

## Agricultural Use - Land Analysis 2022 Land Value Study

MLS Number	Sold Date	Days on Market	Liber Page	Original List Price	Current List Price	Sold Price	SP: OLP	Sale Terms	Price/Acre	Property Address	Area Acres	Exemptions/ Zoning/Class	Tax ID	Grantor/ Seller	Comments	
Ag Production			AP 30-80A		23 sales											
19-1421	5/28/21	572		39,900	39,900	31,000	77.69%	Cash	\$886	S Riverside Drive	35.00		17-002-035-003-00	La Joie	Tillable	
BS20-392	2/6/21	251	904.659	46,000	46,000	37,000	80.43%	Cash	\$925	Blair Rd	40.00	QA 904.661	49-007-111-003-00	King	Tillable, Hay Production, Muns River	
20-1112	12/17/20	50		69,000	69,000	65,000	94.20%	Cash	\$929	S Maple Rd	70.00		17-004-120-015-00	Thompson	Tillable, Woods mixed use	
20-455	12/4/20	185		34,000	34,000	36,000	105.88%	Cash	\$900	W 11 Mile Rd	40.00		17-004-225-007-00	McGuire	Tillable, crop or hay	
20-869	9/2/20	15	1320.827	50,000	50,000	65,500	131.00%	Conv	\$926	S TilsonRd	70.75	QA 100%/Ag	17-011-005-007-00	Vandermate	tillable, verify	
20-869	9/2/20	15	MLS Verified	50,000	50,000	41,250	82.50%	Conv	\$750	607 E 15 Mile Rd	55.00	QA 100%/Ag	17-002-018-036-00pt	Batho Trust	Hay improved	
20-869	8/21/20		1327.602			28,000		Cash	\$718	S Kinross	39.00		17-004-225-006-00	Atkinson	tillable, verify	
19-389	4/30/20	366	1319.1053	69,000	69,000	72,000	104.35%	Cash	\$900	S M-129	80.00	QA 100%	17-009-174-001-00	Raynard	Hay -70 ac; well old home site**	
18-1060	1/10/20	520	1314.1059	34,900	34,900	34,900	100.00%	Conv	\$873	S Steele Rd	40.00	QA 0% /Ag	17-009-176-001-00	Peffers	acquired adjacent home/acreage	
20-869	8/22/19		1307.451			68,000		Cash	\$850		80.00	QA 100%/Ag	17-004-235-004-00	McQuire	tillable, verify	
20-869	8/15/19		1307.19			36,000		Cash	\$900	S Tilson Rd	40.00		17-011-005-006-00	Imeson	tillable verify	
19-588	7/31/19	59	1306.26	65,000	65,000	58,500	90.00%	Cash	\$898	Centerline/M48	65.11	QA 100%/Ag	17-011-021-008-00	Ross	Hay, billboard esmt, adj to family	
19-588	7/31/19	59	1306.26	65,000	65,000	58,500	90.00%	Cash	\$898	Centerline/M48	65.11	QA 100%/Ag	17-011-021-008-00	Ross	Hay, billboard esmt, adj to family	
19-340	7/23/19	107	1305.674	37,900	37,900	32,000	84.43%	Cash	\$780	W 10 Mile Rd	41.00	QA 100%/Ag	17-004-128-019-00	Bishop Trust	Hay, estate sale, some fencing AAO	
19-340	7/8/19		869.385			40,000		WD	\$1,000	Mile Rd/M117	40.00	FDR 547.651	49-004-432-003-00	Hull Farms	QA,	
19-190	5/31/19	86	867.670	60,000	60,000	60,000	100.00%	Cash	\$1,000	8126 Krause Rd	60.00	QA 100%/Ag	49-004-433-002-10	Metcalf	Ag AAO Flatt Family Farms	
19-192	5/31/19	86	868.224	80,000	80,000	80,000	100.00%	Cash	\$1,000	Krause Rd	80.00	QA 100%/Ag	49-004-434-006-00	Metcalf	Ag Flatt Family Farms	
19-192	5/30/19		868.306			40,000		CD	\$1,000	Wentland Rd	40.00	QA 100%/Ag	49-004-429-005-10	Metcalf	pasture/cropland	
19-192	5/30/19		867.672			80,000		CD	\$1,000	Mile Rd/Krause	80.00		49-004-433-005-00	Metcalf	near Flatt Family Farms	
18-1043	10/29/18	104	858.290	40,000	40,000	40,000	100.00%	Cash	\$1,014	6143 Townline Rd	39.46		49-007-103-003-00	Walters	leased pasture/imp-NV AAO	
22	6/12/18		851.597			40,000		Cash	\$1,000	3 Mile & Rockview	40.00	QA 100%/Ag	49-007-134-003-10	Kronemeyer	Ag/interim leased crop 200 class AAO	
MED	7/5/17		835.387			80,000		Cash	\$1,000	1 Mile Rd	80.00	QA 100%	49-007-114-009-00	Nettleton	Ag-interim Taylor Cr	
MED	5/16/17		833.348			55,500		Cash	\$793	Pleasant	70.00	QA 100%	49-004-306-003-00	Buss	leased pasture/ rec	
						1,179,150				\$914						1290.43

