

2023 HAMLIN TOWNSHIP AGRICULTURAL LAND STUDIES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	Tillable	Non Tillable	Comments	Percent Tillable	\$ Per Acre
010-006-200-001-02	SAUBEE LAKE RD	06/09/20	\$401,000	\$401,000	84.04	71.9	12.2		86%	\$ 4,772
010-008-300-120-00	W SAGINAW HWY	09/02/21	\$70,000	\$70,000	20.00	7.50	12.5		38%	\$ 3,500
010-010-300-080-00	SUNFIELD RD	07/14/20	\$172,000	\$172,000	40.00	40.0	0.0		100%	\$ 4,300
010-029-400-002-00	N IONIA RD	06/09/20	\$375,000	\$375,000	74.78	74.4	0.4		99%	\$ 5,015
020-006-200-023-01	E EATON HWY	03/02/22	\$99,900	\$99,900	27.59	23.29	4.3		84%	\$ 3,621
030-026-400-001-00	HARTEL RD	04/01/21	\$232,840	\$232,840	58.21	46.21	12.0		79%	\$ 4,000
050-001-300-005-00	N SHAYTOWN RD	12/17/20	\$91,750	\$91,750	40.00	30.37	9.6		76%	\$ 2,294
050-013-400-050-01	W GRESHAM HWY	12/30/21	\$84,000	\$84,000	20.00	18.00	2.0		90%	\$ 4,200
050-029-300-041-00	NASHVILLE HWY	02/08/21	\$125,000	\$125,000	32.48	22.22	10.3		68%	\$ 3,849
060-009-400-025-00	MULLIKEN ROAD	09/01/21	\$376,000	\$376,000	70.00	53.00	17.0		76%	\$ 5,371
060-016-200-056-12	N CLINTON TRAIL	10/01/21	\$116,000	\$116,000	30.00	14.50	15.5		48%	\$ 3,867
060-025-100-011-00	W VERMONTVILLE HWY	04/01/21	\$136,415	\$136,415	37.00	34.15	2.9		92%	\$ 3,687
070-002-200-001-01	HARTEL RD	01/01/22	\$100,000	\$100,000	36.14	28.72	7.4		79%	\$ 2,767
070-003-300-014-09	ONEIDA RD	01/01/22	\$100,000	\$100,000	29.30	16.80	12.5		57%	\$ 3,413
070-005-200-002-00	E NEEDMORE HWY	01/01/22	\$425,205	\$425,205	77.31	73.66	3.7		95%	\$ 5,500
070-012-200-051-02	BILLWOOD HWY	07/01/20	\$255,000	\$255,000	69.50	42.00	27.5		60%	\$ 3,669
070-024-100-002-04	HARTEL RD	04/01/20	\$312,276	\$312,276	78.06	75.00	3.1		96%	\$ 4,000
080-007-100-012-00	BILLWOOD HWY	09/01/20	\$258,000	\$258,000	57.53	52.30	5.2		91%	\$ 4,485
080-033-400-022-02	N CANAL RD	12/01/20	\$165,000	\$165,000	40.62	21.18	19.4	NON TILLABLE	52%	\$ 4,062
090-001-300-050-05	VALLEY HWY	12/11/20	\$118,000	\$118,000	25.23	7.60	17.6	NON TILLABLE	30%	\$ 4,677
090-018-300-010-00	CURTIS RD	10/01/20	\$490,000	\$490,000	134.80	134.80	0.0		100%	\$ 3,635
090-021-300-050-00	W KALAMO HWY	10/28/21	\$152,000	\$152,000	39.00	30.50	8.5		78%	\$ 3,897
100-011-400-113-01	LAWRENCE HWY	11/16/20	\$102,600	\$102,600	27.16	27.16	0.0		100%	\$ 3,778
100-015-300-030-01	CARLISLE HWY	06/29/20	\$172,000	\$172,000	56.97	56.97	0.0		100%	\$ 3,019
110-017-200-001-02	ISLAND HWY	02/23/22	\$365,000	\$365,000	134.33	120.00	14.3		89%	\$ 2,717
110-021-100-013-01	E CLINTON TRL	03/05/21	\$160,000	\$160,000	57.33	55.11	2.2		96%	\$ 2,791
120-001-300-061-01	COLUMBIA HWY	04/09/20	\$80,000	\$80,000	26.88	26.63	0.3		99%	\$ 2,976
120-030-200-003-02	LONG HWY	03/04/22	\$150,000	\$150,000	40.01	39.52	0.5		99%	\$ 3,749
130-003-100-020-00	W FIVE POINT HWY	10/01/21	\$140,000	\$140,000	42.94	31.6	11.3		74%	\$ 3,260
140-008-200-011-00	W SPICERVILLE HWY	02/01/22	\$300,000	\$300,000	67.37	48.9	18.4		73%	\$ 4,453
140-024-300-061-03	MILLER HWY	11/01/21	\$310,000	\$310,000	76.65	57.3	19.3		75%	\$ 4,044
150-006-200-002-02	E FIVE POINT HWY	03/01/21	\$262,000	\$262,000	70.84	38.04	32.8	NON TILLABLE	54%	\$ 3,698
160-001-100-018-19	PLAINS HWY	05/28/21	\$59,000	\$59,000	10.2	\$10	0		100%	\$ 5,784
160-012-300-047-11	VFW RD	04/16/20	\$147,000	\$147,000	44.47	44.25	0.2		100%	\$ 3,306
160-035-100-040-03	HOUSTON RD	05/06/20	\$260,000	\$260,000	55.00	51.50	3.5		94%	\$ 4,727

