

ACREAGE LAND VALUE STUDY

Parcel Number	Sale Date	Sale Price	Liber/Page	\$ Per Acre	Total Acre	ROW	Drain	Net Acres	Residual Value	Comments	
060-005-000-005-10	8/16/2021	\$141,000	666/9030	\$3,109	45.347	0.000	0.000	45.347	\$3,109	50 EASTON	
060-005-000-025-13	10/25/2021	\$352,676	668/2805	\$5,319	67.027	0.728	0.000	66.299	\$5,319	60 IONIA	
060-005-000-090-20	10/25/2021	\$644,547	668/2814	\$5,804	113.427	0.734	1.640	111.053	\$5,804	110 ORANGE	
060-021-000-050-00	4/29/2022	\$120,000	670/0904	\$3,991	30.070	0.000	0.000	30.070	\$3,991	80 LYONS	
080-022-000-005-00	12/30/2020	\$229,600	663/2089	\$5,887	40.000	1.000	0.000	39.000	\$5,887		
080-022-000-025-12	1/19/2022	\$346,500	669/6055	\$6,108	57.392	0.667	0.000	56.725	\$6,108		
080-026-000-020-21	7/2/2021	\$521,760	666/1881	\$4,792	110.954	2.083	0.000	108.871	\$4,792		
080-031-000-075-50	11/29/2021	\$145,000	668/6759	\$5,255	28.273	0.681	0.000	27.592	\$5,255	Sold w: 080-031-000-095-51	
		\$2,501,083				COUNT	8.000	484.957	Use \$5,200 per Acre		
						AVG PER ACRE		\$5,157			

WET LAND VALUES

150-006-000-040-00	6/25/2021	\$75,000	667/2414	\$1,470	52.71	1.675	0	51.035	\$1,470		
060-005-000-005-10	8/16/2021	\$141,000	666/9030	\$3,109	45.347	0	0	45.347	\$3,109		
		\$216,000				COUNT	2	96.382			
								AVG \$ PER A	\$2,241		
								USE	\$2,200		