

Recent sales of property on CR 2112 nearby the 5.11 acre horse property:

- 1) Cabin (1050 sf) on 1.87 acres with all utilities sold in June 2019.
- 2) Metal building (1200 sf) on 5.0 acres with electric and water well sold in January 2019.

Based on recent comparable sales data, the 5.11 acres might be valued as follows:

5.1 acres land at \$20,000/acre or \$100,000

2400 sf house at \$70/sf or \$168,000

240 sf garage \$7,500

4100 sf barn at \$10/sf or \$41,000

corrals \$5,000

water well \$10,000

Estimated value of the 5.11 acres based on certain comparable sales may be \$331,500.

Real estate market conditions often change with prices rising and falling. Approximate or estimated values as of 6-10-19 are not a substitute for due diligence and a qualified appraisers opinion of value.

See [Contacts](#) for further information on these and other comparable sales in the area.