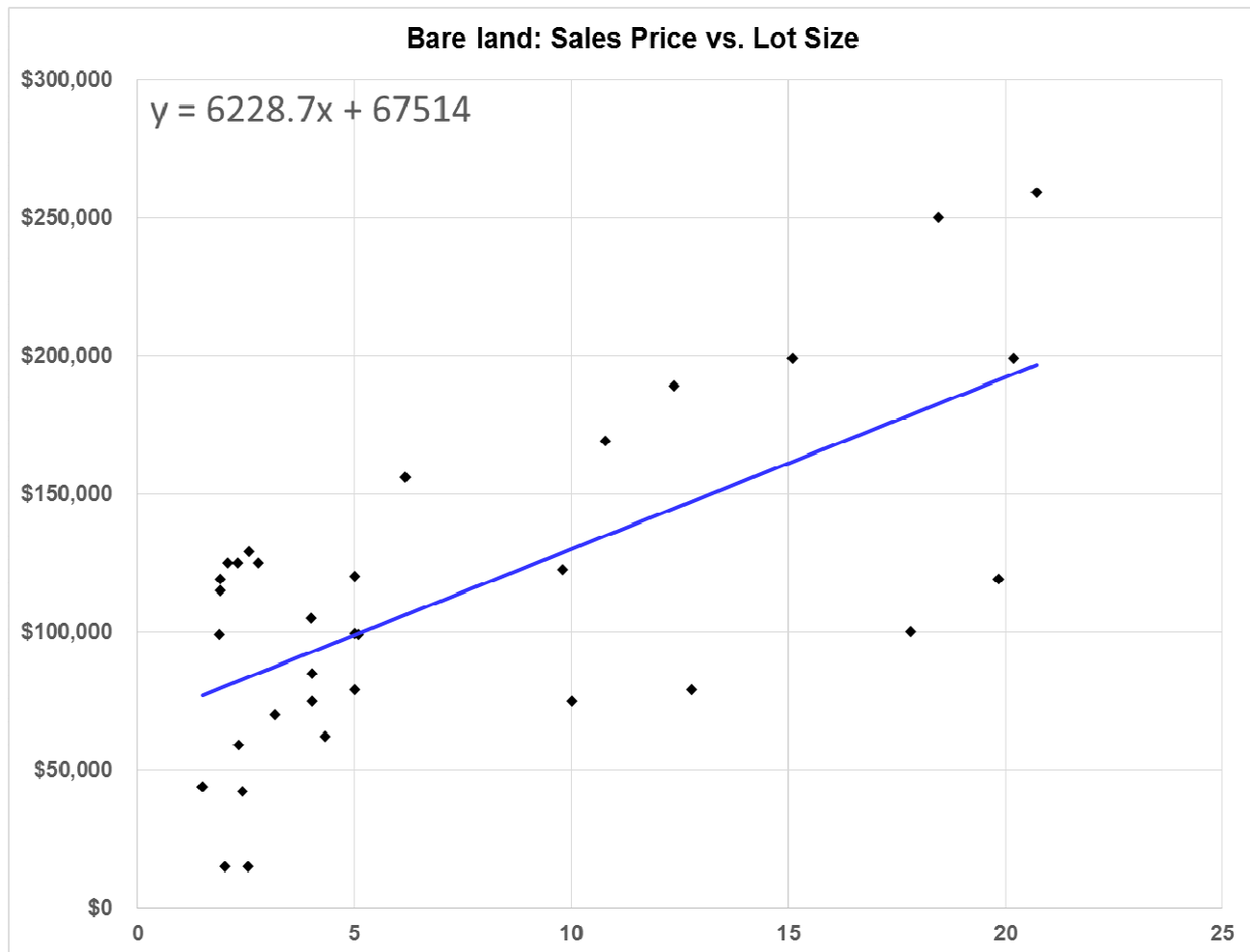


## The Price of Bare Land in the Grass Valley Area



This is a graph of residential and agricultural bare land sales in the past year in the Grass Valley area. This data is placed in the graph above with number of acres along the bottom and sales price along the left side. The Excel program draws a linear trend line and provides the formula above. That formula means that the base price for land in this area is \$67,514, plus \$6,229 per acre of land. This is more accurate than a simple price per acre on the one hand, or on the other hand a single price for each lot, regardless of size. This spreadsheet, with instructions, can be found on my website. You can put in your own data. This graph does not account for slope, views, wells, septic, or outbuildings. 06/10/2015.



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