

2024 HAMLIN TOWNSHIP 4000 AGRICULTURAL LAND STUDIES - TILLABLE

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	Tillable	Non Tillable
010-008-300-120-00	W SAGINAW HWY	09/02/21	\$70,000	\$70,000	20.00	7.50	12.5
060-016-200-056-12	N CLINTON TRAIL	10/01/21	\$116,000	\$116,000	30.00	14.50	15.5
160-006-400-001-03	E SPICERVILLE HWY	11/18/22	\$143,000	\$143,000	35.00	18.94	16.1
160-010-100-044-00	E SPICERVILLE HWY	05/06/22	\$525,000	\$525,000	96.63	54.72	41.9
070-003-300-014-09	ONEIDA RD	01/28/22	\$100,000	\$100,000	29.30	16.80	12.5
090-008-300-010-03	N MASON RD	07/07/22	\$90,000	\$90,000	27.60	16.00	11.6
030-017-400-002-02	ST JOE HWY	09/22/22	\$367,000	\$367,000	73.00	42.87	30.1
140-008-200-011-00	W SPICERVILLE HWY	02/01/22	\$300,000	\$300,000	67.37	48.9	18.4
130-003-100-020-00	W FIVE POINT HWY	10/01/21	\$140,000	\$140,000	42.94	31.6	11.3
140-024-300-061-03	MILLER HWY	11/01/21	\$310,000	\$310,000	76.65	57.3	19.3
060-009-400-025-00	MULLIKEN ROAD	09/01/21	\$376,000	\$376,000	70.00	53.00	17.0
160-001-100-018-19	PLAINS HWY	05/28/21	\$59,000	\$59,000	10.20	7.94	2.3
090-021-300-050-00	W KALAMO HWY	10/28/21	\$152,000	\$152,000	39.00	30.50	8.5
030-026-400-001-00	HARTEL RD	04/01/21	\$232,840	\$232,840	58.21	46.21	12.0
070-002-200-001-01	HARTEL RD	01/21/22	\$100,000	\$100,000	36.14	28.72	7.4
130-021-300-061-00	S PEASE RD	07/01/22	\$586,634	\$586,634	120.01	96.40	23.6
070-009-200-002-01	ONEIDA RD	01/06/23	\$545,440	\$545,440	77.92	64.78	13.1
020-006-200-023-01	E EATON HWY	03/02/22	\$99,900	\$99,900	27.59	23.29	4.3
160-011-200-080-00	TUCKER RD	05/05/22	\$2,000,000	\$2,000,000	361.24	310.80	50.4
110-017-200-001-02	ISLAND HWY	02/23/22	\$365,000	\$365,000	134.33	120.00	14.3
160-006-200-140-00	E FIVE POINT HWY	11/01/22	\$25,000	\$25,000	5.80	5.20	0.6
050-013-400-050-01	W GRESHAM HWY	12/30/21	\$84,000	\$84,000	20.00	18.00	2.0
070-005-200-002-00	E NEEDMORE HWY	01/31/22	\$425,205	\$425,205	77.31	73.66	3.7
070-010-100-001-12	BLUE JAY WAY	05/27/21	\$40,000	\$40,000	10.39	10.07	0.3
120-030-200-003-02	LONG HWY	03/04/22	\$150,000	\$150,000	40.01	39.52	0.5
010-029-300-026-00	BISMARCK HWY	08/18/21	\$386,450	\$386,450	69.65	69.7	0.0
060-029-100-032-00	W VERMONTVILLE HWY	03/01/23	\$425,000	\$425,000	94.30	94.30	0.0
070-011-200-081-00	HARTEL RD	12/02/21	\$45,750	\$45,750	12.77	12.77	0.0
110-031-100-003-00	S COCHRAN	07/14/22	\$433,500	\$433,500	59.50	59.50	0.0
160-001-400-061-04	S WAVERLY RD	04/21/22	\$72,500	\$72,500	18.00	18.00	0.0
160-022-300-093-11	S CLINTON TRAIL	07/19/22	\$88,000	\$88,000	18.50	18.50	0.0

