

ACREAGE Under 7 Acres

Township	Parcel Number	Sale Date	Instr.	Terms of Sa	Adj. Sale \$	Land Residua	Net Acres	Dollars/Acre	Dollars/Sc
Boardman	003-021-104-03	4/18/2022	WD	03-ARM'S LEI	\$12,900	\$12,900	1.00	\$12,900	\$0.30
Boardman	003-021-104-04	5/4/2023	WD	03-ARM'S LEI	\$15,000	\$15,000	1.00	\$15,000	\$0.34
Warner	05-15-013-005-70	6/12/2023	WD	03-ARM'S LEI	\$17,000	\$17,000	1.00	\$17,000	\$0.39
Echo	05-05-014-005-10	2/14/2024	WD	03-ARM'S LEI	\$5,000	\$5,000	1.21	\$4,132	\$0.09
Boardman	003-021-005-00	1/13/2023	PTA	03-ARM'S LEI	\$10,000	\$10,000	1.29	\$7,752	\$0.18
Kalkaska	008-023-005-04	2/8/2024	WD	03-ARM'S LEI	\$24,500	\$24,500	1.38	\$17,754	\$0.41
Kalkaska	008-036-006-01	10/17/2022	WD	03-ARM'S LEI	\$11,500	\$11,500	1.73	\$6,647	\$0.15
Kalkaska	008-036-006-04	4/6/2022	WD	03-ARM'S LEI	\$10,250	\$10,250	1.73	\$5,925	\$0.14
Kalkaska	008-036-006-05	2/20/2023	WD	03-ARM'S LEI	\$12,500	\$12,500	1.73	\$7,225	\$0.17
Echo	05-05-008-035-80	7/15/2022	WD	03-ARM'S LEI	\$19,000	\$19,000	1.79	\$10,615	\$0.24
Echo	05-05-008-035-80	10/14/2022	WD	03-ARM'S LEI	\$25,000	\$25,000	1.79	\$13,966	\$0.32
Kalkaska	008-036-005-20	6/9/2023	WD	03-ARM'S LEI	\$13,000	\$13,000	1.84	\$7,065	\$0.16
Kalkaska	008-004-011-40	6/1/2023	WD	03-ARM'S LEI	\$4,400	\$4,400	1.98	\$2,222	\$0.05
Mancelona	05-11-107-007-10	5/12/2022	WD	03-ARM'S LEI	\$25,000	\$22,616	2.00	\$11,308	\$0.26
Mancelona	05-11-107-007-20	2/2/2023	WD	03-ARM'S LEI	\$25,000	\$25,000	2.00	\$12,500	\$0.29
Kalkaska	008-022-011-01	5/18/2023	WD	03-ARM'S LEI	\$37,000	\$37,000	2.03	\$18,227	\$0.42
Boardman	003-029-020-08	5/16/2022	PTA	19-MULTI PAI	\$28,000	\$28,000	2.06	\$13,592	\$0.31
Mancelona	05-11-132-009-00	7/26/2023	WD	03-ARM'S LEI	\$8,000	\$8,000	2.14	\$3,738	\$0.09
Mancelona	05-11-132-009-10	6/30/2023	PTA	03-ARM'S LEI	\$9,000	\$9,000	2.14	\$4,206	\$0.10
Echo	05-05-008-035-30	10/7/2022	WD	19-MULTI PA	\$32,500	\$32,500	2.17	\$14,977	\$0.34
Kalkaska	008-036-005-10	3/10/2023	MLC	03-ARM'S LEI	\$22,000	\$22,000	2.33	\$9,442	\$0.22
Kalkaska	008-029-006-25	7/27/2023	WD	03-ARM'S LEI	\$20,500	\$20,500	2.35	\$8,723	\$0.20
Custer	05-04-016-001-55	06/29/23	WD	03-ARM'S LEI	\$22,500	\$22,500	2.38	\$9,454	\$0.22
Mancelona	05-11-104-002-20	5/10/2023	WD	03-ARM'S LEI	\$15,000	\$15,000	2.50	\$6,000	\$0.14
Mancelona	05-11-102-004-50	10/6/2022	WD	03-ARM'S LEI	\$15,000	\$15,000	2.51	\$5,976	\$0.14
Mancelona	05-11-107-009-30	1/18/2024	WD	03-ARM'S LEI	\$22,000	\$22,000	2.53	\$8,696	\$0.20
Mancelona	05-11-107-009-30	7/20/2023	WD	03-ARM'S LEI	\$10,000	\$10,000	2.53	\$3,953	\$0.09
Echo	05-05-020-011-00	8/30/2023	WD	19-MULTI PA	\$13,500	\$13,500	2.84	\$4,754	\$0.11
Boardman	003-031-002-00	10/16/2023	PTA	03-ARM'S LEI	\$35,000	\$35,000	3.00	\$11,667	\$0.27
Custer	05-04-006-001-30	01/13/23	WD	03-ARM'S LEI	\$17,500	\$17,500	3.31	\$5,293	\$0.12
Boardman	003-034-007-22	7/14/2023	PTA	03-ARM'S LEI	\$18,000	\$18,000	3.31	\$5,438	\$0.12

