

10 ACRES USED \$8,600 PER ACRE FOR 2024

017-033-000-1650-00	10115 FULMER RD	08/17/20	\$88,900		1457/314	\$88,900			\$88,900		13.72	13.72	\$6,480		
014-036-000-3200-04	SHERIDAN RD	03/05/19	\$75,000		1417/1374	\$75,000			\$75,000		17.00	17.00	\$4,412		
016-031-000-0300-01	MAYVILLE RD	10/25/21	\$78,300	WD	ARMS LENGTH	\$78,300	\$28,300	36.14	\$78,300		17.72	18.34	\$4,419		
019-022-000-2800-06	SOHN RD	05/05/22	\$150,000	WD		\$150,000			\$150,000		13.18	13.18	\$11,381		
018-032-000-1100-01	E DECKERVILLE RD	07/12/21	\$72,000	WD	ARMS LENGTH	\$72,000	\$36,000	50.00	\$72,000		16.64	17.99	\$4,327		
020-003-000-1200-02	O'BRIAN RD	02/17/22	\$68,000	WD	ARMS LENGTH	\$68,000	\$26,100	38.38	\$68,000		13.80	14.12	\$4,928		
020-026-000-2300-02	SHERIDAN	05/04/18	\$119,500			\$119,500			\$119,500		14.31	14.31	\$8,351	80% WOODED	
Totals:			\$651,700			\$651,700	\$90,400		\$0	\$651,700	0.0	106.37	108.66		
					Sale. Ratio =>			13.87	Average per FF=>			Average per Net Acre=>		Average per SqFt=>	\$0.14
					Std. Dev. =>			7.44					6,126.73		

15 ACRES USED \$6,150 PER ACRE FOR 2024

008-029-000-0100-01	MURRAY RD	10/06/21	\$149,000	WD	ARMS LENGTH	\$149,000	\$50,600	33.96	\$149,000		30.75	30.75	\$4,846		
020-009-000-1625-02	HESS RD	05/24/21	\$74,900	WD	ARMS LENGTH	\$74,900	\$30,800	41.12	\$74,900		22.18	21.88	\$3,377		
017-008-625-0100-02	IRISH RD	11/22/21	\$190,000	WD	ARMS LENGTH	\$190,000	\$55,200	29.05	\$190,000		35.53	36.01	\$5,348		
017-024-000-1900-00	SHERIDAN RD	03/28/22	\$200,000	WD	ARMS LENGTH	\$200,000	\$41,800	20.90	\$200,000		37.24	38.00	\$5,371		
018-013-000-0100-01	LAMPTON RD	12/17/21	\$199,000	MLC	ARMS LENGTH	\$199,000			\$199,000		43.27	44.27	\$4,599		
015-019-000-0900-00	BEVENS	04/13/20	\$67,000	WD	1445/1381	\$67,000			\$67,000		20.00	20.00	\$3,350		
018-011-000-1000-00	3300 CRAWFORD RD	04/16/20	\$75,000		1444/1398	\$75,000			\$75,000		20.00	20.00	\$3,750		
014-036-000-3200-06	KILE RD	09/15/20	\$70,000	WD	1457/979	\$70,000			\$70,000		20.99	20.99	\$3,335		
008-016-000-2500-02	METCALF RD	10/06/20	\$90,000		1459/421	\$90,000			\$90,000		20.00	20.00	\$4,500		
020-034-000-0500-07	7085 CAINE RD	10/16/20	\$77,000		1460/411	\$77,000			\$77,000		20.80	20.80	\$3,702		
022-027-000-1200-00	S HURDS CORNER RD	11/04/20	\$90,000	WD	1462/798	\$90,000			\$90,000		20.00	20.00	\$4,500		
005-016-000-2200-02	S HURDS CORNER RD	12/11/20	\$85,000	WD	1468/24	\$85,000			\$85,000		20.00	20.00	\$4,250		
018-022-000-1400-00	SEVERANCE RD	01/15/21	\$74,600	WD	1468/480	\$74,600			\$74,600		19.28	19.28	\$3,869		
041-016-000-3200-01	STATE ST	04/05/21	\$118,000	WD	ARMS LENGTH	\$118,000	\$30,200	25.59	\$118,000		22.63	22.63	\$5,214		
015-023-000-1100-00	7295 LEGG RD	09/23/20	\$95,000		1458/612	\$95,000			\$95,000		26.00	26.00	\$3,654	HUNTING LAND	
016-005-000-1200-04	PHILLIPS RD	11/13/20	\$80,000		1462/1341	\$80,000			\$80,000		26.56	26.56	\$3,012	HUNTING LAND	
022-015-000-0400-00	JAMES RD	06/08/21	\$145,000		1481/105	\$145,000			\$145,000		40.00	40.00	\$3,625	WOODED	
019-025-000-0200-00	S VASSAR RD	03/05/21	\$150,000	WD	1472/1195	\$150,000			\$150,000		40.00	40.00	\$3,750	ALL WOODED	
021-033-000-0100-02	9668 CENTER RD	06/25/20	\$167,500	WD	1452/562	\$167,500			\$167,500		47.05	47.05	\$3,560		
011-009-000-1700-11	1731 AMBROSE RD	12/31/20	\$180,000		1466/906	\$180,000			\$180,000		57.07	57.07	\$3,154		
Totals:			\$2,377,000			\$2,377,000	\$208,600		\$0	\$2,377,000	0.0	589.35	591.29		
					Sale. Ratio =>			8.78	Average per FF=>			Average per Net Acre=>		Average per SqFt=>	\$0.09
					Std. Dev. =>			7.78					4,033.26		

