

## 2025 DWIGHT TWP AG LAND STUDY

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
06-007-007-00		06/07/22	\$1,600,000	WD	03-ARM'S LENGTH	\$1,600,000	
01-008-015-50		04/15/22	\$544,000	WD	03-ARM'S LENGTH	\$544,000	
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	
14-036-007-50	RAPSON ROAD	05/05/22	\$648,000	WD	03-ARM'S LENGTH	\$648,000	\$264,400
<b>Totals:</b>			<b>\$3,768,000</b>			<b>\$3,768,000</b>	<b>\$264,400</b>
							<b>Sale. Ratio =&gt;</b>
							<b>Std. Dev. =&gt;</b>

Due to the lack of density of AG land sales within Dwight 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.

**2025 DWIGHT TWP AG LAND VALUES APPLIED: \$9,825/100% tillable acre, which is rounded up from the mean price/acre and rounded down from the**

<i>% Tillable</i>	<i>Value/Acre</i>	<i>2024 Rate</i>
100	\$9,825	\$9,000
95	\$9,334	\$8,500
90	\$8,843	\$8,250
85	\$8,351	\$7,750
80	\$7,860	\$7,500
75	\$7,369	\$7,000
70	\$6,878	\$6,500
65	\$6,386	\$6,000
60	\$5,895	\$5,500
55	\$5,404	\$5,000
50	\$4,913	\$4,500
45	\$4,421	NA
40	\$3,930	\$3,520
35	\$3,439	NA

### 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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## 2025 DWIGHT TWP AG LAND STUDY

### 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
27-028-001-10		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	

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Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres
		\$1,524,000	\$1,524,000	0.0	0.0	152.69	158.26
		\$500,972	\$500,972	0.0	0.0	77.60	80.00
		\$383,000	\$383,000	0.0	0.0	34.34	38.79
		\$561,000	\$561,000	0.0	0.0	62.76	65.39
40.80	\$528,892	\$648,000	\$528,892	0.0	0.0	77.54	77.54
	\$528,892	\$3,616,972	\$3,497,864	0.0		404.93	419.98
7.02			Average			Average	
#DIV/0!			per FF=>	#DIV/0!		per Net Acre=>	8,932.34

3 median price/acre, with wooded acreage selling at prices similar to 45% tillable (\$4,421/ac)

34.43      \$218,971      \$287,000      \$202,709      0.0      0.0      80.00      80.00

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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
		\$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

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Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area	Liber/Page	Other Parcels in Sal	Land Table
	\$11,892		0.00	AG			AGRICULTURAL
	\$10,358		0.00	AG			AGRICULTURAL
	\$12,470		0.00	AG			AGRICULTURAL
	\$10,439		0.00	AG			AGRICULTURAL
#DIV/0!	\$9,070	\$0.19	0.00	100	1783/351		AGRICULTURAL

Average per SqFt=>		\$0.21					
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#DIV/0!	\$3,588	\$0.08	0.00	100			AGRICULTURAL
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## 2025 DWIGHT TWP AG LAND STUDY

#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
	\$8,101		0.00	AG	AGRICULTURAL
	\$8,440		0.00	AG	AGRICULTURAL
	\$8,696		0.00	AG	AGRICULTURAL