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Township	Parcel Number	Sale Date	Instr.	Terms of Sa	Adj. Sale \$	Land Residua	Net Acres	Dollars/Acre	Dollars/Sc
Mancelona	05-11-113-015-40	10/23/2023	WD	03-ARM'S LEI	\$12,000	\$12,000	3.35	\$3,582	\$0.08
Kalkaska	008-023-004-13	6/23/2023	WD	03-ARM'S LEI	\$33,000	\$33,000	3.42	\$9,649	\$0.22
Kalkaska	008-029-006-15	9/22/2022	WD	03-ARM'S LEI	\$18,500	\$18,500	3.99	\$4,637	\$0.11
Kalkaska	008-103-009-01	1/4/2023	WD	03-ARM'S LEI	\$35,000	\$35,000	4.07	\$8,600	\$0.20
Kalkaska	008-029-006-70	8/18/2022	WD	03-ARM'S LEI	\$22,500	\$22,500	4.18	\$5,383	\$0.12
Boardman	003-033-019-70	11/16/2022	PTA	03-ARM'S LEI	\$28,000	\$28,000	4.21	\$6,651	\$0.15
Mancelona	05-11-126-002-70	7/22/2022	WD	03-ARM'S LEI	\$22,900	\$22,900	4.40	\$5,205	\$0.12
Echo	05-05-021-051-10	8/16/2022	WD	19-MULTI PA	\$36,000	\$36,000	4.55	\$7,912	\$0.18
Echo	05-05-017-017-10	12/21/2022	WD	03-ARM'S LEI	\$38,500	\$38,500	4.67	\$8,244	\$0.19
Kalkaska	008-036-002-80	5/25/2022	WD	03-ARM'S LEI	\$40,000	\$40,000	4.82	\$8,299	\$0.19
Kalkaska	008-036-002-90	8/30/2023	WD	03-ARM'S LEI	\$25,000	\$25,000	4.82	\$5,187	\$0.12
Kalkaska	008-126-010-00	7/5/2022	WD	03-ARM'S LEI	\$10,000	\$10,000	4.91	\$2,037	\$0.05
Mancelona	05-11-123-008-00	8/4/2022	WD	03-ARM'S LEI	\$13,500	\$13,500	4.94	\$2,733	\$0.06
Mancelona	05-11-128-011-20	6/28/2024	WD	03-ARM'S LEI	\$37,000	\$37,000	4.96	\$7,460	\$0.17
Custer	05-04-011-015-40	12/01/22	WD	03-ARM'S LEI	\$20,000	\$20,000	5.00	\$4,000	\$0.09
Custer	05-04-015-024-00	10/14/22	WD	03-ARM'S LEI	\$29,000	\$29,000	5.00	\$5,800	\$0.13
Custer	05-04-016-001-30	05/05/23	WD	03-ARM'S LEI	\$20,000	\$20,000	5.00	\$4,000	\$0.09
Kalkaska	008-027-018-35	3/31/2023	WD	03-ARM'S LEI	\$32,000	\$32,000	5.00	\$6,400	\$0.15
Rapid River	011-600-035-00	5/20/2022	PTA	03-ARM'S LEI	\$28,000	\$28,000	5.00	\$5,600	\$0.13
Custer	05-04-026-012-30	08/26/22	WD	03-ARM'S LEI	\$14,000	\$14,000	5.01	\$2,794	\$0.06
Mancelona	05-11-121-003-90	3/31/2023	WD	03-ARM'S LEI	\$35,500	\$35,500	5.01	\$7,086	\$0.16
Mancelona	05-11-131-014-50	9/23/2022	WD	32-SPLIT VAC	\$7,500	\$7,500	5.01	\$1,497	\$0.03
Rapid River	011-032-012-45	9/5/2023	PTA	03-ARM'S LEI	\$40,000	\$40,000	5.01	\$7,984	\$0.18
Warner	05-15-014-002-10	3/29/2024	WD	19-MULTI PAI	\$20,000	\$20,000	5.02	\$3,984	\$0.09
Rapid River	011-001-019-03	8/15/2022	PTA	03-ARM'S LEI	\$39,900	\$39,900	5.04	\$7,917	\$0.18
Rapid River	011-400-012-00	7/11/2022	PTA	03-ARM'S LEI	\$29,000	\$29,000	5.13	\$5,653	\$0.13
Custer	05-04-006-050-00	05/13/22	WD	03-ARM'S LEI	\$48,000	\$48,000	5.25	\$9,143	\$0.21
Custer	05-04-026-012-00	10/17/22	WD	03-ARM'S LEI	\$19,000	\$19,000	5.30	\$3,585	\$0.08
Mancelona	05-11-121-018-40	5/20/2022	WD	03-ARM'S LEI	\$20,000	\$20,000	5.30	\$3,774	\$0.09
Mancelona	05-11-114-007-70	9/7/2022	WD	03-ARM'S LEI	\$17,900	\$17,900	5.33	\$3,358	\$0.08
Rapid River	011-019-003-15	10/16/2023	PTA	03-ARM'S LEI	\$25,500	\$25,500	5.51	\$4,628	\$0.11