Sale Price Range: \$700 to \$1014		Rate: \$915/ac
Price/acre	Mean	\$914
	Median	\$900

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Ag Production			AP>100A				8 sales		AAO - Acquired by an adjacent owner						
20-1130	1/22/21	75		112,000	112,000	110,000	98.21%	Conv	\$689	W Ploegstra	159.66		17-011-175-001-00	Lambright	crop production
20-733	10/15/20	72		125,000	125,000	105,000	84.00%	Cash	\$882	S M-129	119.00		17-002-068-016-00	Burchill	Hay,pasture, woods, creek
20-454	9/15/20	98		119,000	114,000	96,000	80.67%	Cash	\$800	W 23 Mile Rd	120.00		17-009-175-005-00	Wagner	Tillable, creek, interim
20-869	9/2/20	15	MLS Verified	50,000	50,000	41,250	82.50%	Conv	\$750	E 15 Mile Rd	55.00	QA 100%/Ag	002-018-036-00pt	Batho Trust	Hay
	CED	11/5/19		1311.814		100,000		LC	\$674	W 11 Mile Rd	148.30	QA 100%/Ag	17-004-129-009-00	Engelhardt	tillable, verify
19-587	10/18/19	468		160,000	160,000	114,400	71.50%	Contr	\$715	S Hantz Road	160.00		17-011-022-003-00+	Ross	hay production, drainage
18-572	11/12/18	170	1293.919	360,000	360,000	310,000	86.11%	Cash	\$783	11730 S Tuori Side	396.00		17-004-132-008-00+	Atkinson	Former Dairy/leased pasture
17-1016	1/5/18	177	1272.817	119,000	119,000	119,000	100.00%	LC	\$744	8392 W M-48	160.00		17-011-022-002-00	Winnicki	Ag/Timothy hay production house/poor
						995,650			\$755			1317.96			

Sale Price Range: \$438 to \$882		Rate: \$755/ac
Price/acre	Mean	\$755
	Median	\$747

