

## Agricultural Use - Land Analysis 2023 Appraisal 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
	<i>Ag Production</i>		<i>30 to 80 acres</i>		<i>23 sales</i>										
1	CED	1/14/22		1362.87		61,600		WD	\$770	S Soo Line Rd	80.00		17-004-109-004-00	Hoorstra	crop production
2	CED	9/30/21		1355.193		70,000		WD	\$1,535	E 6 Mile/S Nicolet	45.60		17-012-035-052-00	Eagle	hay production
3	MED	6/25/21		914.363		28,000		QC	\$700	Blair & Three Mile	40.00		49-007-109-001-20	Zanderbergen	AAO, Creek, tillable,crop production
4	CED	5/28/21		1345.1425		31,000		WD	\$886	S Riverside Dr	35.00		17-002-035-006-00	Lajoie	tillable,Hay production - 24 acres leased
5	BS20-392	2/6/21	251	904.659	46,000	46,000	80.43%	Cash	\$925	Blair Rd	40.00	QA 904.661	49-007-111-003-00	King	Tillable, Hay Production, Muns River
6	CED	12/28/20		1337.832		31,000		Cash	\$775	S Hewer Rd	40.00		17-009-009-003-00	Dodds	crop production
7	20-1112	12/15/20	50	1335.962	69,000	69,000	94.20%	Cash	\$929	9750 S Maple Rd	70.00		17-004-120-015-00	Thompson	Tillable, Woods mixed use
8	20-455	12/4/20	185	1334.1287	34,000	34,000	105.88%	Cash	\$900	W 11 Mile Rd	40.00		17-004-225-007-00	McGuire	Tillable, crop or hay
9	20-869	8/17/20		1329.728	50,000	50,000	82.50%	WD	\$750	607 E 15 Mile Rd	55.00	QA 100%/Ag	17-002-018-037-00	Batho Trust	Hay improved
10	CED	8/21/20		1327.602		28,000		WD	\$700	S Kinross Rd	40.00		17-004-225-006-00	Atkinson	Tillable, crop or hay AAO/assemblage
11	CED	8/21/20		1327.604		28,000		Cash	\$700	W 11 Mile Rd	40.00		17-004-226-007-00	Rodriguez	Tillable, crop or hay AAO/assemblage
12	CED	5/8/20		1320.827		65,500		WD	\$926	S Tilson	70.75		17-011-005-007-00	Vandermate	Tillable
13	19-389	4/30/20	366	1319.1053	69,000	69,000	104.35%	Cash	\$900	S M-129	80.00	QA 100%	17-009-174-001-00	Raynard	Hay -70 ac; well old home site**
14	18-1060	1/10/20	520	1314.1059	34,900	34,900	100.00%	Conv	\$873	S Steele Rd	40.00	QA 0% /Ag	17-009-176-001-00	Peffer	acquired adjacent home/acreage
15	19-588	7/31/19	59	1306.26	65,000	65,000	90.00%	Cash	\$898	Centerline/M48	65.11	QA 100%/Ag	17-011-021-008-00	Ross	Hay, billboard esmt, adj to family
16	19-340	7/23/19	107	1305.674	37,900	37,900	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
17	MED	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,
18	19-190	5/31/19	86	867.670	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	19-192	5/31/19	86	868.224	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
20	MED	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
21	MED	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
22	18-1043	10/29/18	104	858.290	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
23	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
						<b>1,161,750</b>			<b>\$906</b>		<b>1281.92</b>				

AAO - Acquired by an adjacent owner

Sale Price Range: \$700 to \$1535		<b>Rate: \$900/ac</b>
Price/acre	<b>Mean</b>	<b>\$906</b>
	<b>Median</b>	<b>\$900</b>