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Township	Parcel Number	Sale Date	Instr.	Terms of Sa	Adj. Sale \$	Land Residual	Net Acres	Dollars/Acre	Dollars/Sc
Rapid River	011-015-018-20	6/10/2022	WD	03-ARM'S LEI	\$24,900	\$24,900	5.86	\$4,249	\$0.10
Mancelona	05-11-125-010-00	10/26/2022	OTH	03-ARM'S LEI	\$11,000	\$11,000	6.00	\$1,833	\$0.04
Rapid River	011-014-004-10	6/12/2022	WD	03-ARM'S LEI	\$28,150	\$28,150	6.06	\$4,645	\$0.11
Kalkaska	008-023-005-60	8/17/2022	WD	19-MULTI PA	\$35,000	\$35,000	6.44	\$5,435	\$0.12
Kalkaska	008-023-005-61	8/17/2022	WD	03-ARM'S LEI	\$35,000	\$35,000	6.44	\$5,435	\$0.12
Rapid River	011-024-002-04	6/3/2022	WD	03-ARM'S LEI	\$50,000	\$50,000	6.69	\$7,474	\$0.17
Rapid River	011-020-002-50	5/27/2022	WD	03-ARM'S LEI	\$64,900	\$64,900	6.76	\$9,601	\$0.22
Custer	05-04-011-008-20	09/07/23	WD	03-ARM'S LEI	\$22,500	\$22,500	6.92	\$3,251	\$0.07
						\$1,641,816	262.98	\$ 6,243	\$ 0.14

Antrim 24	Antrim 2025	# Acres	Description:
\$ 8,000	\$ 12,900	1	WARNER ACREAGE 2025
\$ 7,500	\$ 10,000	1.5	Estimated Land Values
\$ 7,000	\$ 9,000	2	Enter the Estimated Land Value for each of these sizes.
\$ 6,500	\$ 7,800	2.5	1 Acre: <input type="text" value="12,900"/> 3 Acre: <input type="text" value="20,100"/>
\$ 6,000	\$ 6,700	3	1.5 Acre: <input type="text" value="15,000"/> 4 Acre: <input type="text" value="24,800"/>
\$ 5,000	\$ 6,200	4	2 Acre: <input type="text" value="18,000"/> 5 Acre: <input type="text" value="27,000"/>
\$ 4,500	\$ 5,400	5	2.5 Acre: <input type="text" value="19,500"/> 7 Acre: <input type="text" value="36,400"/>
\$ 3,500	\$ 5,200	7	