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Ag Production			acquired to expand production				10 sales		AAO - Acquired by an adjacent owner						
MED	6/25/21		914.363			28,000		QC	\$700	Blair & Three Mile	40.00		49-007-109-001-20	Zanderbergen	AAO, Creek,
19-190	5/31/19	86	867.670	60,000	60,000	60,000	100.00%	Cash	\$1,000	8126 Krause Rd	60.00	QA 100%/Ag	49-004-433-002-10	Metcalf	Ag AAO Flatt Family Farms
19-192	5/31/19	86	868.224	80,000	80,000	80,000	100.00%	Cash	\$1,000	Krause Rd	80.00	QA 100%/Ag	49-004-434-006-00	Metcalf	Ag Flatt Family Farms
	CED	8/22/19	1307.649			45,000		Cash	\$563	S Centerline Rd	80.00	QA 100%/Ag	17-011-005-023-00	Int Lodging	AAO tillable, verify
18-1043	10/29/18	104	858.290	40,000	40,000	40,000	100.00%	Cash	\$1,014	6143 Townline Rd	39.46		49-007-103-003-00	Walters	leased pasture/imp-NV AAO
22	6/12/18		851.597			40,000		Cash	\$1,000	3 Mile & Rockview	40.00	QA 100%/Ag	49-007-134-003-10	Kronemeyer	Ag/interim leased crop to 200 class AAO
1	7/5/17		835.387			80,000		Cash	\$1,000	1 Mile Rd	80.00	QA 100%	49-007-114-009-00	Nettleton	Ag-interim Taylor Cr Highpointe Cattle
389	11/3/16		822.325			40,000		Cash	\$1,000	contiguous access	40.00	QA 100%	49-004-416-008-10	Polisse	Ag-M Farm split AAO
355	1/7/16		808.134			40,000		Cash	\$1,000	N9235 M117	40.00		49-004-416-006-00	Brockman	crop-unknown AAO farmstead
196	10/2/15		803.342			33,000		LC	\$559	1 Mile Road	59.00		49-007-102-001-40	Shaul	Ag-pasture AAO Gough Farms
181	8/28/15		801.43			15,000		Cash	\$1,415	none off esmt 3	10.60		49-007-403-010-00	Duke	Ag sugarbush AAO
167	1/16/15		790.79			40,000		Cash	\$957	Chard	41.80		49-007-135-005-34	Spencer	Ag-P crop production historical lease
						513,000			\$899			570.86			

Sale Price Range: \$559 to \$1415		Rate: \$950/ac
Price/acre	Mean	\$899
	Median	\$1,000

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<i>AAO - Acquired by an adjacent owner</i>																
<i>interm-development AI</i>																
21-635	6/12/21	101		65,000	65,000	60,000	92.31%	Cash	\$1,500	15624 W Teets Rd	40.00		17-011-121-008-00	Gavin	Interim, development	
21-52	6/12/21		1339.827			15,500			\$1,550	E 5 1/4 Mile Rd	10.00		17-012-033-009-50		Ag to res	
20-1067	10/21/20	386		126,000	99,900	98,500	78.17%	Conv	\$985	E 13 Mile Rd	100.00		17-002-002-015sp	Gregg	interim res/rec	
ASR	8/3/20		1325.1131			96,250			\$1,925		50.00		17-009-070-008-50	D'Alcorn	acq by Heritage - investor - solar	
ASR	7/13/20		1324.419			186,725			\$1,902		98.16		17-009-069-018-00	O'Connor	acq Heritage- investor - solar	
18-496	6/16/20		1322.395			15,000			\$1,500		10.00		17-012-029-010-30		Ag to Res	
17-481	12/21/18	598	860.662	17,000	16,000	14,400	84.71%	Cash	\$1,263	Martin Rd	11.40		49-002-133-008-30	Smith	Ag/interim	
	6/18/18		1281.917			44,000		Cash	\$1,158	12 Mile/Seymour	38.00		17-002-005-004-50		Ag to Res	
22	6/12/18		851.597			40,000		Cash	\$1,000	3 Mile & Rockview	40.00	QA 100%/Ag	49-007-134-003-10	Kronemeyer	Ag/interim leased crop 200 class AAO	
18-151	5/21/18	102	850.496	64,900	64,900	62,000	95.53%	Cash	\$775	5690 N Webb	80.00		49-007-131-010-00	Nye	Ag/rec/res interim	
19	3/21/18		847.486			120,000		Cash	\$1,000	McKelvey & Pleasant	120.00	QA 100%/Ag	49-004-419-010-00	Tazelaar	Ag/Rec/Interim	
CED	7/13/17		1280.54			18,000		Cash	\$1,800	15 Mile Rd	10.00		17-002-015-014-12		Ag to Res	
CED	2/17/17		1249.963			26,000		Cash	\$1,300	7413 S M129	20.00		17-002-057-003-00	McDonald	Ag-crop production interim	
	8/12/16		1236.775			38,000		Cash	\$1,526	M-129	24.90		17-002-069-007-00		Ag to Res	
	10/21/15		1217.90.			30,000			\$1,500	E 5 1/4 Mile Rd	20.00		17-012-030-013-25		Ag to res	
						864,375				\$1,285			672.46			

Sale Price Range: \$985 to \$1800		<b>Rate: \$1,285/ac</b>
Price/acre	Mean	\$1,285
	Median	\$1,500