

COLDWATER TOWNSHIP LAND SALES for the 2022 Roll

VACANT ACREAGE SALES

EQ TIME FRAME: 4-1-19 thru 3-31-21

PARCEL ID# 070-	DATE	SALE \$	ACRES	ROW	NET ACRES	Un Adjusted RATE PER ACRE	ROW OR DRAIN	Residual Acres	Tillable Acre	Non-till Acre	2900 Non-till Value	Bldg \$	Residual \$	Adj Sales \$	Tillable \$ Per Acre	NOTES
002-300-005-99	4-Feb-14	\$120,000	45.6	1.76	43.84	\$2,737	0.00	43.84	43.00	0.84	\$2,436	\$0	\$117,564	\$117,564	\$2,734	43+- Acres Tillable May not be reflective of c
002-300-005-99	16-Nov-16	\$174,000	45.6	0.01	45.59	\$3,817	0.01	45.59	43.84	1.75	\$5,075	\$0	\$168,925	\$168,925	\$3,853	bought to enlarge existing parcel to keep a hom
003-200-005-02	28-Jul-17	\$125,000	42.7	0.429	42.27	\$2,957	0.43	42.27	6.00	36.27	\$105,186	\$0	\$19,814	\$19,814	\$3,302	2+- Acres Tillable bought for hunting - us
006-100-005-03	16-Apr-20	\$245,000	57.84	1.579	56.26	\$4,355	1.58	56.26	50.30	5.96	\$17,287	\$0	\$227,713	\$227,713	\$4,527	50.3+- Acres Tillable
006-100-010-00	4-May-18	\$110,000	29.5	0.429	29.07	\$3,784	1.2	28.300	26.80	1.50	\$4,350	\$0	\$105,650	\$105,650	\$3,942	Owned house west of this parcel
011-400-035-00	8-Aug-16	\$143,600	52	0.3	51.7	\$2,778	0.3	51.7	27.1	24.60	\$71,340	\$0	\$72,260	\$72,260	\$2,666	27.1ac tillable Bought by City of Cold
025-100-065-96	13-Nov-18	\$78,000	18.10	0.25	17.85	\$4,370	0.25	17.85	17.00	0.85	\$2,465	\$0	\$75,535	\$75,535	\$4,443	Small-Rear land parcel w/66' of Rd Frtg-currently growin
025-300-030-00	23-Jun-21	\$515,446	146.02	2.03	143.99	\$3,580	2.03	143.99	132.07	11.92	\$34,568	\$0	\$480,878	\$480,878	\$3,641	All farm land
w/036-100-005-99																
w/036-200-020-00																
w/036-100-025-00																
026-200-025-98	8-May-14	\$55,000	23.80	0.78	23.02	\$2,389	0.42	23.02	18.55	4.47	\$12,963	\$0	\$42,037	\$42,037	\$2,266	Schaeffer Dr-All Woods
034-100-005-01	12-Aug-14	\$70,000	20.180	0.000	20.18	\$3,469	0	20.18	20.18	0.00	\$0	\$0	\$70,000	\$70,000	\$3,469	15 Ac+- Till Rear Land-Bought by Hauska-neighboring pr
034-100-005-99	12-Aug-14	\$70,000	19.000	0.000	19	\$3,684	0	19	19	0.00	\$0	\$0	\$70,000	\$70,000	\$3,684	13 Ac+- Till Rear Land-Bought by Hauska-neighboring pr
034-300-005-00	10-Sep-14	\$450,000	114.400	0.750	113.65	\$3,960	0	113.65	63.6	50.05	\$145,145	\$0	\$304,855	\$304,855	\$4,793	63.3 Ac+- Till Along I-69 Business Loop-bought by a farmer
035-400-005-99	12-Oct-18	\$480,400	94.080	0.965	93.12	\$5,159	0	93.115	75.41	17.71	\$51,345	\$0	\$429,056	\$429,056	\$5,690	bought to enlarge existing parcel to keep a home from goin
w/035-400-010-00																
036-300-005-00	16-Jan-20	\$335,000	100.000	3.000	97.000	\$3,454	3	97	38.6	58.40	\$169,360	\$0	\$165,640	\$165,640	\$4,291	
036-100-015-00	3-Sep-21	\$39,000	13.310	0.477	12.83	\$3,039	0	12.833	12.833	0.00	\$0	\$0	\$39,000	\$39,000	\$3,039	Bought to enlarge current parcel
036-100-005-99	23-Jun-21	\$515,446	146.022	2.030	143.99	\$3,580	0	143.992	132.1	11.92	\$34,574	\$0	\$480,872	\$480,872	\$3,641	Bought by current farmer who was leasing with option to pu
036-200-020-00																
036-100-025-00																
036-300-030-00																
036-300-015-99	21-Mar-17	\$140,000	44.79	0.00	44.79	\$3,126	0	44.790	19.800	24.99	\$72,471	\$0	\$67,529	\$67,529	\$3,411	19.8 tillable E of N Fiske Rd-No Rd Frtg-bought to enlarge parcel
AVE OF: All Sales =		\$3,665,892	1,012.94	14.79	998.16	\$3,619	9.22	997.38	746.15	251.23	\$2,900	\$0	\$2,937,328	\$2,937,328	\$3,937	(16 Sales)
AVE OF AG Sales Exc 2014's" =		\$2,900,892	789.96	11.50	778.47	\$3,672	8.80	777.69	581.82	195.87	\$1,594	\$0	\$2,332,872	\$2,332,872	\$4,010	(11 Sales)
AVERAGE OF: EQ TIME FRAME:		\$1,610,892	449.88	8.64	441.25	\$3,651	6.61	434.64	353.04	88.20	\$255,789	\$0	\$1,355,103	\$1,355,103	\$3,838	(4 Sales) 4-1-19 thru 3-31-21

SAY: \$3,900 PER ACRE Best REPRESENTATIVE RATE for USE: \$2,900 PER ACRE FOR NON-TILL

USE \$3,900/ACRE for TILLABLE FOR 2022 - COUNTY EQ AG LAND STUDY SAYS: \$4,400/ACRE-TILLABLE & \$3,300/ACRE N-TILL

**COUNTY'S NEW TILLABLE & NON-TILL RATES WERE REVIEWED, BUT CAN'T BE USED DUE TO STARTING EQ RATIO AND THE FACT
THE 4 SALES IN EQ TIME FRAME SUGGEST RATE IS CLOSER TO \$3,900/AC**