

Residential
1 acre parcels

Hay Township

2025 Land Analysis

[illegible]

Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	Other Parcels in Sale	Land Table
\$20,762	\$22,860	635.0	205.8	3.00	3.00	\$33	\$6,921	\$0.16	635.00		OFF WATER-SMALLWOOD
\$30,150	\$7,092	197.0	376.0	1.70	1.70	\$153	\$17,735	\$0.41	197.00		OFF WATER-SMALLWOOD
\$17,500	\$12,000	200.0	566.0	2.60	2.60	\$88	\$6,733	\$0.15	200.00		OFF WATER TITTABAWASSEE
\$4,900	\$8,400	200.0	467.0	1.07	0.54	\$25	\$4,571	\$0.10	200.00	110-410-000-025-00	OFF WATER-SMALLWOOD
\$73,312	\$50,352	1,232.0		8.37	7.83						
Average				Average		Average					
per FF=>		\$60		per Net Acre	8,757.85	per SqFt=>	\$0.20				

Used \$9000/acre

There were no residential sales of 1 acre parcels.
Included off water Smallwood and off water Tittabawassee sales