ACREAGE

Township	Parcel Number	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land	Net	\$ /Acre	\$ /SqFt
						Residual	Acres		
Custer	05-04-024-015-05	11/06/23	WD	03-ARM'S LENGTH	\$29,000	\$29,000	8.89	\$3,264	\$0.07
Kalkaska	008-001-005-09	5/9/2022	WD	03-ARM'S LENGTH	\$33,900	\$33,900	9.50	\$3,568	\$0.08
Warner	05-15-013-006-10	9/26/2022	LC	03-ARM'S LENGTH	\$30,000	\$30,000	9.69	\$3,096	\$0.07
Kalkaska	008-025-012-15	11/10/2022	MLC	03-ARM'S LENGTH	\$39,900	\$39,900	9.75	\$4,092	\$0.09
Kalkaska	008-022-017-35	6/3/2022	WD	03-ARM'S LENGTH	\$39,900	\$39,900	9.75	\$4,092	\$0.09
Kalkaska	008-001-005-01	8/3/2023	WD	03-ARM'S LENGTH	\$70,000	\$60,338	9.76	\$6,182	\$0.14
Kalkaska	008-012-003-35	2/8/2023	WD	03-ARM'S LENGTH	\$36,500	\$36,500	9.95	\$3,668	\$0.08
Warner	05-15-011-002-10	6/28/2024	WD	03-ARM'S LENGTH	\$58,000	\$58,000	9.98	\$5,812	\$0.13
Boardman	003-031-013-00	7/21/2023	PTA	03-ARM'S LENGTH	\$55,000	\$55,000	10.00	\$5,500	\$0.13
Boardman	003-031-013-20	3/20/2024	WD	03-ARM'S LENGTH	\$70,000	\$70,000	10.00	\$7,000	\$0.16
Boardman	003-033-004-15	9/19/2022	WD	03-ARM'S LENGTH	\$30,000	\$30,000	10.00	\$3,000	\$0.07
Boardman	003-033-004-15	2/2/2024	PTA	03-ARM'S LENGTH	\$35,000	\$35,000	10.00	\$3,500	\$0.08
Clearwater	004-001-002-00	3/6/2024	PTA	03-ARM'S LENGTH	\$24,900	\$24,900	10.00	\$2,490	\$0.06
Clearwater	004-001-009-05	6/12/2024	PTA	03-ARM'S LENGTH	\$30,000	\$30,000	10.00	\$3,000	\$0.07
Custer	05-04-016-005-10	02/23/24	WD	03-ARM'S LENGTH	\$36,000	\$36,000	10.00	\$3,600	\$0.08
Custer	05-04-016-005-10	03/08/24	MLC	03-ARM'S LENGTH	\$52,900	\$52,900	10.00	\$5,290	\$0.12
Custer	05-04-016-005-20	10/18/22	WD	03-ARM'S LENGTH	\$45,000	\$45,000	10.00	\$4,500	\$0.10
Custer	05-04-036-008-20	01/19/24	WD	03-ARM'S LENGTH	\$31,000	\$31,000	10.00	\$3,100	\$0.07
Custer	05-04-036-008-30	01/18/24	WD	03-ARM'S LENGTH	\$31,000	\$31,000	10.00	\$3,100	\$0.07
Kalkaska	008-022-008-08	4/1/2022	WD	03-ARM'S LENGTH	\$58,000	\$58,000	10.00	\$5,800	\$0.13
Mancelona	05-11-105-010-20	10/25/2023	WD	03-ARM'S LENGTH	\$27,500	\$27,500	10.00	\$2,750	\$0.06
Mancelona	05-11-112-005-01	10/20/2023	WD	03-ARM'S LENGTH	\$40,000	\$40,000	10.00	\$4,000	\$0.09
Mancelona	05-11-124-010-00	3/10/2023	WD	03-ARM'S LENGTH	\$29,000	\$29,000	10.00	\$2,900	\$0.07
Mancelona	05-11-124-025-00	9/9/2022	WD	03-ARM'S LENGTH	\$22,000	\$22,000	10.00	\$2,200	\$0.05
Mancelona	05-11-124-025-00	1/27/2023	WD	03-ARM'S LENGTH	\$28,500	\$28,500	10.00	\$2,850	\$0.07
Mancelona	05-11-130-015-00	8/4/2023	WD	03-ARM'S LENGTH	\$25,000	\$25,000	10.00	\$2,500	\$0.06
Mancelona	05-11-133-007-40	4/12/2023	PTA	03-ARM'S LENGTH	\$35,000	\$35,000	10.00	\$3,500	\$0.08
Rapid River	011-001-023-15	5/2/2024	PTA	03-ARM'S LENGTH	\$55,000	\$55,000	10.00	\$5,500	\$0.13
Rapid River	011-003-006-11	12/7/2023	PTA	03-ARM'S LENGTH	\$33,000	\$33,000	10.00	\$3,300	\$0.08
Rapid River	011-027-040-00	9/8/2023	PTA	03-ARM'S LENGTH	\$65,000	\$65,000	10.00	\$6,500	\$0.15
Custer	05-04-022-017-80	05/05/23	WD	03-ARM'S LENGTH	\$25,000	\$25,000	10.01	\$2,498	\$0.06

