

Pokagon Township 2023

1 Ag Land Summary

Land Type	Price per Acre
Tillable Land	\$5,500
Woods/Scrub/Pasture	\$3,200
low WetWoods, swamp	\$2,300
Site Value 1 AC.	\$18,000
ECF	1.118

Used Site Value from Rural residential Site Values Sales.

Used Agriculture Sales from

- Hartford Township
- Keeler Township
- Silver Creek Township
- Wayne Township
- LaGrange Township
- Pokagon Township

1 2023 Agricultural Vacant Woods Land Sales Pokagon Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Tillable Aa.	Isd/Adj. Sal	Cur. Appraisal	Land Residual	Net Acres	Dollars/Acre		
14-130-013-018-00	DOWNEY ST	10/13/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,700	38.16		\$95,337	\$125,000	36.00	\$3,472		
14-040-001-001-00	22405 DUTCH SET	12/03/20	\$575,000	WD	03-ARM'S LENGTH	\$138,080	\$325,800	99.30	235.95	\$651,507	\$138,080	38.20	\$3,615		
14-150-009-003-00	TWIN LAKES RD	09/17/21	\$107,000	OTH	03-ARM'S LENGTH	\$107,000	\$22,400		\$44,497	\$107,000	\$43,350	22.00	\$4,855		
Totals:			\$807,000			\$370,080	\$395,900		106.98	\$853,844	\$306,430	96.20	Average Av'rage		
										Sale. Ratio =>					
										Std. Dev. =>	25611.42				
													Use \$ 3,200		

1 2023 Agricultural Vacant Low Wet Woods Swamp Pokagon Land Sales Pokagon Township

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre
14-150-010-019-00	26626 GAGE ST	12/18/21	\$299,500	WD	03-ARMI'S LENGTH	\$299,500	\$160,200	53.49	\$332,793	\$299,500	\$332,793	78.50	\$3,815
14-130-002-005-01	GILMORE AVE	11/20/20	\$64,000	OTH	03-ARMI'S LENGTH	\$64,000	\$27,900	43.59	\$55,720	\$64,000	\$55,720	23.60	\$2,712
14-130-029-039-00	54823 SINK RD	03/04/22	\$550,000	LC	03-ARMI'S LENGTH	\$550,000	\$454,500	82.64	\$904,860	\$332,817	\$687,677	152.30	\$2,185
14-040-030-001-01	60200 DAILEY RI	03/11/22	\$400,000	WD	03-ARMI'S LENGTH	\$400,000	\$0	0.00	\$444,920	\$400,000	\$444,920	237.50	\$1,684
80-11-024-008-10	64TH AVE	09/02/20	\$104,000	WD	03-ARMI'S LENGTH	\$104,000	\$39,200	37.69	\$78,458	\$104,000	\$78,468	29.42	\$3,535
Totals:			\$1,417,500			\$1,417,500	\$681,800		\$1,816,761	\$1,200,317	\$1,599,578	521.32	
							Sale. Ratio =:	48.10			Average	Average	Average
							Std. Dev. =>	29.82			per Net Acre=>		2,302.46
												Use	\$2,300

