

Land Consisting Of A Quarter Section Is Sold For \$1,850 Per Acre. The Total Sale Price Is A. \$296,000.

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Understanding land transactions involves various factors such as acreage, price per acre, total sale price, and the broader implications for buyers and sellers. In this article, we will delve into the specifics of a land sale involving a quarter section of land sold at \$1,850 per acre, totaling \$296,000. Whether you're a prospective buyer, seller, or real estate enthusiast, this comprehensive guide will help you grasp the key concepts, calculations, and significance behind this land sale.

What Is a Quarter Section of Land?

Definition of a Quarter Section

A quarter section of land refers to one-fourth of a standard land survey unit used predominantly in the United States and Canada. In the Public Land Survey System (PLSS), land is divided into townships and sections:

- One township covers 36 square miles.
- Each township is divided into 36 sections.
- Each section is typically 1 square mile, which equals 640 acres.
- A quarter section, therefore, comprises 160 acres.

Key Point:

A quarter section is usually 160 acres of land, making it a significant parcel for agricultural, residential, or developmental purposes.

Historical and Practical Significance

Historically, land parcels like quarter sections were used in land grants, settlement, and farming. Today, they remain essential units for land transactions, ownership records, and land management.

Breaking Down the Sale Details

Price Per Acre

- The land was sold for \$1,850 per acre.
- This price reflects the valuation of the land based on market conditions, location, and land quality.

Total Sale Price

- The total sale price is \$296,000.
- This figure is derived from multiplying the price per acre by the total number of acres.

Calculating the Total Acreage

To verify the total acreage based on the provided sale price:

$$\text{Total Acres} = \frac{\text{Total Sale Price}}{\text{Price Per Acre}}$$

$$\text{Total Acres} = \frac{296,000}{1,850} \approx 160 \text{ acres}$$

Conclusion:

The land parcel in question is approximately 160 acres, aligning with the size of a quarter section.

Understanding Land Pricing and Market Value

Factors Influencing Land Price Per Acre

Several elements impact the valuation of land, including:

- Location and proximity to urban centers
- Land quality and fertility
- Access to water and utilities
- Zoning regulations and land use restrictions
- Market demand and economic conditions
- Historical land appreciation trends

Why \$1,850 Per Acre? Analyzing Market Context

The price of \$1,850 per acre suggests a moderate valuation, possibly indicative of rural farmland or land with development potential. In some regions, land prices can range from a few hundred dollars to tens of thousands per acre, depending on desirability.

Implications of the Sale Price for Buyers and Sellers

For Buyers

- Investment Opportunity: Purchasing land at this price can be advantageous if the area is expected to develop or appreciate.
- Agricultural Use: The size and price make it suitable for farming or ranching.
- Development Potential: Depending on zoning, the land could be used for residential or commercial projects.

For Sellers

- Profit Realization: Selling at \$1,850 per acre yields significant returns, especially if the land was acquired at a lower cost.
- Market Timing: Understanding current market trends can influence timing for optimal sales.

Financial Considerations

- Buyers should consider additional costs such as closing fees, taxes, and potential development expenses.
- Sellers need to account for capital gains taxes and other transaction costs.

Calculations and Examples

Example 1: Calculating Cost for Different Acreages

Suppose a buyer is interested in purchasing 100 acres at the same price per acre:

$$\text{Total Cost} = 100 \times 1,850 = \$185,000$$

Similarly, for 200 acres:

$$200 \times 1,850 = \$370,000$$

Example 2: Price Adjustment Scenarios

If market conditions cause the price per acre to increase by 10%, new price:

$$\begin{aligned} & \backslash \\ & \$1,850 \times 1.10 = \$2,035 \\ & \backslash \end{aligned}$$

Total cost for 160 acres:

$$\begin{aligned} & \backslash \\ & 160 \times 2,035 = \$325,600 \\ & \backslash \end{aligned}$$

This illustrates how market fluctuations can significantly impact land purchase costs.

Legal and Administrative Aspects of Land Transactions

Title and Ownership Verification

- Ensuring clear title is crucial to avoid future disputes.
- Title searches and title insurance are recommended.