20 TO 50 ACRES USED \$4,050 PER ACRE FOR 2024

022-018-000-1800-00	PIERCE RD	02/22/21	\$235,000			\$235,000			\$235,000		73.86	73.86	\$3,182	1471/1236 HUNTING LAND	
008-011-000-0700-02	4200 JOSHUA	07/25/19	\$192,237			\$192,237			\$192,237		60.00	60.00	\$3,204	CASS RIVER/WOODED	
016-007-000-0400-00	ENGLISH RD	08/16/21	\$290,000	WD	ARMS LENGTH	\$290,000	\$109,500	37.76	\$290,000		81.08	81.13	\$3,577		
016-010-000-0600-00	DENHOFF RD	05/24/21	\$255,000	WD	ARMS LENGTH	\$255,000	\$120,000	47.06	\$255,000		67.31	80.00	\$3,788		
011-003-000-1700-00	WIRELINE RD	11/19/20	\$267,500	WD		\$267,500			\$267,500		77.50	77.50	\$3,452	1453/343	
020-036-000-1200-00	SHERIDAN RD	09/25/20	\$250,000	WD		\$250,000			\$250,000		80.00	80.00	\$3,125	1460/204	
022-018-000-1800-00	PIERCE RD	02/03/20	\$200,000			\$200,000			\$200,000		80.00	80.00	\$2,500	020-036-000-1100-00 WOODED	
Totals:			\$1,689,737			\$1,689,737	\$229,500		\$0	\$1,689,737	0.0	519.75	532.49		
					Sale. Ratio =>			13.58	Average per FF=>			Average per Net Acre=>		Average per SqFt=>	\$0.07
					Std. Dev. =>			6.58					3,251.06		

100 ACRES USED \$3,250 PER ACRE FOR 2024

Note: expanded sales period to include older sales within Tuscola Co.

1.0 ACRE	\$21,700	3.0 ACRE	\$50,220	10.0 ACRE	\$86,000	30.0 ACRE	\$121,500
1.5 ACRE	\$32,550	4.0 ACRE	\$62,000	15.0 ACRE	\$92,250	40.0 ACRE	\$162,000
2.0 ACRE	\$38,440	5.0 ACRE	\$62,500	20.0 ACRE	\$81,000	50.0 ACRE	\$202,500
2.5 ACRE	\$44,330	7.0 ACRE	\$69,300	25.0 ACRE	\$101,250	100.0 ACRE	\$325,000