



Nemaha County 64

2010 Analysis of Agricultural Land

What if: Market Area 1: +5.88%

BASE STAT Ratio Study

Final Statistics

County # sales	74	Median	73%	AAD	15.43%
		Mean	77%	COD	21.27%
		W. Mean	72%	PRD	106.67%

Market Area 1 # sales	17	Median	72%	AAD	16.95%
		Mean	75%	COD	23.49%
		W. Mean	70%	PRD	106.67%

Market Area 3 # sales	57	Median	73%	AAD	14.98%
		Mean	78%	COD	20.63%
		W. Mean	73%	PRD	106.45%

Preliminary Statistics

County # sales	74	Median	62%	AAD	16.19%
		Mean	63%	COD	25.93%
		W. Mean	58%	PRD	108.00%

Market Area 1 # sales	17	Median	52%	AAD	15.81%
		Mean	52%	COD	30.39%
		W. Mean	47%	PRD	109.95%

Market Area 3 # sales	57	Median	65%	AAD	16.30%
		Mean	66%	COD	25.20%
		W. Mean	63%	PRD	106.20%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	0	N/A	19	75.07%	6	69.04%
Mkt Area 1	0	N/A	4	58.96%	4	59.32%
Mkt Area 2	0	N/A	0	N/A	0	N/A
Mkt Area 3	0	N/A	15	78.37%	2	71.43%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	0	N/A	46	73.97%	9	63.32%
Mkt Area 1	0	N/A	7	72.15%	5	63.32%
Mkt Area 2	0	N/A	0	N/A	0	N/A
Mkt Area 3	0	N/A	39	74.24%	4	64.16%