Deed and Transfer Process

- The transfer involves signing a deed, which is then recorded with the appropriate government office.
- Transfer taxes and recording fees may apply.

Zoning and Land Use Regulations

- Buyers should verify zoning laws to ensure the land's intended use is permissible.
- Easements, rights of way, and environmental restrictions should be considered.

Conclusion: The Significance of the Land Sale

This land transaction exemplifies a typical quarter-section sale, offering valuable insights into land valuation, market conditions, and the practical aspects of land buying and selling. With a price of \$1,850 per acre and a total sale price of \$296,000, the transaction underscores the importance of understanding land measurements, market dynamics, and legal procedures. Whether viewed as an investment, a farming venture, or potential development site, the land's valuation provides a

foundation for informed decision-making.

Future buyers and sellers should conduct thorough due diligence, consider market trends, and consult real estate professionals to ensure successful transactions. As land remains a finite resource with enduring value, understanding these fundamental concepts is essential for making sound real estate decisions.

Keywords: land sale, quarter section land, land price per acre, land valuation, real estate transaction, land investment, agricultural land, land market trends, land purchase, property valuation

Frequently Asked Questions

How was the total sale price of \$296,000 determined for the land?

The total sale price was calculated by multiplying the price per acre (\$1,850) by the total number of acres (160 acres), resulting in \$296,000.

How many acres are in a quarter section of land?

A quarter section typically contains 160 acres, which is one-fourth of a standard section of 640 acres.

What is the significance of the price per acre in real estate transactions?

The price per acre provides a standardized way to compare land values and helps buyers and sellers assess the land's worth based on its size.

Is \$1,850 per acre considered a high or low price for land in this context?

Whether it's high or low depends on the location and market conditions; however, in many areas, \$1,850 per acre can be considered moderate or competitive for rural land.

What factors might influence the sale price of a quarter section of land?

Factors include location, land quality, accessibility, zoning, potential uses, and current market demand.

Can the total sale price be verified by multiplying the price

per acre by the acreage?

Yes, multiplying \$1,850 by 160 acres confirms the total sale price of \$296,000.

What is a quarter section in land terms, and how is it used in real estate?

A quarter section is a tract of land measuring 160 acres, often used in agricultural and rural land transactions, especially in the United States and Canada.

How does the sale price of this land compare to current market trends?

The comparison depends on regional market trends; in some areas, \$1,850 per acre aligns with current prices, while in others it may be above or below market values.

What are potential uses for a quarter section of land sold at this price?

Potential uses include farming, ranching, residential development, recreational activities, or conservation efforts, depending on zoning and land features.

How can buyers ensure they are paying a fair price for land like this?

Buyers should conduct market research, compare similar land sales, consider appraisals, and consult real estate professionals to ensure fair pricing.

Additional Resources

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When evaluating a land purchase such as this quarter section sold at \$1,850 per acre for a total of \$296,000, it's essential to consider various factors—ranging from the valuation basis to potential uses, location, and market implications. This article offers a comprehensive analysis of this specific transaction, examining its significance within the broader context of land investment, agricultural potential, and land management.

Understanding the Transaction

What Is a Quarter Section?

A quarter section of land, typically used in the context of the United States Public Land Survey System (PLSS), refers to a parcel of land that measures approximately 160 acres (1/4 of a 640-acre section).

These parcels are often sought after for farming, development, or investment purposes due to their manageable size and historical significance.

In this particular case, the land sold is a quarter section, valued at \$1,850 per acre, culminating in a total sale price of \$296,000. The sale price aligns with the per-acre valuation, confirming that the land encompasses approximately 160 acres (since $160 \text{ acres} \times \$1,850 = \$296,000$).

Market Context and Valuation

Per Acre Pricing Analysis

The price of \$1,850 per acre is a critical figure in understanding the land's market value. To contextualize, land prices can vary widely based on location, quality, accessibility, and market conditions. For agricultural land, prices in some regions can be as low as \$1,000 per acre or less, while in more desirable areas or those with development potential, prices can exceed \$10,000 per acre.

