

2025 LINCOLN TWP AG LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Isd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual
06-007-007-00		06/07/22	\$1,600,000	WD	03-ARM'S LEN	\$1,600,000				\$1,524,000
01-008-015-50		04/15/22	\$544,000	WD	03-ARM'S LEN	\$544,000				\$500,972
24-036-001-10		03/29/23	\$400,000	WD	03-ARM'S LEN	\$400,000				\$383,000
24-029-003-10		10/05/22	\$576,000	WD	03-ARM'S LEN	\$576,000				\$561,000
14-036-007-50	RAPSON ROA	05/05/22	\$648,000	WD	03-ARM'S LEN	\$648,000	\$264,400	40.80	\$528,892	\$648,000
Totals:			\$3,768,000			\$3,768,000	\$264,400		\$528,892	\$3,616,972
								Sale. Ratio =:	7.02	
								Std. Dev. =>	#DIV/0!	

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

Verified sale prices ranged from \$9,070 to \$12,470. The mean price per acre is \$8,932. The median price per acre is \$10,439.

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

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

% Tillable	Value/Acre	2024 Rates
100	\$10,100	\$9,000/\$8,597/\$8,600
95	\$9,595	\$8,600/\$8,167/\$8,200
90	\$9,090	\$8,200/\$7,737/\$7,800
85	\$8,585	\$7,800/\$7,307/\$7,400
80	\$8,080	\$7,400/\$6,878/\$6,900
75	\$7,575	\$7,000/\$6,448/\$6,500
70	\$7,070	\$6,600/\$6,018/\$6,100
65	\$6,565	\$6,200/\$5,588/\$5,700
60	\$6,060	\$5,800/\$5,158/\$5,200
55	\$5,555	\$5,400/\$4,728/\$4,800
50	\$5,050	\$5,000/\$4,298/\$4,400
45	\$4,545	\$4,600/\$3,869/\$3,900
40	\$4,040	\$4,000/\$3,439/\$3,500
35	\$3,535	\$3,600/\$3,009/\$3,100

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CATTLE FARM/NOT USED (ATYPICAL PASTURE LAND):

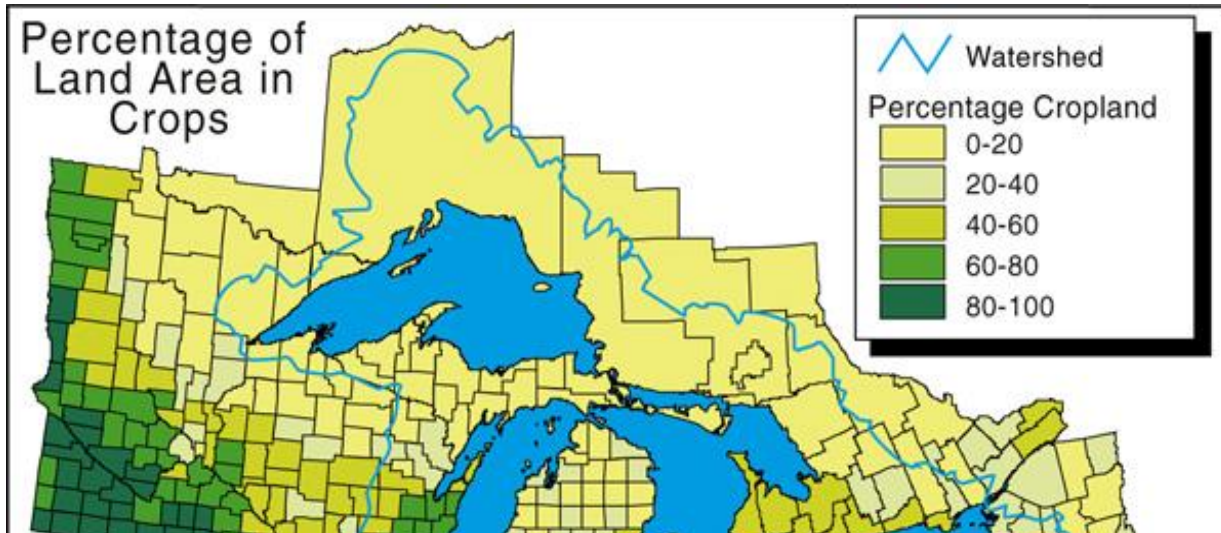
14-032-005-00	MINNICK RO/	03/24/23	\$287,000	WD	03-ARM'S LEN	\$287,000	\$98,800	34.43	\$218,971	\$287,000
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MULTI-PARCEL SALE; TOTAL ON 32-031-174-00:

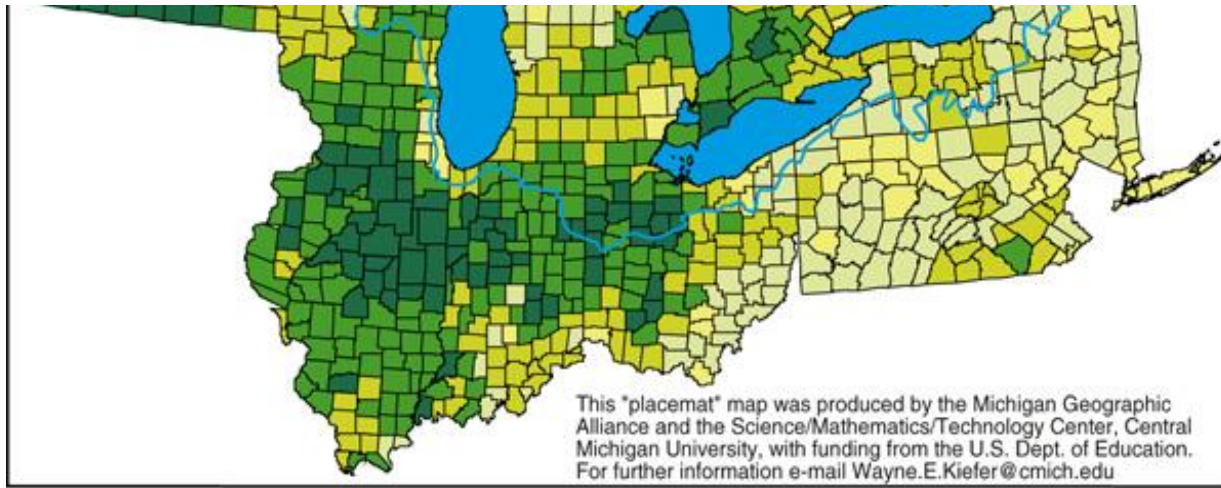
32-031-197-10		08/15/23	\$442,000	WD	20-MULTI PAF	\$442,000	\$65,600	14.84	\$131,124	\$442,000
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OUTLIERS/NOT USED:

07-013-002-00	VERONA	03/13/23	\$450,000	WD	03-ARM'S LEN	\$450,000	\$232,300	51.62	\$464,600	\$450,000
14-027-003-50	CARPENTER &	05/15/23	\$500,000	LC	03-ARM'S LEN	\$500,000	\$248,600	49.72	\$497,265	\$500,000
06-002-023-00		10/12/23	\$176,976	WD	03-ARM'S LEN	\$176,976				\$173,083
32-031-174-00	5139 DWIGH	08/15/23	\$442,000	WD	19-MULTI PAF	\$442,000	\$235,300	53.24	\$470,567	\$333,465
01-010-008-20		07/15/22	\$500,000	WD	03-ARM'S LEN	\$500,000				\$462,500
14-006-017-20	CROCKARD	06/17/22	\$121,875	WD	03-ARM'S LEN	\$121,875	\$70,500	57.85	\$148,800	\$121,875
27-028-001-10		07/05/22	\$151,229	WD	03-ARM'S LEN	\$151,229				\$143,229
27-022-018-00		06/09/23	\$200,000	WD	03-ARM'S LEN	\$200,000				\$186,500
01-016-009-70		05/20/22	\$285,000	WD	03-ARM'S LEN	\$285,000				\$265,500
14-010-001-10	2426 CROSS	05/03/23	\$253,750	WD	03-ARM'S LEN	\$253,750	\$136,000	53.60	\$271,930	\$253,750



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Source: Central Michigan University

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Est. Land Valu	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page
\$1,524,000	0.0	0.0	152.69	158.26		\$11,892		0.00	AG	
\$500,972	0.0	0.0	77.60	80.00		\$10,358		0.00	AG	
\$383,000	0.0	0.0	34.34	38.79		\$12,470		0.00	AG	
\$561,000	0.0	0.0	62.76	65.39		\$10,439		0.00	AG	
\$528,892	0.0	0.0	77.54	77.54	#DIV/0!	\$9,070	\$0.19	0.00	100	1783/351
\$3,497,864	0.0		404.93	419.98						
Average			Average			Average				
per FF=>	#DIV/0!		per Net Acre=	8,932.34		per SqFt=>	\$0.21			

and other counties bordering lakes Huron and Erie, comprise our richest agricultural lands..."

Value of AG acreage is measured by soil types (% Tillable/Acre).

