

**2026 Agricultural Land Study**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
011-015-009-00	91 N DORAN RD	03/25/24	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$91,449	10.04	10.04	\$9,108
004-016-015-03	JEFFERSON	06/24/24	\$63,000	WD	03-ARM'S LENGTH	\$63,000	\$63,000	10.09	10.09	\$6,244
005-126-005-20	GOSLINE V/L	03/28/25	\$78,000	WD	03-ARM'S LENGTH	\$78,000	\$78,000	10.77	10.77	\$7,242
011-016-041-00	IMLAY CITY RD V/L	08/15/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$50,000	11.90	11.90	\$4,202
011-031-001-02	<b>BLACKS CORNERS</b>	<b>01/21/25</b>	<b>\$185,000</b>	<b>MLC</b>	<b>03-ARM'S LENGTH</b>	<b>\$185,000</b>	<b>\$185,000</b>	<b>16.00</b>	<b>16.00</b>	<b>\$11,563</b>
011-015-012-08	RULE RD	02/12/25	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$190,000	20.95	20.95	\$9,067
011-004-001-01	7290 BOWERS V/L	01/14/25	\$135,000	WD	03-ARM'S LENGTH	\$135,000	\$135,000	24.87	24.87	\$5,429
004-029-010-01	LAW	02/09/24	\$195,000	MLC	03-ARM'S LENGTH	\$195,000	\$195,000	32.50	32.50	\$6,000
005-125-005-00	GOSLINE V/L	08/26/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$285,000	33.00	33.00	\$8,636
016-005-002-00	NORTH BRANCH RI	03/29/24	\$365,000	WD	03-ARM'S LENGTH	\$365,000	\$294,900	40.00	40.00	\$7,373
011-014-006-00	160 DORROW	11/17/23	\$530,000	WD	03-ARM'S LENGTH	\$530,000	\$150,700	41.28	41.28	\$3,651
005-033-003-00	VAN DYKE V/L	03/12/25	\$359,000	WD	03-ARM'S LENGTH	\$359,000	\$359,000	45.00	45.00	\$7,978
009-025-012-00	NORMAN RD	02/26/25	\$375,000	WD	03-ARM'S LENGTH	\$375,000	\$375,000	67.71	67.71	\$5,538
005-002-005-00	GOSLINE V/L	09/12/24	\$546,000	MLC	03-ARM'S LENGTH	\$546,000	\$546,000	78.00	78.00	\$7,000
011-027-025-00	BRISTOL RD V/L	07/25/23	\$575,000	WD	19-MULTI PARCEL ARM	\$575,000	\$575,000	78.18	78.18	\$7,355
005-015-006-00	CHURCHILL ROAD	07/12/23	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$540,284	80.00	80.00	\$6,754
011-028-024-00	2300 BOWMAN RD	03/01/24	\$1,000,000	WD	03-ARM'S LENGTH	\$1,000,000	\$929,855	127.00	127.00	\$7,322
<b>Totals:</b>			<b>\$3,925,000</b>			<b>\$3,925,000</b>	<b>\$5,043,188</b>	<b>727.29</b>	<b>520.54</b>	
									<b>Average</b>	
									<b>per Net Acre=</b>	<b>6,934</b>

The 2-year Sale Study: 04/01/2023 - 03/31/2025.

Data from similar Townships implemented to gather more data for study.

Adjustment is \$6,000/acre until 100 + acres then \$5,700.

Outlier in red.

Base Rates for 2026:

10 acres: \$60,000      30 acres:\$180,000

15 acres: \$90,000      40 acres:\$240,000

20 acres: \$120,000    50 acres:\$300,000

25 acres: \$150,000    100 acres:\$570,000