

2025 HURON TWP AG LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
27-018-052-00	WHITELAM	10/13/23	\$247,530	WD	03-ARM'S LENGTH	\$247,530	\$84,800
24-036-001-10		03/29/23	\$400,000	WD	03-ARM'S LENGTH	\$400,000	
24-029-003-10		10/05/22	\$576,000	WD	03-ARM'S LENGTH	\$576,000	
27-020-034-40	SAND BEACH	11/20/23	\$38,000	WD	03-ARM'S LENGTH	\$38,000	\$0
06-007-007-00		06/07/22	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	
Totals:			\$2,861,530			\$2,861,530	\$84,800
							Sale. Ratio =>
							Std. Dev. =>

Due to the lack of density of AG sales within Huron Twp, it was necessary to use sales from competing markets.

Verified sale prices ranged from \$8,938 to \$15,200. The mean price per acre is \$9,954. The median price per acre is \$10,170.

2025 HURON TWP AG LAND VALUES APPLIED: \$10,100/100% tillable acre, which is rounded up from mean sale price and down from median sale price. 2024 = \$9,300, \$8,879 and \$9,100 per 100% Tillable Acre.

According to MSU [https://project.geo.msu.edu/geogmich/ag_regions.html], "The lake (lacustrine) plains, which are typical of Saginaw, Huron, and Muskegon counties. The crop land agricultural market in Huron County relies heavily on the USDA Soil Surveys [<https://websoilsurvey.nrcs.usda.gov/app/>]; therefore,

2025 HURON TWP AG LAND VALUES APPLIED: \$10,100/100% tillable acre, which is rounded up from mean price, rounded down from median price

% Tillable	Value/Acre
100	\$10,100
95	\$9,595
90	\$9,090
85	\$8,585
80	\$8,080
75	\$7,575
70	\$7,070
65	\$6,565
60	\$6,060
55	\$5,555
50	\$5,050
45	\$4,545

2025 HURON TWP AG LAND STUDY

40	\$4,040
35	\$3,535

CATTLE FARM/NOT USED (ATYPICAL PASTURE LAND):

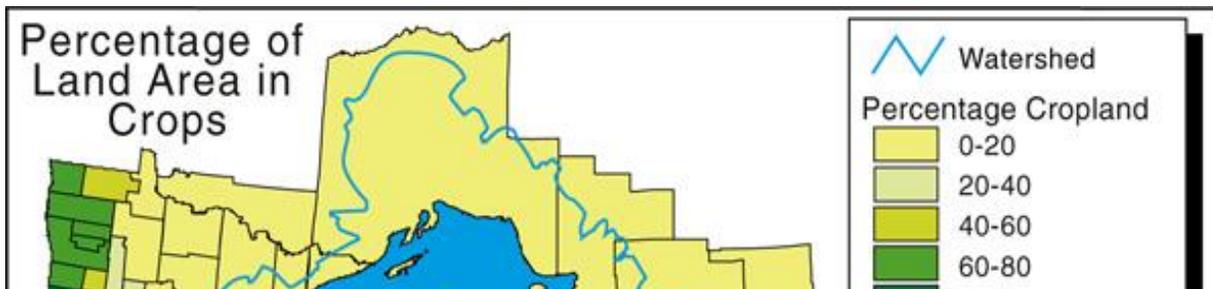
14-032-005-00	MINNICK ROAD	03/24/23	\$287,000	WD	03-ARM'S LENGTH	\$287,000	\$98,800
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MULTI-PARCEL SALE; TOTAL ON 32-031-174-00:

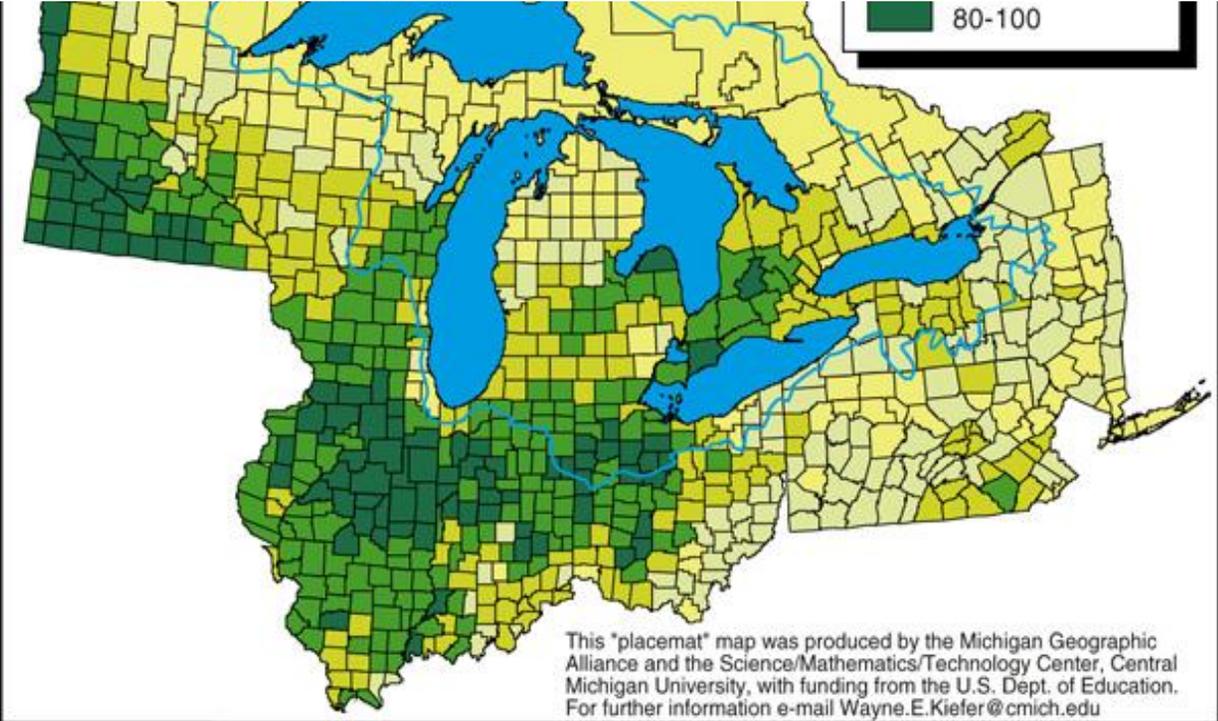
32-031-197-10		08/15/23	\$442,000	WD	20-MULTI PARCEL	\$442,000	\$65,600
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OUTLIERS/NOT USED:

07-013-002-00	VERONA	03/13/23	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$232,300
14-027-003-50	CARPENTER & CHI	05/15/23	\$500,000	LC	03-ARM'S LENGTH	\$500,000	\$248,600
06-002-023-00		10/12/23	\$176,976	WD	03-ARM'S LENGTH	\$176,976	
32-031-174-00	5139 DWIGHT	08/15/23	\$442,000	WD	19-MULTI PARCEL	\$442,000	\$235,300
14-010-001-10	2426 CROSS ROAI	05/03/23	\$253,750	WD	03-ARM'S LENGTH	\$253,750	\$136,000
01-010-008-20		07/15/22	\$500,000	WD	03-ARM'S LENGTH	\$500,000	
14-006-017-20	CROCKARD	06/17/22	\$121,875	WD	03-ARM'S LENGTH	\$121,875	\$70,500
27-022-018-00	PANGBORN	06/09/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$108,000
27-028-001-10		07/05/22	\$151,229	WD	03-ARM'S LENGTH	\$151,229	
27-022-018-00		06/09/23	\$200,000	WD	03-ARM'S LENGTH	\$200,000	
01-016-009-70		05/20/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	
14-036-007-50	RAPSON ROAD	05/05/22	\$648,000	WD	03-ARM'S LENGTH	\$648,000	\$264,400
01-008-015-50		04/15/22	\$544,000	WD	03-ARM'S LENGTH	\$544,000	



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Source: Central Michigan University

