

2026 Powell Township Residential Land Table

Under 1 Acre	Parcel Number	Sale Date	Sales Price	Total Acres	Per Acre	Other Parcels in Sale
Prime Per Acre Rate	52-11-111-011-00	08/14/25	\$28,400	0.85	\$33,412	No
	52-11-171-022-00	2/11/2022	\$45,000	0.99	\$45,455	No
	Totals:		\$73,400	1.84	\$39,891	

1 to 5 Acres

Parcel Number	Sale Date	Sales Price	Total Acres	Per Acre	Other Parcels in Sale
52-07-108-006-10	12/27/22	\$24,000	1.60	\$15,000	No
52-11-171-042-12	01/10/25	\$55,000	2.54	\$21,654	No
52-11-070-004-00	8/29/2024	\$115,000	5	\$23,000	No
	Totals:	\$194,000	9.14	\$21,225	

5.01 to 10 Acres

Parcel Number	Sale Date	Sales Price	Total Acres	Per Acre	Other Parcels in Sale
52-11-540-003-00	1/5/2024	\$70,000	5.11	\$13,699	No
52-11-019-003-00	02/11/25	\$48,000	6.30	\$7,619	No
52-11-018-018-00	09/12/25	\$110,000	6.90	\$15,942	52-11-018-019-00
52-11-018-004-10	6/30/2023	\$45,000	7	\$6,429	No
52-11-070-002-20	11/13/24	\$181,000	9.66	\$18,737	No
	Totals:	\$454,000	34.97	\$12,983	

10.01 to 20 Acres

Parcel Number	Sale Date	Sales Price	Total Acres	Per Acre	Other Parcels in Sale
52-11-136-004-10	12/10/2024	\$82,000	10.16	\$8,071	No
52-11-177-005-10	12/12/25	\$90,000	20.00	\$4,500	No
	Totals:	\$172,000	30.16	\$5,703	

20.01 to 49.99 Acres

Parcel Number	Sale Date	Sales Price	Total Acres	Per Acre	Other Parcels in Sale
52-11-136-005-40	7/10/2024	\$100,000	21.65	\$4,619	No
52-11-177-001-00	7/31/2024	\$100,000	23.98	\$4,170	No
52-11-081-007-20	8/29/2022	\$79,900	30	\$2,663	No
52-11-178-004-30	10/02/25	\$165,000	33.00	\$5,000	No
52-11-177-009-00	05/11/22	\$152,000	40	\$3,800	No
52-14-109-001-95	07/11/22	\$121,000	40	\$3,025	No
	Totals:	\$717,900	188.63	\$3,806	

50.01 to 99.99 Acres

Parcel Number	Sale Date	Sales Price	Total Acres	Per Acre	Other Parcels in Sale
52-07-005-013-00	11/14/2023	\$120,000	56.24	\$2,134	005-016-00 & 008-001-40
52-11-030-001-60	01/11/23	\$162,000	76.00	\$2,132	No
52-11-416-001-00	11/8/2022	\$400,000	79.46	\$5,034	No
52-09-307-004-00	07/19/22	\$350,000	88.00	\$3,977	
	Totals:	\$1,032,000	299.70	\$3,443	

100 Acres & Over

Parcel Number	Sale Date	Sales Price	Total Acres	Per Acre	Other Parcels in Sale
52-09-436-002-00	03/26/22	\$2,225,000	461.44	\$4,822	031-001-70, 436-002-00, 436-003-00, 436-005-00
52-08-009-003-00	07/15/22	\$977,785	479.29	\$2,040	No
52-11-184-003-00	04/29/24	\$245,000	160.00	\$1,531	No
52-08-220-001-10	1/26/2024	\$215,000	160	\$1,344	No
52-11-258-001-20	08/21/25	\$7,875,000	2,418.09	\$3,257	includes many parcels
	Totals:	\$11,537,785	3678.82	\$3,136	

Acres	2026	*Applied for 2026*
	Ave Sale \$	\$/Acre
1	39,900	39,900
1.5	49,500	33,000
2	55,000	27,500
2.5	60,000	24,000
3	63,000	21,000
4	68,000	17,000
5	72,500	14,500
7	77,000	11,000
10	85,000	8,500
15	90,000	6,000
20	105,000	5,250
25	118,750	4,750
30	135,000	4,500
40	150,000	3,750
50	162,500	3,250
100	310,000	3,100