



Phelps County 69

2010 Analysis of Agricultural Land

Ratio Study

Final Statistics

Preliminary Statistics

County # sales	33	Median	71%	AAD	9.40%
		Mean	69%	COD	13.18%
		W. Mean	72%	PRD	96.37%

Median	65%	AAD	8.87%
Mean	65%	COD	13.55%
W. Mean	67%	PRD	95.67%

Market Area 1 # sales	30	Median	71%	AAD	9.94%
		Mean	69%	COD	13.93%
		W. Mean	69%	PRD	100.62%

Median	66%	AAD	9.31%
Mean	65%	COD	14.21%
W. Mean	64%	PRD	100.39%

Market Area 2 # sales	3	Median	71%	AAD	3.90%
		Mean	70%	COD	5.48%
		W. Mean	70%	PRD	100.73%

Median	61%	AAD	4.42%
Mean	64%	COD	7.26%
W. Mean	61%	PRD	105.01%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	17	71.30%	2	70.43%	2	69.98%
Mkt Area 1	17	71.30%	2	70.43%	0	N/A
Mkt Area 2	0	N/A	0	N/A	2	69.98%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	26	71.37%	2	70.43%	2	69.98%
Mkt Area 1	26	71.37%	2	70.43%	0	N/A
Mkt Area 2	0	N/A	0	N/A	2	69.98%

