

Agriculture  
100 acres +

Hay Township

2023 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	
100-008-400-001-00	834 S SHEARER	12/04/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$149,800	33.29	\$378,036	\$297,337	
120-004-400-001-01	SCHMIDT	02/07/22	\$310,000	WD	03-ARM'S LENGTH	\$310,000	\$106,200	34.26	\$190,474	\$310,000	
140-024-200-002-13	4846 OBERLIN	04/02/21	\$270,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$270,000	\$97,500	36.11	\$13,239	\$258,761	
150-024-400-002-00	34 BRUSHABER	01/20/21	\$550,000	WD	03-ARM'S LENGTH	\$550,000	\$288,000	52.36	\$776,973	\$296,067	
<b>Totals:</b>			<b>\$1,580,000</b>			<b>\$1,580,000</b>	<b>\$641,500</b>		<b>\$1,358,722</b>	<b>\$1,162,165</b>	
								<b>Sale. Ratio =&gt;</b>	<b>40.60</b>		
								<b>Std. Dev. =&gt;</b>	<b>8.98</b>		

Est. Land Value	Effec. Front	Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fro	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
\$225,373	0.0	0.0	116.00	116.00	#DIV/0!	\$2,563	\$0.06	0.00	1AG	1196/783		GROUT	10/19/2022	101
\$190,474	0.0	0.0	95.25	100.00	#DIV/0!	\$3,255	\$0.07	0.00	1AG	1235/495		SAGE	10/20/2022	102
\$179,691	0.0	0.0	92.50	92.50	#DIV/0!	\$2,797	\$0.06	0.00	1AG	1206/493	140-024-200-002-15	SHERMAN	10/17/2022	101
\$407,757	0.0	0.0	179.00	120.00	#DIV/0!	\$1,654	\$0.04	0.00	1AG	1200/449	150-024-100-008-10	TOBACCO	10/19/2022	101
<b>\$1,003,295</b>	<b>0.0</b>		<b>482.75</b>	<b>428.50</b>										
<b>Average per FF=&gt;</b>	<b>#DIV/0!</b>		<b>Average per Net Acre=&gt;</b>	<b>2,407.38</b>		<b>Average per SqFt=&gt;</b>	<b>\$0.06</b>							

### Used \$2400 per acre

There were no sales of 100+ acre parcels in Hay Township.  
Used sales of similar rural properties in Gladwin County.

