

## Dixon and surrounding County 2011 Abstract Average Acre Value

**Reflecting +7% Adj to MA1; +15% Adj to MA 2**

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	AVG IRR
26.10 Dixon	1	2,916	2,777	2,659	2,531	2,440	2,274	2,022	1,643	2,541
26.20 Dixon	2	2,703	2,645	2,358	2,185	2,070	1,840	1,610	1,495	2,177
14.10 Cedar	1	3,040	3,039	2,999	2,994	2,644	2,625	2,300	2,300	2,690
14.20 Cedar	2	3,449	3,449	3,325	3,325	3,268	3,264	2,650	2,650	3,135
90.10 Wayne	10	3,500	3,500	3,470	3,470	2,650	2,120	2,015	1,900	2,776
87.10 Thurston	1	2,700	2,600	2,400	2,350	2,300	2,300	2,100	1,900	2,489
22.20 Dakota	2	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	AVG DRY
Dixon	1	2,921	2,878	2,472	2,461	2,461	2,183	1,969	1,605	2,406
Dixon	2	2,340	2,283	2,013	1,955	1,679	1,679	1,576	1,495	1,809
Cedar	1	2,199	2,199	2,175	2,171	2,133	2,121	1,624	1,625	1,965
Cedar	2	3,049	3,049	2,950	2,950	2,868	2,866	2,250	2,250	2,764
Wayne	10	3,125	2,970	2,755	2,540	2,320	2,105	1,885	1,670	2,449
Thurston	1	2,600	2,500	2,275	2,290	2,250	2,210	2,000	1,735	2,269
Dakota	2	2,500	2,474	2,450	2,425	2,400	2,250	2,149	2,098	2,259

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	AVG GRASS
Dixon	1	1,442	1,391	1,177	1,070	963	856	749	642	1,034
Dixon	2	1,341	1,399	1,270	1,294	1,132	1,045	863	718	943
Cedar	1	982	1,106	915	1,021	899	945	814	696	827
Cedar	2	1,026	1,144	1,023	1,050	930	939	846	845	956
Wayne	10	1,848	1,835	1,612	1,532	1,579	1,344	1,225	955	1,528
Thurston	1	622	608	567	572	494	491	483	445	540
Dakota	2	1,107	1,289	1,121	1,409	1,226	1,274	1,050	716	958

1.07

1.15

2,725