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

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\$202,709	0.0	0.0	80.00	80.00	#DIV/0!	\$3,588	\$0.08	0.00	100
\$124,124	0.0	0.0	15.50	15.50	#DIV/0!	\$28,516	\$0.65	0.00	AG 1825/489
\$464,600	0.0	0.0	75.26	75.26	#DIV/0!	\$5,979	\$0.14	0.00	AG 1809/263
\$497,265	0.0	0.0	74.52	74.52	#DIV/0!	\$6,710	\$0.15	0.00	100
\$173,083	0.0	0.0	36.27	38.00		\$6,032		0.00	AG
\$333,465	0.0	0.0	56.59	58.72	#DIV/0!	\$6,961	\$0.14	0.00	RES.K 1825/489
\$462,500	0.0	0.0	76.85	77.66		\$7,492		0.00	AG
\$121,875	0.0	0.0	17.65	18.75		\$7,440	\$0.16	0.00	AG 1788/76
\$143,229	0.0	0.0	23.16	25.00		\$8,101		0.00	AG
\$186,500	0.0	0.0	34.96	35.24		\$8,440		0.00	AG
\$265,500	0.0	0.0	43.03	45.67		\$8,696		0.00	AG
\$271,930	0.0	0.0	36.05	36.05	#DIV/0!	\$7,987	\$0.16	0.00	100 1814/283

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er Parcels in	Land Table	Gravel	Paved	nspected Dat	Use Code	Class	Rate Group 1	Rate Group 2	Rate Group 3	Characteris
	AGRICULTURAL					102				
	AGRICULTURAL					101				
	AGRICULTURAL					102				
	AGRICULTURAL					102				
	AGRICULTUR	0	0	NOT INSPECTED		102				

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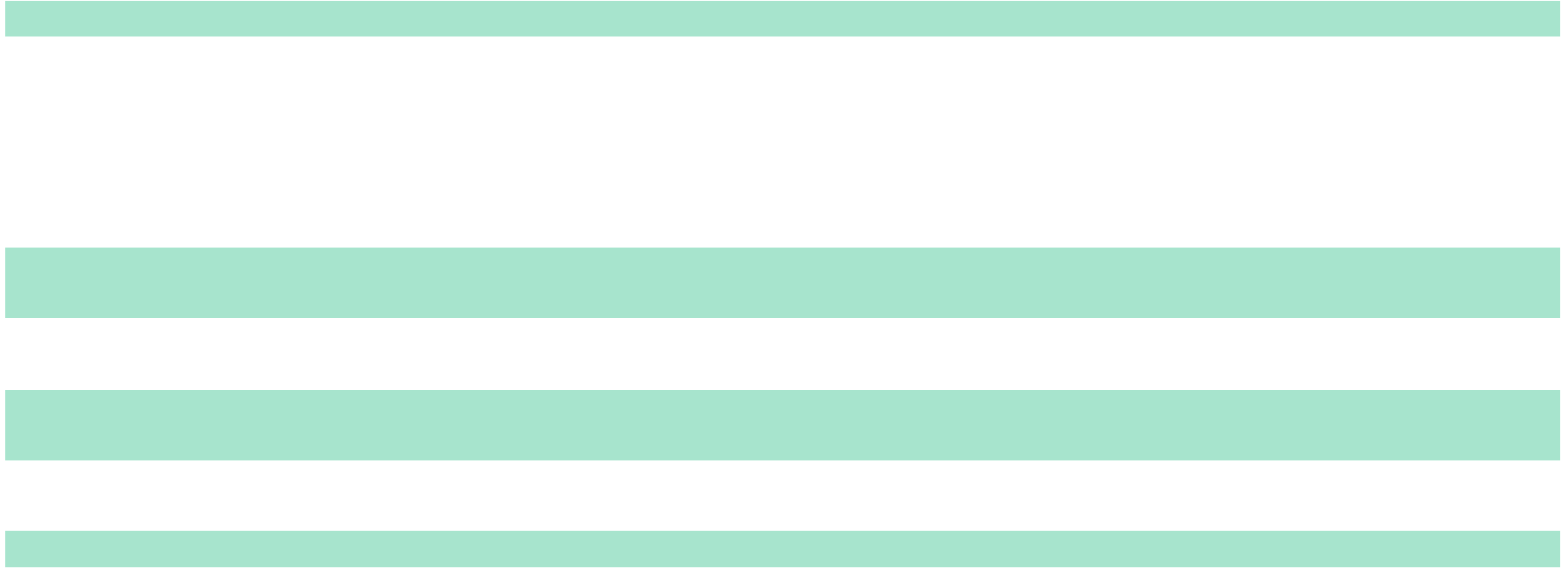
AGRICULTUR	0	0 NOT INSPECTED	102	
32-031-174-00	0	0 NOT INSPECTED	102	
FARMLAND	0	0 NOT INSPECTED	102	
AGRICULTUR	0	0 NOT INSPECTED	102	
AGRICULTURAL				102
32-031-197-10	0	0 9/27/2023	101	
AGRICULTURAL				102
AGRICULTURAL				102
AGRICULTURAL				102
AGRICULTURAL				102
AGRICULTUR	0	0 NOT INSPECTED	102	

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