

Highland Acres Value Summary

	Acreage	\$ Value per Acre	Total Value
Unlimited Ag - 194 Acres			
>Acreage under 10% Slope	36.8	\$37,500	\$1,380,000
>Acreage over 10% Slope	141.7	\$4,000	\$566,800
			\$0
Limited Ag - 340 Acres Total			\$0
>Acreage under 25% Slope	146	\$8,000	\$1,168,000
>Acreage over 25% Slope	194	\$4,000	\$776,000
			\$0
River & Woodlands Acreage	626	\$4,000	\$2,504,000
Acreage Value Total	1,144.5		\$6,394,800.00

Additional Value Consideration			
Building Envelope			\$1,000,000.00
Septic Systems (2)			\$100,000.00
Wells (2)			\$100,000.00
Utilities & Access Road			\$500,000.00
Pond			\$500,000.00
Additional Values Total			\$2,200,000.00

TOTAL PROPERTY VALUE	\$8,594,800.00
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