



Box Butte County 7

2010 Analysis of Agricultural Land

What-if: Market Area 3: -6.43%

BASE STAT Ratio Study

		Final Statistics				Preliminary Statistics			
County		Median	70%	AAD	19.39%	Median	66%	AAD	19.81%
# sales	44	Mean	72%	COD	27.77%	Mean	68%	COD	29.95%
		W. Mean	56%	PRD	130.26%	W. Mean	48%	PRD	143.13%
Market Area 1		Median	69%	AAD	14.02%	Median	49%	AAD	11.27%
# sales	9	Mean	65%	COD	20.32%	Mean	53%	COD	23.20%
		W. Mean	50%	PRD	128.62%	W. Mean	41%	PRD	129.40%
Market Area 2		Median	71%	AAD	20.00%	Median	52%	AAD	19.27%
# sales	23	Mean	71%	COD	28.37%	Mean	61%	COD	37.15%
		W. Mean	66%	PRD	106.36%	W. Mean	57%	PRD	107.72%
Market Area 3		Median	72%	AAD	22.25%	Median	86%	AAD	27.24%
# sales	12	Mean	81%	COD	30.91%	Mean	93%	COD	31.70%
		W. Mean	74%	PRD	109.70%	W. Mean	84%	PRD	111.01%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	2	52.25%	9	75.05%	7	79.04%
Mkt Area 1	0	N/A	0	N/A	3	81.82%
Mkt Area 2	2	52.25%	4	77.56%	3	79.04%
Mkt Area 3	0	N/A	5	68.90%	1	55.48%
80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	11	69.15%	11	71.74%	7	79.04%
Mkt Area 1	4	58.87%	0	N/A	3	81.82%
Mkt Area 2	6	69.82%	5	75.05%	3	79.04%
Mkt Area 3	1	75.10%	6	68.36%	1	55.48%