ACREAGE

Township	Parcel Number	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land	Net	\$ /Acre	\$ /SqFt
						Residual	Acres		
Custer	05-04-025-010-00	07/21/23	WD	03-ARM'S LENGTH	\$45,000	\$45,000	10.01	\$4,496	\$0.10
Custer	05-04-033-001-75	06/10/22	WD	03-ARM'S LENGTH	\$30,000	\$30,000	10.01	\$2,997	\$0.07
Custer	05-04-033-001-80	11/10/23	WD	03-ARM'S LENGTH	\$37,000	\$37,000	10.01	\$3,696	\$0.08
Kalkaska	008-027-016-50	9/2/2022	WD	03-ARM'S LENGTH	\$25,000	\$25,000	10.01	\$2,498	\$0.06
Mancelona	05-11-103-021-00	5/8/2024	WD	03-ARM'S LENGTH	\$42,000	\$42,000	10.01	\$4,196	\$0.10
Mancelona	05-11-107-014-30	9/2/2022	WD	03-ARM'S LENGTH	\$30,000	\$30,000	10.01	\$2,997	\$0.07
Mancelona	05-11-127-001-70	9/28/2022	LC	03-ARM'S LENGTH	\$35,900	\$35,900	10.01	\$3,586	\$0.08
Mancelona	05-11-130-013-60	6/24/2022	WD	03-ARM'S LENGTH	\$35,000	\$35,000	10.01	\$3,497	\$0.08
Mancelona	05-11-131-004-40	2/1/2023	WD	03-ARM'S LENGTH	\$49,000	\$49,000	10.01	\$4,895	\$0.11
Mancelona	05-11-131-004-40	3/14/2024	WD	03-ARM'S LENGTH	\$56,000	\$40,759	10.01	\$4,072	\$0.09
Custer	05-04-021-020-75	08/03/23	WD	03-ARM'S LENGTH	\$29,500	\$29,500	10.02	\$2,944	\$0.07
Custer	05-04-033-001-70	12/01/23	MLC	03-ARM'S LENGTH	\$39,900	\$39,900	10.02	\$3,982	\$0.09
Mancelona	05-11-105-009-50	8/11/2023	PTA	03-ARM'S LENGTH	\$45,000	\$45,000	10.02	\$4,491	\$0.10
Mancelona	05-11-105-009-50	4/6/2023	WD	03-ARM'S LENGTH	\$33,000	\$33,000	10.02	\$3,293	\$0.08
Mancelona	05-11-118-004-40	9/11/2023	WD	03-ARM'S LENGTH	\$25,000	\$25,000	10.02	\$2,495	\$0.06
Custer	05-04-021-020-30	04/18/23	WD	03-ARM'S LENGTH	\$22,500	\$22,500	10.03	\$2,243	\$0.05
Custer	05-04-021-020-30	10/16/23	WD	03-ARM'S LENGTH	\$37,000	\$37,000	10.03	\$3,689	\$0.08
Rapid River	011-004-011-45	5/15/2024	PTA	03-ARM'S LENGTH	\$57,000	\$57,000	10.04	\$5,677	\$0.13
Custer	05-04-021-020-10	08/04/22	WD	03-ARM'S LENGTH	\$37,500	\$37,500	10.05	\$3,731	\$0.09
Custer	05-04-022-002-50	02/03/23	WD	03-ARM'S LENGTH	\$32,000	\$32,000	10.07	\$3,178	\$0.07
Custer	05-04-022-002-50	11/10/23	MLC	03-ARM'S LENGTH	\$39,000	\$39,000	10.07	\$3,873	\$0.09
Rapid River	011-001-019-05	8/29/2022	PTA	03-ARM'S LENGTH	\$59,900	\$59,900	10.08	\$5,942	\$0.14
Rapid River	011-001-019-06	8/27/2022	PTA	03-ARM'S LENGTH	\$59,900	\$59,900	10.08	\$5,942	\$0.14
Custer	05-04-004-001-60	04/22/22	WD	03-ARM'S LENGTH	\$55,000	\$55,000	10.10	\$5,446	\$0.13
Mancelona	05-11-128-011-30	9/29/2023	WD	19-MULTI PARCEL AF	\$32,500	\$32,500	10.14	\$3,205	\$0.07
Mancelona	05-11-128-011-30	12/14/2023	WD	19-MULTI PARCEL AF	\$32,000	\$32,000	10.14	\$3,156	\$0.07
Boardman	003-023-015-40	11/3/2023	PTA	03-ARM'S LENGTH	\$40,000	\$40,000	10.15	\$3,941	\$0.09
Boardman	003-021-001-10	10/14/2022	PTA	03-ARM'S LENGTH	\$48,000	\$48,000	10.20	\$4,706	\$0.11
Mancelona	05-11-103-009-00	8/30/2022	WD	03-ARM'S LENGTH	\$43,500	\$43,500	10.25	\$4,244	\$0.10
Custer	05-04-004-001-20	05/24/22	WD	03-ARM'S LENGTH	\$41,000	\$41,000	10.34	\$3,965	\$0.09
Boardman	003-017-004-17	9/6/2022	WD	03-ARM'S LENGTH	\$24,000	\$24,000	11.14	\$2,154	\$0.05

