

2026 Residential Acreage Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Net Acres	Total Acres	Dollars/Acre
011-007-005-00	BLACKS CORNERS	10/11/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	\$15,000	0.76	0.76	\$19,737
011-031-016-15	BAILEY PARK DR	09/18/23	\$100,000	WD	19-MULTI PARCEL ARM	\$33,000	\$33,000	1.95	1.69	\$16,923
011-031-016-20	BAILEY PARK DR	09/18/23	\$100,000	WD	19-MULTI PARCEL ARM	\$33,000	\$33,000	1.95	2.05	\$16,923
011-031-016-25	BAILEY PARK DR	09/18/23	\$100,000	WD	19-MULTI PARCEL ARM	\$34,000	\$34,000	1.95	2.13	\$17,436
011-022-004-15	MCLEAN DR V/L	11/21/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$20,000	2.00	2.00	\$10,000
011-010-010-40	COUNTRY PRIDE LANE/V/L	08/21/23	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$27,000	2.01	2.01	\$13,433
011-022-004-75	MCLEAN DR V/L	11/21/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	\$20,000	2.07	2.07	\$9,662
011-006-013-90	BOWERS V/L	02/01/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$45,000	2.16	2.16	\$20,833
011-005-001-60	960 N VAN DYKE RD V/L	11/07/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$40,000	3.01	3.01	\$13,289
011-008-052-11	6688 CARLTON DR V/L	04/28/23	\$32,500	WD	03-ARM'S LENGTH	\$32,500	\$32,500	3.59	3.59	\$9,058
011-034-003-40	2647 COUNTRY KATE LANE	10/17/24	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$40,000	3.78	3.78	\$10,582
009-035-007-20	BROWN CITY RD	05/03/24	\$44,500	WD	03-ARM'S LENGTH	\$44,500	\$44,500	5.00	5.00	\$8,900
004-003-005-15	CLIFFORD	11/07/24	\$49,500	WD	03-ARM'S LENGTH	\$49,500	\$49,500	5.00	5.00	\$9,900
011-022-013-00	NEWARK RD V/L	10/30/23	\$65,000	WD	03-ARM'S LENGTH	\$65,000	\$65,000	5.33	5.33	\$12,195
011-018-022-50	6120 SUNNY'S WAY V/L	12/18/23	\$32,000	WD	03-ARM'S LENGTH	\$32,000	\$32,000	6.24	6.24	\$5,128
009-032-035-00	BOWERS RD	11/05/24	\$120,000	WD	32-SPLIT VACANT	\$120,000	\$120,000	9.70	9.70	\$12,371
011-031-019-00	S SUMMERS RD	12/18/23	\$59,000	WD	03-ARM'S LENGTH	\$59,000	\$59,000	10.00	10.00	\$5,900
011-006-006-00	S BLACKS CORNERS	08/29/23	\$70,000	WD	03-ARM'S LENGTH	\$70,000	\$70,000	10.06	10.06	\$6,958
011-021-021-00	REEK V/L	12/05/23	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$18,000	10.11	10.11	\$1,780
011-021-022-00	REEK V/L	10/31/23	\$18,000	WD	03-ARM'S LENGTH	\$18,000	\$18,000	10.12	10.12	\$1,779
009-016-013-10	N VAN DYKE RD	03/12/24	\$117,000	WD	19-MULTI PARCEL ARM	\$117,000	\$117,000	10.12	10.12	\$11,561
011-031-002-00	2784 S BLACKS CORNERS	12/05/24	\$528,000	WD	03-ARM'S LENGTH	\$528,000	\$115,800	10.22	10.22	\$11,318
009-032-034-50	WAGNER RD	01/05/24	\$100,000	WD	03-ARM'S LENGTH	\$100,000	\$100,000	11.25	11.25	\$8,889
011-024-001-30	4247 CADE RD	07/17/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	\$95,000	11.28	11.28	\$8,422
011-007-022-80	6154 LANAKE LANE	09/14/23	\$650,000	WD	03-ARM'S LENGTH	\$650,000	\$77,000	12.31	12.31	\$6,255
011-035-015-50	WINDMILL LANE	10/21/24	\$66,000	LC	03-ARM'S LENGTH	\$66,000	\$66,000	12.62	12.62	\$5,230
011-026-009-30	2131 BRISTOL RD	06/18/24	\$380,000	WD	03-ARM'S LENGTH	\$380,000	\$164,600	17.97	17.97	\$9,168
011-010-015-00	DORAN RD V/L	05/29/24	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$150,000	24.12	24.12	\$6,219
011-012-010-00	8910 PETZ RD V/L	03/24/25	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$245,000	33.85	33.85	\$7,238

Notes: Any sales from outside of Imlay Township were pulled from Townships that have similar land values such as Burlington, North Branch, Goodland, and Burnside.

Any outliers are in red. Strong indicated base rate values for 2, 5, and 10 acre parcels. Adjustment \$4,000/acre

Base Rates for 2026:

1 acre: \$26,000	4 acre: \$38,000	20 acre: \$120,000	100 acre: \$440,000
1.5 acre: \$28,000	5 acre: \$44,000	25 acre: \$140,000	
2 acre: \$30,000	7 acre: \$52,000	30 acre: \$160,000	
2.5 acre: \$32,000	10 acre: \$80,000	40 acre: \$200,000	
3 acre: \$34,000	15 acre: \$100,000	50 acre: \$240,000	