

**2024 Agricultural Vacant Land Sales Study**

Parcel ID	Property Details	Sale Date	Sale Price	Adjusted Sale Price	Gross Acres	Net Acres	No Value ROW, Ditches, Ect.	Comments Or Remarks	Sale Price Per Net Acre
04-03-300-002 & 003	CORUNNA RD (Clayton Twp)	5/26/2021	\$435,000	\$435,000	115.95	98.11	17.84		\$4,434
04-17-300-002	W BRISTOL RD Clayton Twp)	8/16/2021	\$114,000	\$114,000	35.90	30.36	5.54		\$3,755
04-33-100-005	N CENTER RD (Clayton Two)	8/12/2021	\$214,900	\$214,900	42.55	40.68	1.87		\$5,283
17-03-100-007	N GENESEE RD (Thetford Twp)	4/14/2021	\$125,000	\$125,000	33.35	24.51	8.84		\$5,100
17-15-200-015	E WILSON RD (Thetford Twp)	12/6/2022	\$145,000	\$145,000	50.16	38.92	11.24		\$3,726
17-25-200-006	N VASSAR RD (Thetford Twp)	8/4/2022	\$140,000	\$140,000	30.45	27.40	3.06		\$5,109
17-36-400-021	W LAKE RD (Thetford Twp)	10/28/2022	\$150,000	\$150,000	45.47	38.66	6.81		\$3,880
18-02-300-004	W DODGE RD (Vienna Twp)	12/19/2022	\$170,250	\$170,250	56.08	47.42	8.66		\$3,590
18-34-200-016	N SEYMOUR RD Vienna Twp)	11/29/2022	\$360,000	\$360,000	98.73	73.80	24.95		\$4,878
08-09-400-033/34	DILLON RD Flushing Tpw)	7/13/2022	\$310,000	\$310,000	65.68	61.23	4.45		\$5,063
08-20-400-033	DILLON RD (Flushing Tpw)	8/30/2021	\$16,000	\$16,000	4.50	4.25	0.25		\$3,765

Includes sales from Clayton, Thetford, Vienna and Flushing Townships.

AVERAGE SALE PRICE PER NET ACRE= \$4,417

**2024 AGRICULTURAL LAND VALUES USED: \$4,400/TILLABLE ACRE**

2023 Rate Was \$3,900 Tillable Acre

The **Zone 1 Metes & Bounds add acres** rates are used for non-tillable woods & Recreational land in the Agricultural Land Rates Table. The Zone 1 Vacant Land Sales Study Shows A Value of **\$3,000 Per Additional Acre**.\*\* This rate is used for **WOODS/RECREATIONAL** land of residential recreational usage on Agricultural parcels.

**#7 Soil Quality** is prevalent in several areas of the township, and is used (55% of the \$3,000 Additional Acres Rate = **\$1,650 per acre**) in the Agricultural Land Rates Table. Very wet/swampy land.

\*\* Please refer to the **Zone 1 Land Value Study** for supporting sales data of the \$3,000 per add acre rate.

Not Used Pond - For acreage calc only, priced under land improvements

08-20-200-025	DILLON RD (Flushing Twp)	8/29/2022	\$70,000	\$70,000	10.02	9.77	0.25	Site Prepped For Residential Building Construction	\$7,165
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