

AGRICULTURAL LAND ANALYSIS - HOME TOWNSHIP 2025																						
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	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale
012-017-003-02	9593 WYMAN RD	04/27/22	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$243,500	40.58	\$573,040	\$600,000	\$573,040	0.0	0.0	143.86	144.26	#DIV/0!	\$4,171	\$0.10	0.00	AGRI	2020R-5800	
012-032-005-00	1500 DEANER RD	12/30/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$157,800	39.45	\$396,300	\$159,660	\$155,960	0.0	0.0	38.99	39.99	#DIV/0!	\$4,095	\$0.09	0.00	AGRI	2023R-00162	
006-010-006-00	DAY TOWNSHIP	01/29/24	\$85,500	WD	03-ARM'S LENGTH	\$85,500	\$27,600	32.28	\$55,200	\$85,500	\$55,200			17.56	18.72		\$4,869			AGRI	2024R-00714	
006-024-001-10	DAY TOWNSHIP	12/15/22	\$292,000	WD	03-ARM'S LENGTH	\$292,000		0.00	\$0	\$292,000	\$292,000			72.49	73.39		\$4,028			AGRI	2022R-14117	
006-033-012-00	DAY TOWNSHIP	10/26/23	\$389,000	WD	03-ARM'S LENGTH	\$389,000		0.00		\$389,000	\$389,000			75.03	75.67		\$5,185			AGRI	2023R-10518	
001-003-021-20	BELVIDERE TWP	11/20/23	\$129,000	WD	03-ARM'S LENGTH	\$129,000		0.00		\$129,000	\$129,000			22.66	23.05		\$5,693			AGRI	2023R-11201	
001-009-005-01	BELVIDERE TWP	03/01/23	\$120,000	WD	03-ARM'S LENGTH	\$120,000		0.00		\$120,000	\$120,000			29.66	29.66		\$4,046			AGRI	2023R-02592	
007-004-020-00	DOUGLASS TWP	11/14/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000				\$200,000	\$200,000			40.14	40.14		\$4,983			AGRI	2023R-11031	
007-016-035-00	DOUGLASS TWP	11/17/23	\$350,000	WD	03-ARM'S LENGTH	\$350,000				\$350,000	\$350,000			76.66	77.65		\$4,566			AGRI	2023R-11317	
007-029-005-02/030-003-30	DOUGLASS TWP	12/11/23	\$125,000	WD	03-ARM'S LENGTH	\$125,000				\$125,000	\$125,000			29.92	29.92		\$4,178			AGRI	2023R-11889	
Totals:			\$2,690,500			\$2,690,500	\$428,900		\$1,024,540	\$2,450,160	\$2,389,200	0.0		546.97	552.45							
							Sale. Ratio =>	15.94					Average				Average					
							Std. Dev. =>	20.18					per FF=>	#DIV/0!	Average	per Net Acre=>	4,479.51	Average	per SqFt=>	\$0.10		

2025 HOME TOWNSHIP/VILLAGE OF EDMORE  
AGRICULTURAL LAND ANALYSIS  
ANALYZED 4479  
UTILIZED 4450  
ROW/DRAIN 0

2024 UTILIZED BY TOWNSHIP 4000  
2023 UTILIZED BY TOWNSHIP 3330  
2022 UTILIZED BY TOWNSHIP 3400

2025 COUNTY UTILIZED 4400 PER ACRE  
2024 COUNTY ANALYZED 4200 PER ACRE  
2024 COUNTY UTILIZED 4000 PER ACRE  
2023 COUNTY UTILIZED 3500 PER ACRE

\*\* NOTE THAT ROLAND TOWNSHIP, ISABELLA COUNTY TO THE NORTH WAS 4,700/ACRE (2024); IN 2023 IT WAS 4,300 PER ACRE

001-018-002-00	BELVIDERE TWP	04/25/22	\$235,500	WD	03-ARM'S LENGTH	\$235,500		0.00		\$235,500	\$235,500			78.71	80.76		\$2,992			AGRI		
----------------	---------------	----------	-----------	----	-----------------	-----------	--	------	--	-----------	-----------	--	--	-------	-------	--	---------	--	--	------	--	--