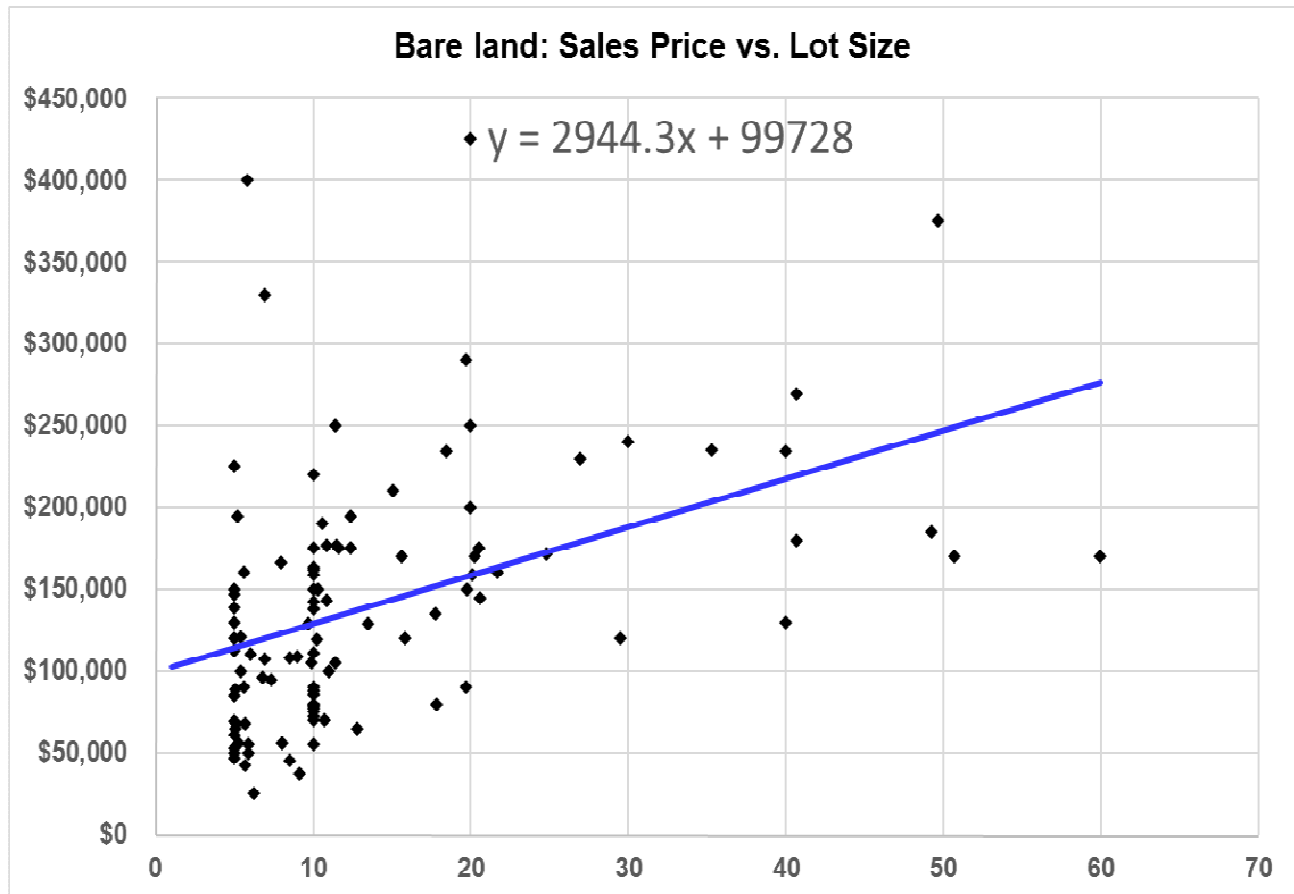


## Land Sales in Nevada County



This is a graph of residential and agricultural bare land sales in the past year through most of Nevada County, not counting land east and north of Emigrant Gap. The data is placed in the graph above with number of acres along the bottom and sales price along the left side. This graph does not account for slope, views, wells, septics, or outbuildings, it mixes all sold properties between 5 and 60 acres. But if data is selected along certain parameters, then those features can be examined more closely.

The Excel program draws a linear trend line and provides the formula above. That formula at the top means that the base price for land in this area is \$99,728, plus \$2,944 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.

Using these numbers, an average 5-acre parcel sold for \$114,000, 10 acres sold for \$129,000, 20 acres sold for \$159,000 and 40 acres sold for \$218,000. 02/17/2016



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