ACREAGE

Township	Parcel Number	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land	Net	\$ /Acre	\$ /SqFt
						Residual	Acres		
Boardman	003-030-018-26	3/8/2024	PTA	03-ARM'S LENGTH	\$72,000	\$72,000	11.63	\$6,191	\$0.14
Clearwater	004-013-002-10	3/29/2024	PTA	03-ARM'S LENGTH	\$47,900	\$47,900	11.77	\$4,070	\$0.09
Echo	05-05-014-014-15	2/28/2024	WD	03-ARM'S LENGTH	\$14,529	\$14,529	11.81	\$1,230	\$0.03
Clearwater	004-010-008-07	5/12/2023	WD	03-ARM'S LENGTH	\$40,000	\$40,000	12.00	\$3,333	\$0.08
Boardman	003-034-007-70	5/15/2023	PTA	03-ARM'S LENGTH	\$30,000	\$30,000	13.49	\$2,224	\$0.05
Boardman	003-030-018-40	5/27/2022	WD	19-MULTI PARCEL AF	\$40,000	\$40,000	13.74	\$2,911	\$0.07
Kalkaska	008-036-005-35	4/15/2022	WD	03-ARM'S LENGTH	\$41,000	\$41,000	14.11	\$2,906	\$0.07
Rapid River	011-011-024-10	5/17/2023	WD	03-ARM'S LENGTH	\$38,000	\$38,000	15.00	\$2,533	\$0.06
Mancelona	05-11-102-001-60	8/31/2023	WD	03-ARM'S LENGTH	\$53,900	\$53,900	19.53	\$2,760	\$0.06
Boardman	003-018-003-05	6/15/2022	PTA	03-ARM'S LENGTH	\$135,000	\$135,000	20.00	\$6,750	\$0.15
Boardman	003-031-010-00	12/19/2022	PTA	03-ARM'S LENGTH	\$60,000	\$60,000	20.00	\$3,000	\$0.07
Boardman	003-036-007-00	8/31/2022	PTA	03-ARM'S LENGTH	\$85,000	\$85,000	20.00	\$4,250	\$0.10
Clearwater	004-008-063-10	9/16/2022	PTA	03-ARM'S LENGTH	\$72,000	\$72,000	20.00	\$3,600	\$0.08
Kalkaska	008-027-012-10	8/30/2022	WD	03-ARM'S LENGTH	\$46,000	\$46,000	20.00	\$2,300	\$0.05
Mancelona	05-11-015-008-00	11/10/2022	WD	03-ARM'S LENGTH	\$50,000	\$50,000	20.00	\$2,500	\$0.06
Mancelona	05-11-123-007-00	4/24/2023	WD	03-ARM'S LENGTH	\$65,000	\$65,000	20.00	\$3,250	\$0.07
Mancelona	05-11-129-012-00	9/6/2022	WD	03-ARM'S LENGTH	\$45,000	\$45,000	20.00	\$2,250	\$0.03
Mancelona	05-11-127-001-21	5/10/2024	WD	03-ARM'S LENGTH	\$75,000	\$75,000	20.01	\$3,748	\$0.09
Mancelona	05-11-103-003-30	10/27/2023	WD	19-MULTI PARCEL AF	\$100,000	\$100,000	20.02	\$4,995	\$0.11
Echo	05-05-023-008-50	10/30/2023	WD	03-ARM'S LENGTH	\$57,000	\$57,000	20.75	\$2,747	\$0.06
Mancelona	05-11-107-016-30	7/14/2022	WD	19-MULTI PARCEL AF	\$140,000	\$140,000	29.42	\$4,759	\$0.11
