acre Rate\**

Under 1 Acre						
Parcel Number	Sale Date	Sales Price	Total Acres	Per Acre	Other Parcels in Sale	
52-09-500-031-01	3/26/2024	\$3,000	0.15	\$20,000	No	
52-09-500-051-00	12/2/2022	\$6,000	0.25	\$24,000	No	
52-09-520-061-00	9/22/2022	\$3,600	0.25	\$14,400	No	
52-11-176-026-00	05/12/22	\$10,000	0.32	\$31,250	No	
52-03-430-027-00	04/25/22	\$13,000	0.63	\$20,635	No	
<b>Totals:</b>		<b>\$35,600</b>	<b>1.6</b>	<b>\$22,250</b>		

**1 to 5 Acres**

Parcel Number	Sale Date	Sales Price	Total Acres	Per Acre	Other Parcels in Sale	
52-11-164-045-00	5/30/2024	\$20,000	2.50	\$8,000	No	
52-11-164-045-00	6/28/2024	\$20,000	2.50	\$8,000	No	
52-11-164-037-00	04/20/22	\$41,000	4.90	\$8,367	No	
<b>Totals:</b>		<b>\$81,000</b>	<b>9.90</b>	<b>\$8,182</b>		

**5.01 to 10 Acres**

Parcel Number	Sale Date	Sales Price	Total Acres	Per Acre	Other Parcels in Sale	
52-07-132-034-30	02/01/22	\$25,500	5.40	\$4,722	No	
52-11-111-002-30	3/28/2024	\$29,900	6	\$4,983	No	
52-11-111-001-10	9/19/2022	\$8,700	6.3	\$1,381	No	
52-11-165-003-00	9/29/2022	\$22,000	6.9	\$3,188	No	
52-11-185-001-40	06/04/22	\$40,000	8.50	\$4,706	No	
52-11-019-011-00	01/23/24	\$40,000	9.00	\$4,444	No	
52-11-124-006-10	07/23/22	\$49,900	10.00	\$4,990	No	
<b>Totals:</b>		<b>\$216,000</b>	<b>52.10</b>	<b>\$4,146</b>		

**10.01 to 20 Acres**

Parcel Number	Sale Date	Sales Price	Total Acres	Per Acre	Other Parcels in Sale	
52-11-172-020-00	11/20/2023	\$47,000	11.5	\$4,087	No	
52-11-174-021-50	11/9/2022	\$22,000	15	\$1,467	No	
52-10-123-037-40	4/28/2022	\$65,000	16.29	\$3,990	No	
<b>Totals:</b>		<b>\$134,000</b>	<b>42.79</b>	<b>\$3,132</b>		

**20.01 to 50 Acres**

Parcel Number	Sale Date	Sales Price	Total Acres	Per Acre	Other Parcels in Sale	
52-07-123-001-00	03/02/23	\$40,000	40.00	\$1,000	No	
52-11-082-005-00	6/23/2022	\$38,000	40	\$950	No	
52-11-082-001-20	09/10/25	\$43,000	40.00	\$1,075	No	
52-07-103-005-00	8/22/2023	\$45,000	40	\$1,125	No	
52-07-228-009-00	8/4/2023	\$54,000	40.00	\$1,350	No	
<b>Totals:</b>		<b>220,000</b>	<b>200.00</b>	<b>\$1,100</b>	No	

**50.01 to 80 Acres**

52-11-269-002-00	10/20/22	\$69,000	80.00	\$863	269-002-10	
52-08-228-001-00	6/21/2023	\$80,000	80	\$1,000	No	
52-09-427-001-10	6/8/2022	\$105,000	80.00	\$1,313	No	
52-11-279-001-00	5/31/2022	\$89,250	80.00	\$1,116	No	
52-11-420-002-00	9/20/2023	\$90,000	80.00	\$1,125	No	
52-07-304-005-00	4/27/2022	\$84,000	80.00	\$1,050	No	
<b>Totals:</b>		<b>\$517,250</b>	<b>480.00</b>	<b>\$1,078</b>		

**100 Acres & Over**

52-09-427-001-10	6/8/2022	105,000	120.00	\$875	426-001-30	
52-01-228-010-00	6/8/2022	\$160,000	160	\$1,000	No	
52-11-365-001-00	07/22/22	\$180,000	160.00	\$1,125	No	
52-07-315-004-00	10/09/23	\$253,200	240.00	\$1,055	No	
52-11-275-001-00	11/16/2023	\$345,000	320	\$1,078	No	
<b>Totals:</b>		<b>\$1,043,200</b>	<b>1000.00</b>	<b>\$1,043</b>		

Acres	2026	*Applied for 2026*
	Ave Sale \$	\$/Acre
1	22,250	22,250
1.5	22,500	15,000
2	23,000	11,500
2.5	23,750	9,500
3	25,500	8,500
4	28,000	7,000
5	31,250	6,250
7	33,250	4,750
10	35,000	3,500
15	37,500	2,500
20	38,000	1,900
25	40,000	1,600
30	40,500	1,350
40	44,000	1,100
50	54,000	1,080
100	104,000	1,040