

2023 Metamora Ag land study

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Net Acres	Original Acres	Other Parcels
015-012-010-21	DRYDEN RD	10/26/22	\$155,000	14.92	\$10,389	Metamora
002-008-018-10		08/03/22	\$160,000	17.71	\$9,034	ARCADIA
001-002-016-01	HOLLOW CORNERS RD	08/04/21	\$145,000	19.56	\$7,413	ALMONT
016-034-014-00	CLEAR LAKE RD	03/23/22	\$113,080	20.00	\$5,654	NORTH BRANCH
001-011-015-20	GLOVER RD	11/16/22	\$145,620	24.27	\$6,000	ALMONT
007-001-035-10	HOLLOW CORNERS RD N/O	07/29/22	\$174,778	27.43	\$6,372	DRYDEN
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
014-035-020-01	BOWERS RD	02/23/23	\$240,000	35.17	\$6,824	MAYFIELD
011-014-016-10	IMLAY CITY RD	11/10/21	\$192,000	35.32	\$5,436	IMLAY
010-003-030-30	PRATT RD	09/03/21	\$223,764	38.54	\$5,806	HADLEY
009-032-035-10	BOWERS RD	01/12/22	\$235,000	40.00	\$5,875	GOODLAND
006-003-028-00	NORTH BRANCH	11/10/22	\$225,000	40.00	\$5,625	DEERFIELD
003-030-030-00	FIVE LAKES RD	07/22/22	\$280,000	40.00	\$7,000	ATTICA
001-012-003-21	DRYDEN RD	06/03/22	\$300,000	50.00	\$6,000	ALMONT
006-001-033-06	NORTH BRANCH ROAD	03/10/23	\$324,882	55.38	\$5,866	DEERFIELD
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
006-009-016-06	FALKENBURY	04/14/22	\$470,000	73.22	\$6,419	DEERFIELD
001-024-003-10	TUBSPRING RD	03/21/22	\$399,114	73.91	\$5,400	ALMONT
016-003-016-02	ELM CREEK RD	02/11/22	\$389,195	77.83	\$5,001	IMLAY
005-012-004-00	BROOKS RD	06/25/21	\$416,000	79.96	\$5,203	BURNSIDE
005-135-008-00	GOSLINE V/L	03/22/23	\$546,000	80.00	\$6,825	BURNSIDE
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
003-030-029-00	WEST RD	08/30/22	\$725,000	111.71	\$6,490	ATTICA
010-010-015-10	PRATT RD	02/09/22	\$487,200	116.00	\$4,200	HADLEY
001-012-003-11+	DRYDEN RD	06/03/22	\$720,000	120.60	\$5,970	BURNSIDE
016-033-002-00	SNOBLIN RD	04/01/22	\$567,900	121.50	\$4,674	IMLAY
005-001-010-00	CADE V/L	04/01/21	\$1,869,000	268.77	\$6,954	BURNSIDE

Totals: \$12,495,267 2,018.19

Average per Net Acre=> \$6,191 AVG SIZE

	Sales	Acres	\$/Acre	Avg size	
<30 ACRES	\$893,478	123.89	\$7,212	20.65	20-acre and below adj up
30-60 ACRES	\$2,885,646	457.49	\$6,308	41.59	40-acre size 6300
>60 ACRES	\$8,716,143	1436.81	\$6,066	102.63	100 A NEAR 6050
TOTALS	\$12,495,267	2018.19	\$6,191	65.10	60-acre near 6200

For 2024, the base tillable acre rate is set at \$6200 The base size is 60 acres

Rate adjustment is plus 30% at 10 acres, minus 5% at 100 acres.

Rough pasture and woodland base at \$5800/A; open pond areas and untillable ground at \$3900/A and swamp land reduced below the open water rate