

2023-2024 AG LAND ANALYSIS
MIDDLE UNITS

ARCADIA AG LAND STUDY

DEERFIELD, NORTH BRANCH, OREGON, MAYFIELD, ARCADIA, GOODLAND, ELBA, LAPEER, ATTICA, IMLAY TWP

WERE USED IN THIS STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale
006-003-002-02	CASTLE	03/01/22	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$96,000	38.40	\$222,444	\$250,000	\$222,444	56.00	56.00	#DIV/0!	\$4,464	\$0.10	0.00	
006-003-003-07	NORTH BRANCH	12/22/22	\$119,000	WD	03-ARM'S LENGTH	\$119,000	\$48,700	40.92	\$84,933	\$119,000	\$84,933	28.35	28.35	#DIV/0!	\$4,198	\$0.10	0.00	
006-003-014-09	NORTH BRANCH	12/14/22	\$140,625	WD	03-ARM'S LENGTH	\$140,625	\$45,000	32.00	\$76,415	\$140,625	\$76,415	25.52	25.52	#DIV/0!	\$5,510	\$0.13	0.00	
006-003-028-00	NORTH BRANCH	11/10/22	\$225,000	WD	03-ARM'S LENGTH	\$225,000	\$69,900	31.07	\$148,356	\$225,000	\$148,356	40.00	40.00	#DIV/0!	\$5,625	\$0.13	0.00	
006-006-002-00	OLIVER	10/28/22	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$33,400	25.69	\$95,664	\$130,000	\$95,664	24.00	24.00	#DIV/0!	\$5,417	\$0.12	0.00	
006-009-016-06	FALKENBURY	04/14/22	\$470,000	WD	03-ARM'S LENGTH	\$470,000	\$137,600	29.28	\$0	\$470,000	\$0	73.22	73.22	#DIV/0!	\$6,419	\$0.15	0.00	
006-010-008-40	FALKENBURY	06/08/21	\$130,000	WD	03-ARM'S LENGTH	\$130,000	\$47,000	36.15	\$110,995	\$130,000	\$110,995	26.03	26.03	#DIV/0!	\$4,994	\$0.11	0.00	
006-026-009-32	MOTT	03/08/22	\$57,000	WD	03-ARM'S LENGTH	\$57,000	\$24,800	43.51	\$67,612	\$57,000	\$67,612	15.06	15.06	#DIV/0!	\$3,785	\$0.09	0.00	
016-034-014-00	CLEAR LK RD	03/23/22	\$113,080	WD	03-ARM'S LENGTH	\$113,080	\$29,000	25.65	\$71,222	\$113,080	\$71,222	20.00	20.00	#DIV/0!	\$5,654	\$0.13	0.00	
017-005-012-00	MOUNT MORRIS RD	12/10/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$93,700	46.85	\$210,105	\$200,000	\$210,105	51.30	51.30	#DIV/0!	\$3,899	\$0.09	0.00	
017-025-024-00	1767 MILLVILLE RD	07/26/21	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$73,900	38.89	\$169,562	\$190,000	\$169,562	39.00	39.00	#DIV/0!	\$4,872	\$0.11	0.00	
017-028-002-00	PERO LAKE RD	01/12/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$80,400	40.20	\$200,312	\$200,000	\$200,312	47.49	47.49	#DIV/0!	\$4,211	\$0.10	0.00	
017-028-002-00	PERO LAKE RD	07/18/22	\$232,350	WD	03-ARM'S LENGTH	\$232,350	\$82,800	35.64	\$175,678	\$232,350	\$175,678	47.49	47.49	#DIV/0!	\$4,893	\$0.11	0.00	
017-029-038-00	5120 MCDOWELL RD	04/12/21	\$138,000	WD	03-ARM'S LENGTH	\$138,000	\$51,900	37.61	\$132,550	\$138,000	\$132,550	27.55	27.55	#DIV/0!	\$5,009	\$0.11	0.00	
002-012-014-70	5724 EWALT RD	05/14/21	\$65,900	WD	03-ARM'S LENGTH	\$65,900	\$18,000	27.31	\$43,032	\$65,900	\$43,032	10.05	10.05	#DIV/0!	\$6,560	\$0.15	0.00	
002-024-027-00	N SUMMERS	12/30/21	\$212,000	WD	03-ARM'S LENGTH	\$212,000	\$72,000	33.96	\$160,491	\$212,000	\$160,491	40.00	40.00	#DIV/0!	\$5,300	\$0.12	0.00	
