

2023 Land Value Study - Large Acreage Land Sales LYONS Twp

Parcel Number	Street Address	Sale Date	Sale Price	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Liber/Page	Property Notes
080-022-000-025-12	DIVINE	01/17/22	\$346,500	\$346,500	\$256,000	57.15	\$6,063	L669 P6055	Mixed Ag and Woods - Droste to Ness
080-031-000-075-50	REEDER RD	11/29/21	\$145,000	\$145,000	\$145,000	28.25	\$5,133	L668 p6759	Typ Farm Ground-Tillable-Ferris Trust
080-026-000-020-51	DIVINE @ KIMBALL	10/15/21	\$500,000	\$500,000	\$236,000	48.75	\$10,256	L667 P9845	Typ Farm Ground-Tillable-Arneson
080-026-000-020-51	SPAULDING RD	07/17/21	\$521,750	\$521,750	\$505,000	106.80	\$4,885	L666 P1881	Typ Farm Ground-Tillable-Thelen
080-007-000-075-14	OLMSTEAD RD	04/05/21	\$52,000	\$52,000	\$53,300	11.23	\$4,630	L664 P7466	Typ Farm Ground-Tillable-Blossom
080-022-000-005-00	PLINE RD	12/30/20	\$229,600	\$229,600	\$185,250	39.00	\$5,887	L658 P7360	Typ Lvl Ground-Tillable-Martin
080-008-000-005-02	STRUBLE RD	03/08/20	\$270,000	\$270,000	\$334,400	79.50	\$3,396	L658 P7360	Min Ag-Woods-Brush-Rough-Dinehart
080-004-000-035-01	STRUBLE RD	03/12/20	\$200,000	\$200,000	\$185,250	39.00	\$5,128	L658 P8005	Typ Lvl Ground-Tillable-Schuring
13 080-010-000-080& 11-0	WAGER RD	12/16/19	\$700,000	\$700,000	\$439,800	99.90	\$7,007	657-5699	Good Lvl Ground - All Tillable-Steenblik
12 080-002-000-055-00	OFF WAGAR RD	09/27/19	\$820,000	\$808,964	\$815,000	204.87	\$3,949	656/3631	010-000-015-21, 011-000-015-22-Part FarmGrnd and Rec Land
11 080-022-000-025-11	DIVINE HWY	09/04/19	\$317,625	\$317,625	\$232,137	55.32	\$5,742	656/823	VL Ness on Divine -Mixed Use-Rec
10 080-021-000-025-13	KIMBALL RD	08/22/19	\$321,551	\$321,551	\$243,948	56.08	\$5,734	655/9102	Gd Level Ag on Kimball-Cook
9 080-014-000-060-10	E BLUEWATER HWY	07/08/19	\$176,000	\$176,000	\$165,300	38.00	\$4,632	655/1846	Klein - M21 - Mostly Lvl Cropland
8 080-023-000-050-00	OFF PLINE RD	06/20/19	\$63,000	\$63,000	\$63,750	12.50	\$5,040	655/306	Cook - All Woods
7 080-021-000-035-10	HOPKINS RD	01/07/19	\$55,000	\$55,000	\$66,013	10.98	\$5,009	653/2606	Wooded to River
8 080-022-000-015-03	131 DIVINE HWY	08/30/18	\$402,600	\$402,600	\$309,655	71.19	\$5,655	651/7959	Gd Ag on Kimball and Divine-Smith
7 080-026-000-015-00	DEXTER TRU/S SPAULDING R	08/30/18	\$130,000	\$130,000	\$159,000	19.00	\$6,842	651/6757	Mix of Cropground-Small Woods
6 080-015-000-010-00	KIMBALL RD	08/30/18	\$758,258	\$758,258	\$447,141	150.91	\$5,025	651/7998	Droste-Carter
5 080-003-000-015-04	2502 OMARA RD	08/08/18	\$285,000	\$285,000	\$237,850	95.14	\$2,996		Old Gravel pit - Thelen - Rec Use
4 080-007-000-075-14	OLMSTEAD RD	05/18/18	\$50,000	\$50,000	\$48,851	11.51	\$4,345	650/3831	Small Vacant Ag
4 080-016-000-065-01	SLADE RD	02/27/18	\$375,000	\$375,000	\$310,786	74.37	\$5,042		Gd Ag on Slade - Martin
3 080-023-000-045-00	PLINE RD	10/12/17	\$220,000	\$220,000	\$171,825	39.50	\$5,570	647/8145	Level Vacant Ag-Stump
3 080-007-000-075-14	OLMSTEAD RD	09/22/17	\$42,000	\$42,000	\$48,851	11.51	\$3,650	647/5699	Small Vacant Ag
2 080-020-000-065-00	OAKLANE RD	05/05/17	\$178,000	\$178,000	\$217,500	50.00	\$3,560	645/9684	1/2 Ag-1/2 Woods-Bengel Fam Trust
1 080-008-000-005-02	1561 STRUBLE RD	01/19/18	\$240,000	\$240,000	\$300,130	79.50	\$3,019	651/4538	Mix of Non Crop and cropland mix-Schuring-Fair
Totals:			\$7,398,884	\$7,387,848	\$6,177,737	1490.0			

Gross - Average Sale Price per Acre **\$4,966**

Basic Items
 Code: A-01 Unit: 080 - LYONS TOWNSHIP
 Description: ACREAGE - AG/LARGE RES/REC Last Edited: 11/23/2022
 Comments: 2023-AG/LARGE RES/REC USE TABLE

Rate Table
 Description: AG/REC/LG RES RATES Units: Acres

Description	Rate	Don't Include in total Area
AG LAND - AVE	5,000.00	<input type="checkbox"/>
REC-MULTI-AVE	3,400.00	<input type="checkbox"/>

Ag Land Rates Used for 2023	
Typical Ag - River	\$5,200
Typical Ag	\$5,000
Rec-Limited Use	\$3,400