Boardman	003-029-015-00	8/9/2022	PTA	03-ARM'S LENGTH	\$115,000	\$115,000	30.00	\$3,833	\$0.09
Mancelona	05-11-018-004-10	7/27/2022	WD	03-ARM'S LENGTH	\$90,000	\$90,000	30.00	\$3,000	\$0.07
Mancelona	05-11-121-003-15	9/21/2022	WD	03-ARM'S LENGTH	\$73,500	\$73,500	30.00	\$2,450	\$0.06
Mancelona	05-11-126-006-10	8/31/2022	WD	19-MULTI PARCEL AF	\$105,000	\$105,000	30.00	\$3,500	\$0.08
Echo	05-05-019-004-10	10/30/2023	WD	03-ARM'S LENGTH	\$117,500	\$117,500	37.36	\$3,145	\$0.07
Boardman	003-035-015-00	9/7/2023	PTA	03-ARM'S LENGTH	\$100,250	\$100,250	40.00	\$2,506	\$0.06
Clearwater	004-035-008-00	10/5/2023	PTA	03-ARM'S LENGTH	\$90,000	\$90,000	40.00	\$2,250	\$0.05
Custer	05-04-022-012-00	08/29/23	WD	03-ARM'S LENGTH	\$140,000	\$140,000	40.00	\$3,500	\$0.08
Mancelona	05-11-119-011-15	6/4/2024	WD	03-ARM'S LENGTH	\$105,000	\$105,000	40.00	\$2,625	\$0.06
Echo	05-05-006-005-00	7/22/2022	WD	03-ARM'S LENGTH	\$155,000	\$155,000	45.45	\$3,410	\$0.08

ACREAGE

Township	Parcel Number	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land	Net	\$ /Acre	\$ /SqFt
						Residual	Acres		
Boardman	003-026-018-00	3/8/2024	PTA	03-ARM'S LENGTH	\$180,000	\$180,000	50.00	\$3,600	\$0.08
Custer	05-04-023-021-11	02/09/23	WD	19-MULTI PARCEL AF	\$140,000	\$140,000	58.23	\$2,404	\$0.18
Clearwater	004-011-008-02	11/30/2022	PTA	03-ARM'S LENGTH	\$185,000	\$185,000	65.02	\$2,845	\$0.07
Mancelona	05-11-129-014-20	5/10/2024	WD	19-MULTI PARCEL AF	\$262,500	\$262,500	67.82	\$3,871	\$0.09
Custer	05-04-010-007-00	08/23/23	WD	03-ARM'S LENGTH	\$195,000	\$195,000	70.00	\$2,786	\$0.06
Echo	05-05-034-003-00	11/13/2023	WD	03-ARM'S LENGTH	\$149,000	\$149,000	71.49	\$2,084	\$0.05
Boardman	003-032-017-01	7/12/2023	PTA	03-ARM'S LENGTH	\$200,000	\$200,000	90.00	\$2,222	\$0.05
Echo	05-05-005-001-00	9/12/2022	WD	03-ARM'S LENGTH	\$425,331	\$425,331	108.65	\$3,915	\$0.09
Warner	05-15-006-006-00	12/15/2023	WD	03-ARM'S LENGTH	\$699,000	\$699,000	212.00	\$3,297	\$0.08
Echo	05-05-028-012-00	7/21/2022	WD	19-MULTI PARCEL AF	\$475,000	\$461,952	228.07	\$2,025	\$0.05