002-032-004-00	3757 BOWERS RD	10/19/22	\$485,000	WD	32-SPLIT VACANT	\$485,000	\$195,900	40.39	\$645,794	\$485,000	\$645,794	97.70	97.70	#DIV/0!	\$4,964	\$0.11	0.00	
012-036-011-15	E SUTTON RD	05/27/22	\$73,242	WD	03-ARM'S LENGTH	\$73,242	\$45,700	62.40	\$81,262	\$73,242	\$81,262	20.33	20.33	#DIV/0!	\$3,603	\$0.08	0.00	
003-003-005-00	BOWERS RD	09/14/22	\$300,000	WD	03-ARM'S LENGTH	\$300,000	\$91,700	30.57	\$227,160	\$300,000	\$227,160	52.00	52.00	#DIV/0!	\$5,769	\$0.13	0.00	
003-030-029-00	WEST RD	08/30/22	\$725,000	WD	03-ARM'S LENGTH	\$725,000	\$174,200	24.03	\$435,534	\$725,000	\$435,534	111.71	111.71	#DIV/0!	\$6,490	\$0.15	0.00	
003-030-030-00	FIVE LAKES RD	07/22/22	\$280,000	WD	03-ARM'S LENGTH	\$280,000	\$46,600	16.64	\$150,828	\$280,000	\$150,828	40.00	40.00	#DIV/0!	\$7,000	\$0.16	0.00	
005-004-005-00	STILES V/L	04/28/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$200,700	50.18	\$374,226	\$400,000	\$374,226	90.22	90.22	#DIV/0!	\$4,434	\$0.10	0.00	
005-012-004-00	BROOKS RD V/L	06/25/21	\$416,000	WD	03-ARM'S LENGTH	\$416,000	\$157,900	37.96	\$313,926	\$416,000	\$313,926	79.96	79.96	#DIV/0!	\$5,203	\$0.12	0.00	
005-014-001-05	BURNSIDE RD V/L	12/16/22	\$249,285	WD	32-SPLIT VACANT	\$249,285	\$0	0.00	\$0	\$249,285	\$249,285	49.86	49.86	#DIV/0!	\$5,000	\$0.11	0.00	
005-014-007-15	WILCOX RD V/L	07/13/22	\$175,000	WD	32-SPLIT VACANT	\$175,000	\$0	0.00	\$143,611	\$175,000	\$143,611	35.03	35.03	#DIV/0!	\$4,996	\$0.11	0.00	
005-014-007-30	WILCOX RD. V/L	05/27/21	\$111,000	WD	03-ARM'S LENGTH	\$111,000	\$72,500	65.32	\$147,805	\$111,000	\$147,805	36.72	36.72	#DIV/0!	\$3,023	\$0.07	0.00	
005-019-011-00	MARTUS RD V/L	04/28/21	\$136,200	MLC	03-ARM'S LENGTH	\$136,200	\$73,100	53.67	\$144,472	\$136,200	\$144,472	37.00	37.00	#DIV/0!	\$3,681	\$0.08	0.00	
005-019-014-12	HASLICK RD V/L	09/01/22	\$138,000	WD	32-SPLIT VACANT	\$138,000	\$0	0.00	\$168,367	\$138,000	\$168,367	41.06	41.06	#DIV/0!	\$3,361	\$0.08	0.00	
005-020-010-00	VAN DYKE V/L	11/24/21	\$201,600	WD	03-ARM'S LENGTH	\$201,600	\$79,000	39.19	\$152,438	\$201,600	\$152,438	40.00	40.00	#DIV/0!	\$5,040	\$0.12	0.00	
005-021-007-95	VAN DYKE V/L	02/16/22	\$61,500	WD	03-ARM'S LENGTH	\$61,500	\$17,900	29.11	\$40,305	\$61,500	\$40,305	10.02	10.02	#DIV/0!	\$6,138	\$0.14	0.00	
005-135-008-00	GOSLINE V/L	03/22/23	\$546,000	LC	03-ARM'S LENGTH	\$546,000	\$178,000	32.60	\$649,924	\$546,000	\$649,924	80.00	80.00	#DIV/0!	\$6,825	\$0.16	0.00	
011-009-024-00	RULE RD	01/06/22	\$167,500	WD	03-ARM'S LENGTH	\$167,500	\$83,500	49.85	\$153,231	\$167,500	\$153,231	40.00	40.00	#DIV/0!	\$4,188	\$0.10	0.00	
011-014-016-10	IMLAY CITY RD	11/10/21	\$192,000	WD	03-ARM'S LENGTH	\$192,000	\$73,000	38.02	\$139,952	\$192,000	\$139,952	35.32	35.32	#DIV/0!	\$5,436	\$0.12	0.00	
Totals:			\$7,530,282			\$7,530,282	\$2,493,800		\$5,938,206	\$7,530,282	\$6,187,491	1,467.98	1,467.98					
							Sale. Ratio =>	33.12			Average	Average		Average				
							Std. Dev. =>	6.13			per FF=>	per Net Acre	5,129.70	per SqFt=>	\$0.12			