

COLDWATER TOWNSHIP AG LAND SALES for the 2026 Roll

EQ TIME FRAME: 4-1-23 thru 3-31-25

AS OF: 1-8-26

VACANT ACREAGE SALES

PARCEL ID# 070-	DATE	SALE \$	ACRES	ROW	NET ACRES	Un Adjusted RATE PER ACRE	ROW OR DRAIN	Residual Acres	Tillable Acre	Non-till Acre	4500 NON-TILL Value	Bldg \$	Residual \$	Adj Sales \$	Tillable \$ Per Acre	NOTES
004-300-005-00	29-Apr-22	\$885,000	138.760	0.380	138.380	\$6,395	0	138.38	18.99	120.15	\$540,675	\$60,307	\$344,325	\$344,325	\$18,132	Part of an old gravel pit
004-400-010-00	29-Apr-22															
004-300-040-00	29-Apr-22															
006-100-005-03	16-Apr-20	\$245,000	57.84	1.579	56.26	\$4,355	1.579	56.26	50.30	5.96	\$26,825	\$0	\$218,176	\$218,176	\$4,337	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	\$6,750	\$0	\$103,250	\$103,250	\$3,853	Owned house west of this parcel
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	\$22,964	\$0	\$848,837	\$848,837	\$5,125	w/146.61 acres in Quincy Twp 080-018-100-005-00=
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	\$3,825	\$0	\$74,175	\$74,175	\$4,363	Small-Rear land parcel w/66' of Rd Frtg-currently growing hay for horses etc. May NOT be representative
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	\$53,640	\$0	\$772,860	\$772,860	\$5,852	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	\$79,673	\$0	\$400,728	\$400,728	\$5,314	bought to enlarge existing parcel to keep a home from going there.
036-300-005-00	16-Jan-20	\$335,000	100.000	3.000	97.00	\$3,454	3	97.00	38.6	58.40	\$262,800	\$0	\$72,200	\$72,200	\$1,870	
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	\$53,649	\$0	\$461,797	\$461,797	\$3,497	Bought by current farmer who was leasing with option to purchase-NOT an open market sale-DON'T USE in ana
036-300-015-99	6-May-22	\$211,200	44.790	0.000	44.790	\$4,715	0	44.79	19.8	24.99	\$112,455	\$0	\$98,745	\$98,745	\$4,987	Rear Land, Mostly hunting land-E off N Fiske Rd
AVE OF: All Sales =		\$4,597,346	966.81	15.35	951.46	\$4,755	14.61	948.35	689.50	258.50	\$4,500	\$60,307	\$3,434,092	\$3,434,092	\$4,981	(11 Sales)
AVERAGE OF: EQ TIME FRAME:		None														
AVE of Sales 2022 to Current:		\$2,794,500	507.96	6.62	501.34	\$5,574	8.58	492.76	336.49	162.16	\$4,500	\$60,307	\$2,064,767	\$2,064,767	\$6,136	(4 Sales)

FOR 2026 COLDWATER TOWNSHIP FARM LAND VALUES: USE \$6,100/ACRE for TILLABLE LAND and \$4,500/ACRE for NON-TILLABLE LAND

SAY: \$6,100 / ACRE Best REPRESENTATIVE RATE for Tillable

USE: \$4,500 / ACRE FOR NON-TILL

COUNTY EQ AG LAND STUDY FOR 2026 SAYS \$6,200/ACRE-TILLABLE & \$4,200/ACRE-NON-TILLABLE