

Allegan Township
2023 Agricultural Land Value Analysis

2022 values

Non Till

\$2,700

Wet/Swamp \$2,200

Tillable

	Parcel Number	Sale Date	Liber Page	Acres w/o ROW	residual sale price	Bldg & Site
Non Till						
	24-009-018-10	02/04/2022	4732/661	40	\$400,000	265268.0
	24-035-012-00	07/18/2018	4265/32	68.4	\$470,000	197365.0
	01-025-008-00	03/18/2021	4594/480	49	\$227,664	0.0
	21-028-011-00	07/16/2021	4663/86	27.19	\$105,000	0.0
 Wet/Swamp						
	01-016-010-01	07/13/2019	4369/626	25.58	\$75,000	\$0
	08-013-002-00	12/03/2020	4582/557	45	\$150,000	0.0
 Tillable						
	01-010-005-01	12/03/20	4556/395	55.84	\$280,000	\$0
	01-025-014-00	03/18/22	4743/239	36	\$175,000	\$0
	21-022-001-02	10/08/20	4531/286	40.05	\$150,000	\$0
	01-011-005-00	06/30/22	4606/793	38.4	\$448,000	\$106,866
	21-026-010-00	01/13/22	4721/446	46.7	\$376,000	\$20,500
	01-003-020-00	12/21/20	4562/395	18	\$97,600	\$0
	01-025-008-00	03/18/2021	4594/480	49	\$227,664	0.0
 Gravel						
	08-023-001-10	5/5/2021	4617/899	76.56	\$1,000,000	\$0
	19-005-005-00	6/22/2021	4644/453	77.2	\$565,000	\$81,686
	23-024-002-00	6/12/2019	4358/703	73	\$348,000	0

Gravel

\$14,300

\$5,500

Calc. Rate	Non Till	Wet Swamp	Till	Comments
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\$3,368	40.00	0.00	0.00	
\$3,985	68.41	0.00	0.00	
\$2,245	11.97	1.77	35.80	
\$2,666	15.72	0.00	11.47	
\$3,066				

\$3,502	18.18	7.40	0.00	
\$2,954	23.0	13.0	9.00	
\$3,228				

\$5,864	15.00	0.00	40.84	
\$4,988	2.00	0.00	34.00	
\$3,894	5.00	0.00	35.05	*average till
\$13,703	4.13	7.27	27.00	
\$5,067	14.00	0.00	62.70	
\$5,763	2.00	0.00	16.00	
\$5,728	11.97	1.77	35.80	

\$6,430

\$20,532.05	6.00	39.63	30.93	
\$9,345.00	15.16	26.31	35.73	
\$16,080.00	38	5	30	

2023 Values

Tillable	\$	6,500	
Non Till	\$	3,100	
Wet	\$	3,100	
Building Site	\$	15,000	* Avg increase (25%) of first 3 rr rates
Tillable #2	\$	3,800	
Residual Land	\$	5,000	RR
Gravel	\$	15,300	