

2023 Metamora Ag land study

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Net Acres	Dollars/Acre	Other Parcels
02-10-200-018	MCPHALL	03/03/20	\$80,000	10.45	\$7,656	Armada Twp
015-012-011-60	E DRYDEN RD	11/07/19	\$123,000	17.82	\$6,902	Metamora
015-012-011-50	DRYDEN RD	05/31/19	\$125,000	18.43	\$6,782	Metamora
002-022-002-50	LUM RD	02/25/21	\$105,000	19.57	\$5,365	ARCADIA
016-034-014-00	CLEAR LAKE RD	03/23/22	\$113,080	20.00	\$5,654	NORTH BRANCH
045-516-081-00	S OAK ST	11/06/20	\$144,000	26.68	\$5,397	Metamora
009-015-006-00	2881 BROWNCITY RD	11/29/21	\$280,000	30.00	\$9,333	GOODLAND
010-003-027-00	PRATT RD	09/16/21	\$200,000	33.08	\$6,046	HADLEY
011-014-016-10	IMLAY CITY RD	11/10/21	\$192,000	35.32	\$5,436	IMLAY
005-020-010-00	VAN DYKE V/L	11/24/21	\$201,600	39.19	\$5,144	BURNSIDE
009-032-035-10	BOWERS RD	01/12/22	\$235,000	40.00	\$5,875	GOODLAND
015-005-033-22	LAPEER RD	06/19/20	\$200,000	40.88	\$4,893	Metamora
016-028-020-02	LK PLEASANT RD	02/04/21	\$200,000	41.44	\$4,826	NORTH BRANCH
012-031-005-05	BALDWIN RD	08/05/20	\$306,000	42.78	\$7,153	LAPEER
007-021-001-00	CRAWFORD RD	11/22/21	\$250,000	47.71	\$5,240	DRYDEN
011-022-004-10	S DORAN RD/VL	04/09/20	\$227,000	52.70	\$4,307	IMLAY
011-010-006-00	525 N DORAN	07/28/21	\$385,000	60.00	\$6,417	IMLAY
010-003-030-10+	PRATT RD	09/03/21	\$408,784	70.13	\$5,829	HADLEY
009-032-031-00	BLACKS CORNERS RD	07/22/21	\$440,000	70.20	\$6,268	GOODLAND
001-024-003-10	TUBSPRING RD	03/21/22	\$399,114	73.91	\$5,400	ALMONT
011-014-001-02	CHURCH RD V/L	06/29/20	\$337,500	75.35	\$4,479	IMLAY
001-024-001-10	1323 MACKIE RD	03/18/21	\$403,000	77.20	\$5,220	ALMONT
005-012-008-00	GOSLINE V/L	12/18/19	\$526,000	78.19	\$6,727	BURNSIDE
005-012-004-00	BROOKS RD	06/25/21	\$416,000	79.96	\$5,203	BURNSIDE
011-023-003-00	IMLAY CITY RD	04/02/20	\$400,000	80.00	\$5,000	IMLAY
010-010-023-10	DIEHL RD	12/21/21	\$520,000	80.00	\$6,500	HADLEY
015-020-010-10	S LAPEER RD	12/21/21	\$757,950	92.98	\$8,152	Metamora
010-010-015-10	PRATT RD	02/09/22	\$487,200	116.00	\$4,200	HADLEY
005-020-001-00	VAN DYKE V/L	07/01/19	\$780,000	151.00	\$5,166	BURNSIDE
015-016-002-00	METAMORA RD	11/06/20	\$792,000	171.52	\$4,618	Metamora
Totals:			\$9,954,228	1,782.04		
					Average	
					per Net Acre=>	\$5,586 AVG SIZE

	Sales	Acres	\$/Acre	Avg size	
<40 ACRES	\$1,563,680	250.54	\$6,241	25.05	20-acre and below adj up
30-80 ACRES	\$5,653,398	1,010.45	\$5,595	63.15	60-acre size near 5600 avg
>80 ACRES	\$2,817,150	531.50	\$5,300	106.30	100 A 5300
TOTALS	\$10,034,228	1792	\$5,598	57.82	

For 2023, the base tillable acre rate is set at \$5600

The base size is 60 acres

Rate adjustment is plus 10% at 40 acres, plus 40% at 10 acres, minus 5% at 120 acres.

Rough pasture and woodland base at \$5300/A; open pond areas and untillable ground at \$3500/A and swamp land reduced below the open water rate