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	<i>Ag Production</i>		<i>Over 100 acres</i>		<i>9 sales</i>										
1	20-1130	6/9/21	1348.254			192,800		WD	\$807	S Tilson/W 18 Mile Rd	238.98		17-011-081-009-00+	Talsma	005-006-00;007-00
2	20-1130	1/20/21	1338.209	112,000	112,000	110,000	98.21%	Conv	\$689	W Ploegstra	159.66	1338.216 QA	17-011-175-001-00	Lambright	crop production
3	20-1130	1/5/21	1334.1262			168,750		WD	\$771	S Trombley Rd	218.90		17-011-112-017-00	Tuthill	112-018-00;016,111-001-00 tillable
4	20-733	10/19/20	1331.1053			163,200		WD	\$841	22327 S Dryburg Rd	194.00		17-011-115-008-00+	Mayer	115-009-00;
5	20-733	10/15/20	1331.725	125,000	125,000	105,000	84.00%	Cash	\$884	S M-129	118.78		17-002-068-016-00	Burchill	Hay,pasture, woods, creek
6	20-454	9/15/20	1328.1199	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
7	19-1393	1/9/20	1314.1255	95,400	95,400	70,000	73.38%	Conv	\$438	W Ploegstra Rd	159.66		17-011-175-001-00	Simpson	Timothy Hay
8	18-572	11/12/18	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
9	17-1016	1/5/18	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
						<b>1,334,750</b>			<b>\$756</b>		<b>1765.98</b>				

AAO - Acquired by an adjacent owner

Sale Price Range: \$438 to \$884		<b>Rate: \$760/ac</b>
Price/acre	<b>Mean</b>	<b>\$756</b>
	<b>Median</b>	<b>\$783</b>

Ag

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<i>Sugarbush</i>															
<i>2 sales</i>															
1	MED	6/27/18		852.341		1,400,000		Creative	\$2,065	Sugarbush off Fish Rd	678.00	QA 100%/Ag	49-007-402-004-00+	Jaroche	Ag/sugarbush
1	204	8/1/16		817.672		50,000		Cash	\$2,579	off Fish Rd	19.39		49-007-402-004-30	Smith	AAO sugarbush
						<b>1,450,000</b>			<b>\$2,079</b>		<b>697.39</b>				

Same buyer - market verification  
AAO - Acquired by an adjacent owner

Sale Price Range: \$2065 - \$2579		<b>Rate: \$2100/ac</b>
Price/acre	<b>Mean</b>	<b>\$2,079</b>
	<b>Median</b>	<b>\$2,322</b>

<i>Acquired for alternate use - Solar farm investor</i>															
<i>3 sales</i>															
1	CED	2/26/21		1340.244		75,000		Cash	\$1,014	S Steele Rd/W Townline	73.98		17-009-186-011-00	Lamb	solar farm invest/ tillable crop production
2	19-389	4/30/20	366	1319.1053	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** SF investor
3	CED	8/3/20		1324.419		186,725		WD	\$1,902	W 22 Mile	98.16		17-009-069-018-00	Oconnor	crop production/solar farm investor/AAO
						<b>333,725</b>			<b>\$1,324</b>		<b>252.14</b>				

Same buyer - market verification  
AAO - Acquired by an adjacent owner

Sale Price Range: \$2065 - \$2579		<b>Rate: \$1300/ac</b>
Price/acre	<b>Mean</b>	<b>\$1,324</b>
	<b>Median</b>	<b>\$1,014</b>

<i>Interim use - Ag to res/rec</i>															
<i>9 sales</i>															
1	CED	1/20/21		1337.783		59,000		WD	\$1,475	15624 W Teets Rd	40.00		17-011-121-008-00	Sharpe	Interim, development
2	20-1067	10/21/20	386	1357.556	126,000	99,900	78.17%	Conv	\$985	E 13 Mile Rd	100.00		17-002-002-015-01	Gregg	interim res/rec
3	17-481	12/21/18	598	860.662	17,000	16,000	84.71%	Cash	\$1,263	Martin Rd	11.40		49-002-133-008-30	Smith	Ag/interim
4	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 AAO-200 class
5	18-151	5/21/18	102	850.496	64,900	64,900	95.53%	Cash	\$775	5690 N Webb	80.00		49-007-131-010-00	Nye	Ag/rec/res interim
6	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
7	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
						<b>419,900</b>			<b>\$1,021</b>		<b>411.40</b>				

AAO - Acquired by an adjacent owner

Sale Price Range: \$985 to \$1500		<b>Rate: \$1,000/ac</b>
Price/acre	<b>Mean</b>	<b>\$1,021</b>
	<b>Median</b>	<b>\$1,000</b>