

2026 Metamora Ag Land Study

Parcel Number	Street Address	Sale Date	Adj. Sale \$	Net Acres	Dollars/Acre	TWP
012-015-001-02	MAPLEGROVE RD	02/08/24	\$80,000	5.01	\$15,968	BURNSIDE
005-027-012-05	CHURCHILL ROAD V/L	05/25/23	\$125,000	10.00	\$12,500	BURNSIDE
016-027-011-00	LK PLEASANT RD	03/23/23	\$149,000	14.84	\$10,040	NORTH BRANCH
015-012-010-21	DRYDEN RD	10/26/22	\$155,000	14.92	\$10,389	METAMORA
011-015-012-08	RULE RD	02/12/25	\$190,000	20.95	\$9,069	IMLAY TWP
010-016-047-10	HADLEY RD	12/09/24	\$240,000	22.00	\$10,909	HADLEY
001-035-013-00	8158 HOUGH	11/07/24	\$295,000	26.40	\$11,174	ALMONT
016-016-012-00	5790 JEFFERSON RD	10/23/24	\$314,023	27.37	\$11,473	NORTH BRANCH
005-125-005-00	GOSLINE V/L	08/26/24	\$285,000	33.00	\$8,636	BURNSIDE
012-033-048-00	METAMORA RD	04/05/24	\$400,000	38.90	\$10,283	LAPEER
015-003-003-00	STOCK RD	02/29/24	\$305,000	40.24	\$7,580	METAMORA
016-002-014-00	5301 ELM CREEK RD	12/01/23	\$501,801	40.00	\$12,545	NORTH BRANCH
008-018-003-00	GENESEE RD	11/05/24	\$425,236	41.57	\$10,229	ELBA
005-033-003-00	VAN DYKE V/L	03/12/25	\$359,000	45.00	\$7,978	BURNSIDE
015-012-011-65	E DRYDEN RD	02/07/25	\$465,000	45.36	\$10,252	METAMORA
013-033-001-06	COLUMBIAVILLE	03/07/24	\$465,000	51.24	\$9,075	MARATHON
010-027-009-10	HADLEY RD	09/22/23	\$420,000	57.12	\$7,353	HADLEY
010-022-039-00	BROCKER RD	02/16/24	\$635,000	75.50	\$8,411	HADLEY
005-002-005-00	GOSLINE V/L	09/12/24	\$546,000	78.00	\$7,000	BURNSIDE
005-122-009-00	HOWARD V/L	04/25/24	\$675,000	80.00	\$8,438	BURNSIDE
015-020-010-10	S LAPEER RD	12/21/21	\$757,950	92.98	\$8,152	METAMORA
011-028-024-00	2300 BOWMAN RD	03/01/24	\$929,855	127.07	\$7,318	IMLAY TWP
005-018-007-00	BURNSIDE RD V/L	10/23/23	\$1,059,599	147.00	\$7,208	BURNSIDE
004-036-004-00	SLATTERY	12/01/23	\$3,108,698	432.00	\$7,196	BURNSIDE
Totals:			\$12,806,162	1,561.46		

		Sales	Acres	\$/Acre	Avg size
<30 ACRES	8	\$1,548,023	141.49	\$10,941	17.69
30-60 ACRES	9	\$3,626,037	392.43	\$9,240	43.60
60-100 ACRES	4	\$2,613,950	326.48	\$8,006	81.62
TOTALS	21	\$7,788,010	860.40	\$9,052	40.97
>100 acres reference	3	\$5,098,152	706.07	\$7,220	235.36

Extended time frame for Metamora ag sales to increase local data points

		Base factor	
10 Acres:	\$ 13,500	1.47	10-A farmland is competes with 10-A building lots and values like it
40 Acres:	\$ 9,200	1.00	
160 Acres:	\$ 8,000	0.87	
240 Acres	\$ 7,400	0.80	

Tillable: \$9,200/acre

Rough pasture: \$8,200/acre

Open pond, untillable ground: \$6,000/acre

Swamp Land reduced below the open water rate