

LAND ANALYSIS - AGRICULTURAL - GILMORE TOWNSHIP, ISABELLA COUNTY 2024

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Liber/Page	Other Parcels in Sale	
15-014-10-007-01	VERNON TOWNSHIP	09/20/21	\$1,095,035	WD	03-ARM'S LENGTH	\$1,095,035				\$1,095,035		229.40	229.40	\$4,773				
13-015-10-002-15	SHERMAN TOWNSHIP	08/25/22	\$60,000	WD	03-ARM'S LENGTH	\$60,000				\$60,000		22.00	22.00	\$2,727				
08-023-10-001-00	1687 W STEVENSON LAKE RD	08/31/22	\$164,900	WD	03-ARM'S LENGTH	\$164,900	\$64,000	38.81	\$158,552	\$69,348	\$63,000	20.00	20.00	\$3,467	\$0.08	1897-840		
08-023-10-001-13	1537 W STEVENSON LAKE RD	08/25/21	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$62,500	53.88	\$154,712	\$111,512	\$150,224	47.69	47.69	\$2,338	\$0.05	1889-4945		
04-005-40-001-03	COLDWATER TWP	11/24/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000				\$120,000		32.00	32.00	\$3,750				
04-015-10-004-00	COLDWATER TWP	08/02/21	\$140,000	WD	03-ARM'S LENGTH	\$140,000	\$0	0.00	\$140,000	\$117,772	\$0	40.00	40.00	\$2,944	\$0.07	1900-342		
Totals:			\$1,695,935			\$1,695,935	\$126,500		\$453,264	\$1,573,667	\$213,224	391.09	391.09					
								Sale. Ratio =>	7.46			Average	Average			Average		
								Std. Dev. =>	27.80			per FF=>	per Net Acre=>	4,023.80	per SqFt=>	\$0.09		

AGRICULTURAL LAND ANALYSIS

GILMORE 2024

ANALYZED 4000/ACRE

UTILIZED 3350/ACRE

2024 COUNTY 3600/ACRE

2023 TWP UTILIZED 3150/ACRE

2022 TWP UTILIZED 2550/ACRE

OUTLIER OUTLIERS

08-023-40-002-00 1410 W COLEMAN RD 03/13/23 \$360,000 WD 03-ARM'S LENGTH \$360,000 \$94,800 26.33 \$238,083 \$247,917 \$126,000 40.00 40.00 \$6,198 \$0.14 1900-342

15-025-10-005-00 VERNON TOWNSHIP 03/17/23 \$445,000 WD 03-ARM'S LENGTH \$445,000 \$445,000 80.00 80.00 \$5,563

13-026-20-004-00 SHERMAN TOWNSHIP 03/10/22 \$100,000 WD 03-ARM'S LENGTH \$100,000 \$100,000 20.00 20.00 \$5,000