

AG
100+ acres

Sherman Township

2024 Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Std. when Sol Asd/Adj. Sale Cur.	Appraisal	Land Residual Est.	Land Value	Effec. Front	
010-007-103-001-01	N BARD	01/12/22	\$395,500	LC	03-ARM'S LENGTH	\$395,500	\$123,600	31.25	\$258,607	\$395,500	\$258,607	0.0
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	\$225,373	0.0
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	\$190,474	0.0
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	\$179,691	0.0
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	\$407,757	0.0
Totals:			\$1,975,500			\$1,975,500	\$765,100		\$1,617,329	\$1,557,665	\$1,261,902	0.0
								Sale. Ratio =>	38.73	Average		
								Std. Dev. =>	8.52	per FF=>		#DIV/0!

Depth	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Fron	ECF Area	Liber/Page	Other Parcels in Sale	Land Table	Inspected Date	Class
0.0	113.40	113.40	#DIV/0!	\$3,488	\$0.08	0.00	1AG 1233/870			BEAVERTON	10/19/2022	102
0.0	116.00	116.00	#DIV/0!	\$2,563	\$0.06	0.00	1AG 1196/783			GROUT	10/19/2022	101
0.0	95.25	100.00	#DIV/0!	\$3,255	\$0.07	0.00	1AG 1235/495			SAGE	10/20/2022	102
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
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
596.15		541.90										
Average				Average								
per Net Acre=				per SqFt=>								
		2,612.87			\$0.06							

There was a lack of sales in Sherman Township, included AG sales from Gladwin County

Used \$2600 per acre

There was only 1 sale of 100+ acre parcels in Sherman Township
Included sales from Gladwin County of similar, rural parcels