Totals:	\$8,853,219	1859.36	1509.99	349.37
	Avg Acre	4,761		
	USE	4,700		

2024 HAMLIN TOWNSHIP AGRICULTURAL LAND STUDIES 1-10 ACRES

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreage	Comments
2024 1 ACRE PARCELS					
010-014-400-140-05	N SHAYTOWN RD	09/30/21	\$20,000	1.02	PAVED
070-011-400-081-02	HARTEL RD	12/28/21	\$17,000	0.99	PAVED
070-021-300-020-03	OTTO RD	05/06/22	\$8,000	1.60	PAVED
070-022-400-041-13	RAMBLE LN	03/17/21	\$25,000	1.10	PRIVATE
070-034-100-070-04	MCCONNELL HWY	09/23/21	\$20,000	0.87	PAVED
080-017-400-042-00	WINDSOR HWY	08/27/21	\$38,000	1.78	PAVED
080-017-400-042-00	WINDSOR HWY	10/25/22	\$45,000	1.78	GRAVEL
090-030-100-065-00	CURTIS RD	06/28/23	\$29,900	1.84	PRIVATE
100-004-300-070-00	WHITE BIRCH	11/30/21	\$17,000	0.80	PAVED
100-019-400-010-01	S AINGER	04/25/22	\$16,000	0.98	PRIVATE
100-027-300-020-04	PINE BLUFF	07/15/22	\$22,500	1.61	PRIVATE
100-027-300-020-05	PINE BLUFF	09/27/22	\$22,500	1.59	PRIVATE
110-013-400-052-05	JOSHUA	02/17/23	\$33,000	1.98	GRAVEL
110-014-300-025-03	S PERKEY	06/21/22	\$32,000	1.82	GRAVEL
120-026-100-055-01	S MICHIGAN RD	09/12/22	\$15,000	1.04	GRAVEL
120-026-100-076-11	RUTH ELIZABETH LN	01/12/22	\$30,000	1.63	GRAVEL
120-026-400-170-04	HILLTOP LN	11/23/22	\$20,500	1.22	GRAVEL
140-008-100-002-08	S AINGER	11/11/21	\$17,000	0.88	PAVED
140-024-300-050-01	MATTHEWS RD	05/12/21	\$15,900	1.79	PRIVATE
160-005-200-065-00	WHITTUM RD	08/03/22	\$15,000	1.21	GRAVEL
160-013-100-076-05	OMARA DR	04/26/21	\$26,900	1.96	GRAVEL
160-022-100-035-13	EAGLE PASS DR	10/17/22	\$34,500	1.77	includes -12
160-022-300-020-06	STONE LN	05/14/21	\$18,000	1.82	GRAVEL
160-022-300-020-16	STONE LN	09/14/21	\$12,900	1.44	GRAVEL
160-022-300-093-07	E BELLEVUE HWY	02/24/22	\$13,000	1.41	PAVED
			\$564,600	35.93	
				22,584	

2024 2 ACRE PARCELS

010-014-400-140-05	N SHAYTOWN RD	09/30/21	\$20,000	2.02	PRIVATE
070-009-300-050-15	OTTO RD	05/04/21	\$35,000	2.74	PAVED
080-018-100-150-00	WINDSOR HWY	08/04/21	\$38,500	2.23	PAVED
110-013-400-052-04	JOSHUA	08/09/22	\$32,000	2.15	GRAVEL
110-061-600-002-00	GUERNSEY	10/28/21	\$26,900	2.79	GRAVEL
130-031-200-060-02	EDGEWOOD RD	06/28/22	\$25,500	2.42	PAVED
130-034-100-040-02	W BUTTERFIELD HWY	03/15/22	\$24,000	2.97	PAVED
140-020-400-002-15	RYON DR	07/02/22	\$38,000	2.39	PRIVATE
150-031-100-091-02	LARRY LN	05/04/23	\$35,000	2.90	GRAVEL
160-013-100-076-12	OMARA DR	01/21/22	\$27,900	2.11	GRAVEL
160-013-300-076-03	OMARA DR	11/10/21	\$25,000	2.41	GRAVEL
160-015-300-067-15	S CLINTON TR	12/21/22	\$20,000	2.66	PAVED
			\$347,800	29.79	

12

\$28,983

2024 3 AND 4 ACRE PARCELS

060-001-200-090-03	N COCHRAN RD	06/17/22	\$36,285	3.05	PAVED
060-005-300-052-13	MARGARET DR	04/30/21	\$26,300	4.16	PRIVATE
060-031-400-090-00	N AINGER RD	05/20/21	\$28,000	3.80	PAVED
080-026-100-039-00	SKINNER HWY	07/07/22	\$45,000	3.26	GRAVEL
090-004-200-029-01	N IONIA RD	09/20/21	\$45,000	4.93	PAVED
090-025-300-093-07	S LACEY LAKE RD	04/21/23	\$30,000	4.06	PAVED
100-012-300-030-07	N WHEATON	02/02/22	\$29,000	4.71	PAVED
100-015-300-141-00	CARLISLE	08/03/22	\$50,000	4.67	PAVED
110-001-200-015-00	E KINSEL	11/18/22	\$50,000	4.39	GRAVEL
110-013-400-052-01	JOSHUA	04/14/23	\$35,000	3.55	GRAVEL
110-013-400-052-07	JOSHUA	11/18/22	\$37,000	3.15	GRAVEL
110-013-400-052-08	JOSHUA	05/18/23	\$35,000	3.00	GRAVEL
110-024-400-151-02	S ROYSTON	07/08/21	\$44,900	4.76	PAVED
120-026-100-076-07	RUTH ELIZABETH LN	01/27/21	\$40,000	3.14	PRIVATE
120-035-400-020-02	SMITHVILLE RD	10/24/22	\$70,000	3.86	GRAVEL
140-003-300-001-01	HORN LN	07/21/23	\$29,900	3.09	PAVED
140-003-300-001-02	HORN LN	04/15/21	\$25,000	3.02	PRIVATE