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Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
34.26	\$169,511	\$247,530	\$169,511	0.0	0.0	24.34	24.34
		\$383,000	\$383,000	0.0	0.0	34.34	38.79
		\$561,000	\$561,000	0.0	0.0	62.76	65.39
0.00	\$19,550	\$38,000	\$19,550	0.0	0.0	2.50	3.17
		\$1,524,000	\$1,524,000	0.0	0.0	152.69	158.26
	\$189,061	\$2,753,530	\$2,657,061	0.0		276.63	289.95
2.96			Average			Average	
24.22			per FF=>	#DIV/0!		per Net Acre=>	9,953.84

price, with wooded acreage selling at prices similar to 40% tillable (\$4040/ac)

Lonroe and other counties bordering lakes Huron and Erie, comprise our richest agricultural lands..."
the value of AG acreage is measured by soil types (% Tillable/Acre).

e, with wooded acreage selling at prices similar to 35% tillable (\$3535/ac)

2025 HURON TWP AG LAND STUDY

34.43	\$218,971	\$287,000	\$202,709	0.0	0.0	80.00	80.00
14.84	\$131,124	\$442,000	\$124,124	0.0	0.0	15.50	15.50
51.62	\$464,600	\$450,000	\$464,600	0.0	0.0	75.26	75.26
49.72	\$497,265	\$500,000	\$497,265	0.0	0.0	74.52	74.52
		\$173,083	\$173,083	0.0	0.0	36.27	38.00
53.24	\$470,567	\$333,465	\$333,465	0.0	0.0	56.59	58.72
53.60	\$271,930	\$253,750	\$271,930	0.0	0.0	36.05	36.05
		\$462,500	\$462,500	0.0	0.0	76.85	77.66
57.85	\$148,800	\$121,875	\$121,875	0.0	0.0	17.65	18.75
54.00	\$216,069	\$200,000	\$216,069	0.0	0.0	38.34	38.34
		\$143,229	\$143,229	0.0	0.0	23.16	25.00
		\$186,500	\$186,500	0.0	0.0	34.96	35.24
		\$265,500	\$265,500	0.0	0.0	43.03	45.67
40.80	\$528,892	\$648,000	\$528,892	0.0	0.0	77.54	77.54
		\$500,972	\$500,972	0.0	0.0	77.60	80.00

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Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sale	Land Table
#DIV/0!	\$10,170	\$0.23	0.00	AG	1829/757		FARM PROPERTY
	\$11,153		0.00	AG			AGRICULTURAL
	\$8,938		0.00	AG			AGRICULTURAL
#DIV/0!	\$15,200	\$0.35	0.00	AG	1833/195		
	\$9,981		0.00	AG			AGRICULTURAL

**Average
per SqFt=> \$0.23**

2025 HURON TWP AG LAND STUDY

#DIV/0!	\$3,588	\$0.08	0.00	100		AGRICULTURAL
#DIV/0!	\$28,516	\$0.65	0.00	AG 1825/489	32-031-174-00	
#DIV/0!	\$5,979	\$0.14	0.00	AG 1809/263		FARMLAND
#DIV/0!	\$6,710	\$0.15	0.00	100		AGRICULTURAL
	\$6,032		0.00	AG		AGRICULTURAL
#DIV/0!	\$6,961	\$0.14	0.00	RES.K 1825/489	32-031-197-10	
#DIV/0!	\$7,987	\$0.16	0.00	100 1814/283		AGRICULTURAL
	\$7,492		0.00	AG		AGRICULTURAL
	\$7,440	\$0.16	0.00	AG 1788/76		AGRICULTURAL
#DIV/0!	\$5,216	\$0.12	0.00	AG 1846/258		FARM PROPERTY
	\$8,101		0.00	AG		AGRICULTURAL
	\$8,440		0.00	AG		AGRICULTURAL
	\$8,696		0.00	AG		AGRICULTURAL
#DIV/0!	\$9,070	\$0.19	0.00	100 1783/351		AGRICULTURAL
	\$10,358		0.00	AG		AGRICULTURAL

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Gravel	Paved	Inspected Date	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3
0		0 NOT INSPECTED		102			
						102	
						102	
0		0 NOT INSPECTED		202			
						102	

2025 HURON TWP AG LAND STUDY

0 0 NOT INSPECTED 102

102

0 0 9/27/2023 101

0 0 NOT INSPECTED 102

102

102

0 0 7/3/2024 102

102

102

102

0 0 NOT INSPECTED 102

101