

COLDWATER TOWNSHIP LAND SALES for the 2024 Roll

VACANT ACREAGE SALES

PARCEL ID# 070-	DATE	SALE \$	ACRES	ROW	NET ACRES	Un	ROW	Residual	4000			Bldg \$	Residual \$	Adj Sales \$	Tillable \$ Per Acre	NOTES
						Adjusted RATE PER ACRE	OR DRAIN	Acres	Tillable Acre	Non-till Acre	Non-till Value					
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	\$145,084	\$0	-\$20,084	-\$20,084	-\$3,347	2+- Acres Tillable bought for hi
009-300-005-00	29-Apr-22	\$885,000	138.760	0.380	138.380	\$6,395	0	138.38	18.99	120.15	\$480,600	\$60,307	\$404,400	\$404,400	\$21,295	Part of an old gravel pit
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	\$23,844	\$0	\$221,156	\$221,156	\$4,397	50.3+- Acres Tillable
006-100-010-00	4-May-18	\$110,000	29.5	0.429	29.07	\$3,784	1.2	28.30	26.80	1.50	\$6,000	\$0	\$104,000	\$104,000	\$3,881	Owned house west of this parcel
010-200-010-00	17-Feb-23	\$213,500	30.00	1.50	28.50	\$7,491	1.5	28.50	26.80	1.50	\$6,000	\$0	\$207,500	\$207,500	\$7,743	
013-400-015-00	19-Jan-23	\$871,800	178.39	4.21	174.18	\$5,005	6.55	171.84	165.63	5.10	\$20,412	\$0	\$851,388	\$851,388	\$5,140	bought w/146.61 acres in Quincy Twp 080-
W/080-018-100-005-00																
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	\$3,400	\$0	\$74,600	\$74,600	\$4,388	Small-Rear land parcel w/66' of Rd Frtg-curre
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	\$47,680	\$0	\$467,766	\$467,766	\$3,542	All farm land
025-300-030-00	13-Jul-23	\$826,500	146.02	2.03	143.99	\$5,740	2.03	143.99	132.07	11.92	\$47,680	\$0	\$778,820	\$778,820	\$5,897	All farm land
035-400-005-99	12-Oct-18	\$480,400	94.080	0.965	93.12	\$5,159	0	93.12	75.41	17.71	\$70,820	\$0	\$409,580	\$409,580	\$5,431	bought to enlarge existing parcel to keep a hc
036-300-005-00	16-Jan-20	\$335,000	100.000	3.000	97.00	\$3,454	3	97.00	38.6	58.40	\$233,600	\$0	\$101,400	\$101,400	\$2,627	
036-100-015-00	3-Sep-21	\$39,000	13.310	0.477	12.83	\$3,039	0	12.83	12.83	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	143.99	132.1	11.92	\$47,688	\$0	\$467,758	\$467,758	\$3,542	Bought by current farmer who was leasing wit
036-300-015-99	6-May-22	\$211,200	44.790	0.000	44.790	\$4,715	0	44.79	19.8	24.99	\$99,960	\$0	\$111,240	\$111,240	\$5,618	Rear Land, Mostly hunting land-E off N Fiske
AVE OF: All Sales =		\$5,451,292	1,185.54	19.31	1,166.23	\$4,598	18.57	1,163.12	854.38	308.19	\$4,000	\$60,307	\$4,218,524	\$4,218,524	\$4,938	(14 Sales)
AVERAGE OF: EQ TIME FRAME:		\$3,831,392	855.13	15.21	839.93	\$4,562	14.66	825.27	597.09	239.95	\$959,784	\$0	\$2,871,608	\$2,871,608	\$4,809	(9 Sales)

EQ Time Frame: 4-1-20 thru 3-31-23

FOR 2024 USE \$4,800/ACRE for TILLABLE and \$4,000/ACRE for NON-TILL. 2023 SALES IN COLDWATER TWP SAY: \$5,900/ACRE COUNTY EQ AG LAND STUDY FOR 2024 SAYS \$5,000/ACRE-TILLABLE & \$4,000/ACRE-NON-TILLABLE

SAY: \$4,800 PER ACRE Best REPRESENTATIVE RATE for Tillable USE: \$4,000 PER ACRE FOR NON-TILL