Totals: \$7,162,986 1831.74
Avg Acre 3,910

USE \$3900

2023 NON CROP, SWAMP, WET, WOODS & POND VALUES

Parcel Number	Street Address	Sale Date	Sale Price	Adj. Sale \$	Net Acreage	\$ Per Acre	\$ Per Front	\$ Per Sq Ft	Actual Front	Effec. Front
010-008-300-120-00	W SAGINAW HWY	09/02/21	\$70,000	\$70,000	20.00	3,500				
070-033-400-006-03	E KINSEL HWY	01/31/22	\$100,000	\$100,000	34.30	2,915				
150-006-200-002-02	E FIVE POINT HWY	03/01/21	\$262,000	\$262,000	70.84	3,698				
				\$432,000	125.14					
				Avg Acre	\$3,452					

2023 1 ACRE PARCELS

070-022-400-041-13	RAMBLE LN	03/17/21	\$25,000	\$25,000	1.10					
070-034-100-070-04	MCCONNELL HWY	09/23/21	\$20,000	\$20,000	0.87					
080-017-400-042-00	WINDSOR HWY	08/27/21	\$38,000	\$38,000	1.78					
080-026-400-080-00	N MICHIGAN RD	10/20/20	\$18,000	\$18,000	1.31					
100-004-300-070-00	VALLEY HWY	11/30/21	\$17,000	\$17,000	0.80					
120-026-100-076-11	RUTH ELIZABETH LN	01/12/22	\$30,000	\$30,000	1.63					
120-026-200-006-00	PETRIEVILLE HWY	11/17/20	\$19,500	\$19,500	0.93					
140-008-100-002-08	S AINGER RD	11/11/21	\$17,000	\$17,000	0.88					
160-013-100-076-05	OMARA DR	04/26/21	\$26,900	\$26,900	1.96					
160-022-300-020-06	STONE LN	05/14/21	\$18,000	\$18,000	1.82					
160-034-400-002-02	S CLINTON TR	06/09/20	\$15,000	\$15,000	1.44					
				\$244,400	14.52					
		TTL PARCELS			11					
		AVG SITE			\$22,218					

2023 2 ACRE PARCELS

010-014-400-140-05	N SHAYTOWN RD	09/30/21	\$20,000	\$20,000	2.02					
010-033-200-040-08	ROUND LAKE RD	06/30/20	\$15,000	\$15,000	2.82					
020-023-200-083-06	STONE OAK LN	01/12/21	\$22,000	\$22,000	2.16					
070-009-300-050-15	OTTO RD	05/04/21	\$35,000	\$35,000	2.74					
080-018-100-150-00	WINDSOR HWY	08/04/21	\$38,500	\$38,500	2.23					
080-019-400-040-02	OLD POND TR	10/23/20	\$35,900	\$35,900	2.28					
110-061-600-002-00	GUERNSEY DR	10/28/21	\$26,900	\$26,900	2.79					
120-026-100-076-03	DAWN MARIE LANE	08/06/20	\$38,000	\$38,000	2.90					
130-034-100-040-02	W BUTTERFIELD HWY	03/15/22	\$24,000	\$24,000	2.97					
160-013-100-076-06	OMARA DR	12/23/20	\$24,900	\$24,900	2.16					
				\$280,200	25.07					
		TTL PARCELS			10					
		AVG SITE			\$28,020					