160-010-400-100-05	HOUSTON RD	09/15/22	\$35,000	4.94	PAVED
160-012-100-050-05	OAK HILLS DR	05/19/21	\$40,000	3.41	GRAVEL
			\$731,385	72.95	
			19		
			\$38,494		

2024 5 AND 6 ACRE PARCELS

010-032-400-075-02	N IONIA RD	07/20/21	\$38,000	5.26	PRIVATE
060-033-400-120-00	W KINSEL HWY	04/07/22	\$35,000	5.79	PAVED
070-023-100-020-00	E GRESHAM HWY	04/02/21	\$45,500	5.34	PAVED
070-032-200-101-00	MCCONNELL HWY	10/18/22	\$60,000	6.66	GRAVEL
090-027-400-076-02	WILDT HWY	07/11/22	\$60,500	6.78	PRIVATE
090-036-400-111-01	W FIVE POINT HWY	10/05/22	\$50,000	6.53	PRIVATE
110-024-400-060-01	S ROYSTON	06/20/23	\$50,000	5.36	PAVED
140-003-300-001-05	HORN LN	07/07/21	\$30,000	5.98	PRIVATE
140-004-400-060-03	W SPICERVILLE HWY	10/07/22	\$33,938	5.40	PRIVATE
140-011-300-770-15	MARSHALL RD	05/03/23	\$30,000	5.73	PRIVATE
160-009-200-250-00	DURFEE RD	06/14/21	\$45,000	6.33	PAVED
160-027-400-090-00	S CLINTON TR	06/04/21	\$45,000	6.74	PAVED
			\$522,938	71.90	
			12		
			\$43,578		

2024 7 THRU 10 ACRE PARCELS

030-028-300-004-01	E STRANGE HWY	05/23/23	\$88,155	9.88	PAVED
070-014-300-045-00	E GRESHAM HWY	04/02/21	\$65,000	9.75	PAVED
080-030-400-073-00	NIXON RD	06/02/21	\$60,000	9.50	PAVED
090-015-400-085-01	PERRY RD	11/18/21	\$35,000	9.66	PRIVATE
090-025-100-001-03	W KALAMO HWY	05/18/21	\$40,000	10.43	PAVED
090-035-400-060-00	W FIVE POINT HWY	10/08/21	\$38,500	8.84	PAVED
090-035-400-060-00	W FIVE POINT HWY	06/14/23	\$60,000	8.84	PRIVATE
100-002-100-054-07	MILLERBURG	04/03/23	\$55,000	9.77	PRIVATE
100-014-400-045-02	BULLING	02/02/22	\$40,000	9.72	PRIVATE
100-027-400-020-09	PINE BLUFF	10/20/22	\$64,000	9.06	PRIVATE
100-029-400-065-00	THORNTON	07/22/21	\$40,000	9.75	PRIVATE
100-029-400-065-00	THORNTON	07/25/23	\$59,000	9.75	PRIVATE

120-028-200-001-09	KEMLER RD	08/27/21	\$65,000	10.17	PAVED
130-023-400-010-00	HALL RD	04/01/22	\$45,000	9.89	PRIVATE
130-033-400-040-03	TOWN RD	02/09/23	\$37,500	7.09	PRIVATE
160-007-100-031-01	E SPICERVILLE HWY	09/23/21	\$75,000	10.45	PAVED
			\$867,155	152.55	
			16	305.10	
			\$54,197		

2024 NON CROP, SWAMP, WET, WOODS & POND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	Tillable	Non Tillable
010-008-300-120-00	W SAGINAW HWY	09/02/21	\$70,000	\$70,000	20.00	7.50	12.5
060-016-200-056-12	N CLINTON TRAIL	10/01/21	\$116,000	\$116,000	30.00	14.50	15.5
070-033-400-006-03	E KINSEL HWY	08/26/22	\$129,900	\$129,900	34.30		34.3
				\$315,900	84.30		
				AVERAGE	3,747	USE \$3750	

2024 SUMMARY FOR AGRICULTURAL SITES

SUMMARY	AVG SITE VALUE	USED 2024
1 ACRE SITES	\$22,584	22,600
1.5 ACRE SITES	22,584	25,800 interpolated
2 ACRE SITES	28,983	29,000
2.5 ACRE SITES	28,983	33,750 interpolated
3 ACRE SITES	38,494	38,500
4 ACRE SITES	38,494	38,500
5 ACRE SITES	43,578	43,600
6 ACRE SITES	43,578	48,900 interpolated
7 ACRE SITES	54,197	54,200
8 ACRE SITES	54,197	54,200
9 ACRE SITES	54,197	54,200
10 ACRE SITES	54,197	54,200
NON CROP PER ACRE	3,747	3,750
WET/WASTE PER ACRE	3,747	3,750
WOODED PER ACRE	3,747	3,750
AG LAND PER ACRE	4,761	4,700