All Townships					\$7,681,559	2,368.87	\$ 3,243	\$ 0.07
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2024 Ant	Acres	2025-Antrim
\$3,000	10	\$ 4,000
\$2,900	15	\$ 3,800
\$2,800	20	\$ 3,600
\$2,600	25	\$ 3,400
\$2,500	30	\$ 3,200
\$2,400	40	\$ 3,000
\$2,200	50	\$ 2,900
\$2,000	100	\$ 2,800

10 Acre:	40,000	30 Acre:	96,000
15 Acre:	57,000	40 Acre:	120,000
20 Acre:	72,000	50 Acre:	145,000
25 Acre:	85,000	100 Acre:	280,000

COMMERCIAL - INDUSTRIAL LAND

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	FF	Depth	Net Acres	Dollars/FF	\$/ ACRE	\$/ Sq Ft
041-415-016-10		04/26/22	WD	03-ARM'S LENGTH	\$ 10,000	50	108	0.12	\$ 202.0	\$ 81,301	\$1.87
041-415-010-00	N BIRCH STREET	10/27/22	WD	13-GOVERNMENT	\$ 15,000	99	198	0.23	\$ 151.5	\$ 66,667	\$1.53
05-15-150-003-01	M-32	04/21/21	WD	03-ARM'S LENGTH	\$ 17,000	132	118	0.36	\$ 128.8	\$ 47,486	\$1.09
041-416-013-00	506 N BIRCH ST	12/08/23	WD	19-MULTI PARCEL	\$ 170,000	316	396	0.96	\$ 348.1	\$ 113,977	\$2.62
05-15-014-011-10	3419 N N US 131	10/16/23	WD	03-ARM'S LENGTH	\$ 15,000	51	345	1.00	\$ 294.1	\$ 15,000	\$0.34
05-15-015-002-11	M-32	07/08/21	WD	03-ARM'S LENGTH	\$ 15,000	312	430	3.08	\$ 48.1	\$ 4,876	\$0.11
041-020-024-30	On M-72 & 131	10/26/23	WD	03-ARM'S LENGTH	\$90,000	434	345	3.44	\$ 207.4	\$16,007	\$0.37
05-11-117-001-21	US 131	09/30/22	WD	03-ARM'S LENGTH	\$ 74,000	245	565	4.60	\$ 302.0	\$ 16,097	\$0.37
05-15-015-002-20	M-32	02/28/22	LC	03-ARM'S LENGTH	\$ 40,000	309	1,315	5.65	\$ 129.4	\$ 7,083	\$0.16
008-004-003-10	US 131	05/06/22	WD	03-ARM'S LENGTH	\$ 75,000	271	1,495	9.30	\$ 276.8	\$ 8,065	\$0.19
05-15-024-014-00	M-32	08/09/18	WD	03-ARM'S LENGTH	\$ 39,000	1,170	66	9.79	\$ 33.3	\$ 3,982	\$0.09
05-15-022-001-30	US 131-No direct FF	11/01/17	WD	03-ARM'S LENGTH	\$ 78,000	660	660	10.00	\$ 118.2	\$ 7,800	\$0.18
05-15-023-011-20	US 131	07/24/20	WD	03-ARM'S LENGTH	\$ 135,000	330	-	20.00	\$ 409.1	\$ 6,750	\$0.15
05-15-015-002-01	US 131-M-32	01/30/18	WD	03-ARM'S LENGTH	\$ 275,000	1,363	959	30.01	\$ 201.8	\$ 9,165	\$0.21
05-15-013-008-00	Gravel	09/28/21	WD	03-ARM'S LENGTH	\$ 525,000	-	-	65.30		\$ 8,040	\$0.18

	ALL	\$ 1,573,000	5,742	163.82	\$ 9,601.9
	FF TOTAL	\$ 1,048,000	5,742		\$ 182.5

	2025
US 131	\$ 187
M-32 FF	\$ 129
HWY COM	\$ 5,600
Development area +	\$ 3,000
Gravel	\$ 5,800