2023 3 AND 4 ACRE PARCELS

020-023-200-083-1,2	STONE OAK LN	12/10/20	\$40,000	\$40,000	4.06					
030-019-200-051-00	BENTON RD	11/25/20	\$34,900	\$34,900	3.10					
060-001-200-090-03	N COCHRAN RD	06/17/22	\$36,285	\$36,285	3.05					
060-005-300-052-13	MARGARET DR	04/30/21	\$26,300	\$26,300	4.16					
060-031-400-090-00	N AINGER RD	05/20/21	\$28,000	\$28,000	3.80					
080-030-400-046-00	ROSSMAN HWY	12/07/20	\$45,000	\$45,000	3.80					
090-004-200-029-01	N IONIA RD	09/20/21	\$45,000	\$45,000	4.93					
100-012-300-030-07	N WHEATON RD	02/02/22	\$29,000	\$29,000	4.71					

110-024-400-151-02	S ROYSTON RD	07/08/21	\$44,900	\$44,900	4.76
120-026-100-076-07	RUTH ELIZABETH LN	01/27/21	\$40,000	\$40,000	3.14
140-003-300-001-02	HORN LN	04/15/21	\$25,000	\$25,000	3.02
160-001-100-040-02	PLAINS HWY	05/19/20	\$39,500	\$39,500	3.13
160-007-200-001-02		09/27/20	\$28,000	\$28,000	4.33
160-012-100-050-05	OAK HILLS DR	05/19/21	\$40,000	\$40,000	3.41
				\$501,885	53.40
		TTL PARCELS		14	
		AVG SITE		\$35,849	

2023 5 AND 6 ACRE PARCELS

010-032-400-075-02	N IONIA RD	07/20/21	\$38,000	\$38,000	5.26
100-017-400-075-03	CARLISLE HWY	08/06/20	\$25,000	\$25,000	5.74
140-003-300-001-05	HORN LN	07/07/21	\$30,000	\$30,000	5.98
140-011-300-770-15	MARSHALL RD	08/28/20	\$27,900	\$27,900	5.74
160-009-200-250-00	DURFEE RD	06/14/21	\$45,000	\$45,000	6.33
160-027-400-090-00	S CLINTON TR	06/04/21	\$45,000	\$45,000	6.83
				\$210,900	35.88
		TTL PARCELS		6	
		AVG SITE		\$35,150	

2023 7 THRU 10 ACRE PARCELS

070-014-300-045-00	E GRESHAM HWY	04/02/21	\$65,000	\$65,000	9.75
070-032-200-205-00	GLASS DRIVE	07/10/20	\$42,000	\$42,000	10.40
080-030-400-073-00	NIXON RD	06/02/21	\$60,000	\$60,000	9.50
090-015-400-085-01	PERRY RD	11/18/21	\$35,000	\$35,000	9.66
090-025-100-001-03	W KALAMO HWY	05/18/21	\$40,000	\$40,000	10.43
090-035-400-060-00	W FIVE POINT HWY	10/08/21	\$38,500	\$38,500	8.84
100-014-400-045-02	BULLING LN	02/02/22	\$40,000	\$40,000	9.72
100-029-400-065-00	THORNTON HWY	07/22/21	\$40,000	\$40,000	9.75
120-028-200-001-08	KEMLER RD	02/19/21	\$45,000	\$45,000	10.53
120-028-200-001-09	KEMLER RD	08/27/21	\$65,000	\$65,000	10.17
160-007-100-031-01	E SPICERVILLE HWY	09/23/21	\$75,000	\$75,000	10.72
160-022-400-065-00	E BELLEVUE HWY	08/03/20	\$42,500	\$42,500	9.75
				\$588,000	119.22
		TTL PARCELS		12	238.44
		AVG SITE		\$49,000	

SUMMARY FOR AGRICULTURAL SITES

SUMMARY	AVG SITE VALUE	USED 2023
1 ACRE SITES	22,218	22,200
1.5 ACRE SITES		25,100 Interpolated
2 ACRE SITES	28,020	28,000
2.5 ACRE SITES		31,900 Interpolated
3 ACRE SITES	35,849	35,800
4 ACRE SITES	35,849	35,800

5 ACRE SITES	35,150	40,200 Interpolated
6 ACRE SITES	35,150	44,600 Interpolated
7 ACRE SITES	49,000	49,000
8 ACRE SITES	49,000	49,000
9 ACRE SITES	49,000	49,000
10 ACRE SITES	49,000	49,000
TILLABLE PER ACRE	3,910	3,900
NON CROP PER ACRE	3,452	3,400
WASTE/WET	3,452	3,400
WOODS & POND	3,452	3,400