In this case, \$1,850 per acre suggests a moderate valuation—potentially indicative of rural farmland with some development prospects or land suitable for agriculture with good fertility and access. It's important to compare this figure to recent sales in the region to assess whether it reflects a fair market value or an over/undervaluation.

Total Sale Price Significance

The total sale price of \$296,000 positions this property within a mid-range price point for rural land. Buyers interested in agricultural pursuits, land investment, or future development will find this figure compelling when considering budget and potential returns.

Features and Characteristics of the Land

Physical Features

While specific physical attributes are not detailed in the initial data, typical considerations include:

- Topography: Flat or gently rolling terrain is ideal for farming or construction, while hilly or uneven land may require additional development.
- Soil Quality: Fertile soil enhances agricultural productivity and can influence land value.
- Water Access: Availability of water sources, such as wells, streams, or irrigation rights, significantly impacts land usability.
- Vegetation & Ecosystem: Native vegetation or existing crop cover can affect land management strategies.

Location and Accessibility

The value of land is heavily influenced by its proximity to markets, transportation infrastructure, urban centers, and amenities. A quarter section located near highways, towns, or rail lines will generally command higher prices and offer more development opportunities. Conversely, remote parcels, while potentially cheaper, may pose access challenges and limit immediate utility.

Potential Uses of the Land

Agricultural Use

Given the size and typical characteristics of a quarter section, farming is a common use. The land could serve for:

- Crop cultivation (corn, wheat, soy, etc.)
- Livestock grazing
- Specialty farming (orchards, vineyards)

Pros:

- Established agricultural practices
- Potential for income generation through crop or livestock sales
- Access to existing infrastructure (fencing, irrigation)

Cons:

- Market fluctuations affecting crop prices
- Maintenance costs and land management responsibilities

Development Potential

Depending on zoning laws and regional planning, the land might be suitable for residential or commercial development. This could include:

- Subdivision into smaller parcels for housing
- Commercial projects like storage units or small industrial facilities
- Renewable energy projects (solar or wind farms)

Pros:

- Higher profitability potential than agricultural use
- Long-term appreciation if development proceeds

Cons:

- Zoning restrictions and permitting hurdles
- Significant upfront investments in infrastructure
- Longer time horizons for return on investment

Financial and Investment Considerations

Cost-Benefit Analysis

Investors should weigh the purchase price against potential income streams or appreciation. The per-acre cost of \$1,850 is reasonable for rural land, but the ultimate profitability depends on:

- Land productivity
- Market demand
- Future development prospects
- Holding costs (taxes, maintenance)

Market Trends and Future Outlook

Analyzing regional land market trends is vital. If land prices in the area are trending upward due to urban expansion or infrastructural improvements, this could be a good investment. Conversely, if the region faces economic or environmental challenges, the land's value may stagnate or decline.

Pros and Cons Summary

Pros:

- Moderate purchase price per acre, appealing for investors and farmers alike
- Flexibility in land use (agriculture, development, recreation)
- Potential for appreciation with regional growth or infrastructure development
- Manageable size for various types of owners or investors

Cons:

- Possible limitations due to zoning or land quality
- Market fluctuations impacting land value and income potential
- Costs associated with land improvement or development
- Rural location risks, such as limited services or infrastructure

Conclusion

The sale of this quarter section at \$1,850 per acre for a total of \$296,000 offers a compelling case study for prospective land buyers or investors. Its valuation appears reasonable within the spectrum of rural land prices, yet careful due diligence is necessary to uncover specific attributes—such as soil fertility, water rights, zoning restrictions, and accessibility—that influence its ultimate utility and profitability.

For farmers, this land might provide a stable base for crop production or grazing. For developers, it could represent an opportunity for future subdivision or commercial use, contingent on regional planning approvals. Investors should also consider long-term trends, infrastructure developments, and regional demand to gauge the land's appreciation potential.

Overall, this transaction exemplifies a balanced investment in rural land—offering manageable size, fair valuation, and versatility—making it an intriguing option for multiple types of landholders. As always, thorough due diligence, expert consultation, and a clear understanding of regional market dynamics are essential to maximize the benefits of such a purchase.

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