

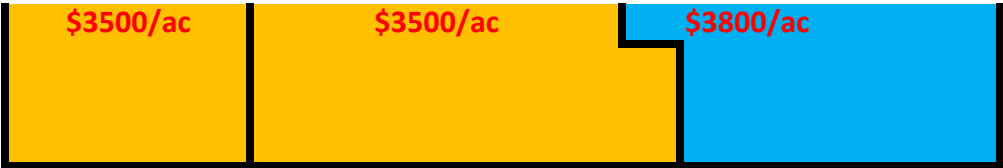
Follow this link to view sales on map:

<https://saginawcounty.maps.arcgis.com/home/webmap/view/>

Tentative Ag Non-Tillable Land Values for 2024-2025 Ag

Saginaw County Equalization

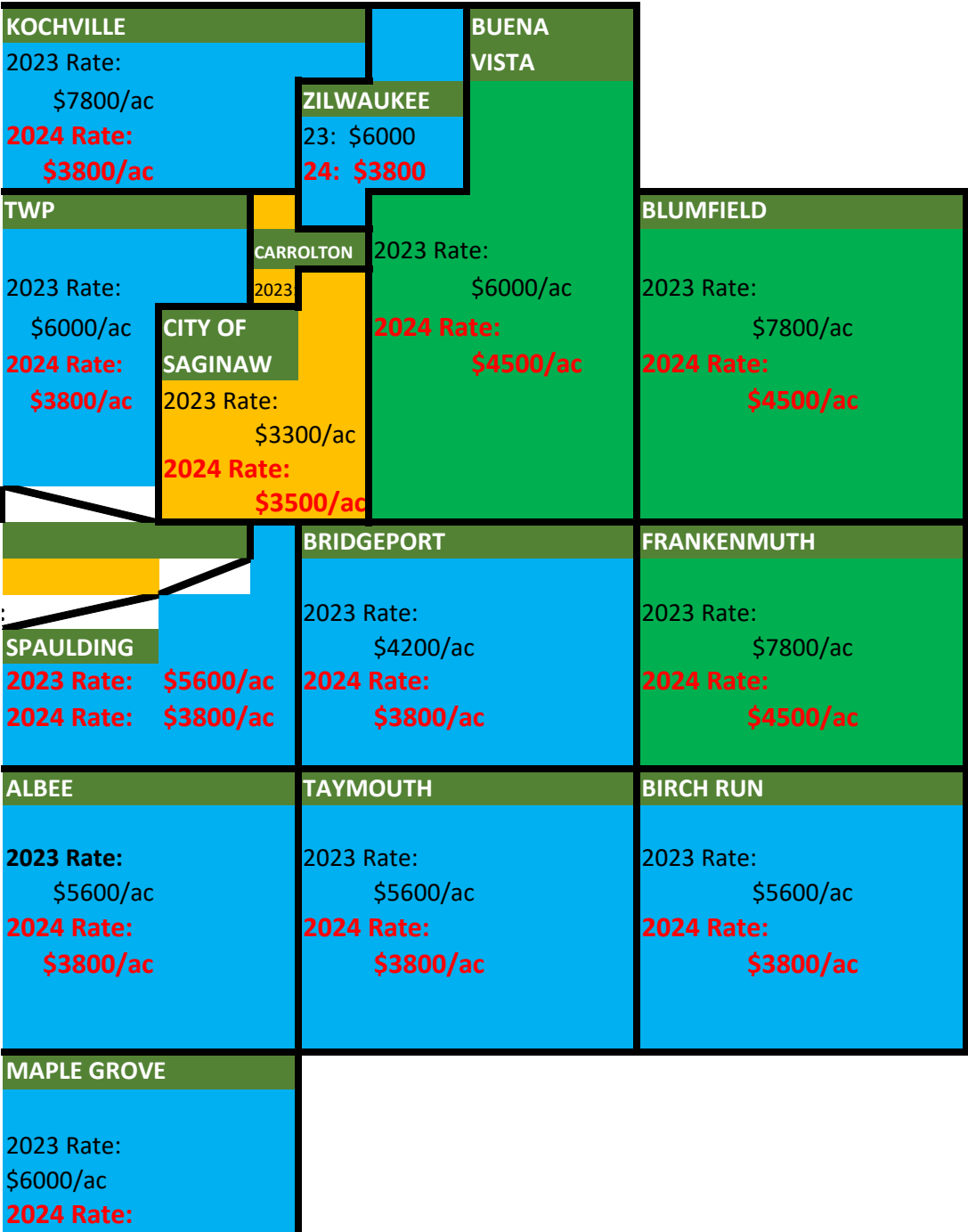
24ANT1 - BELOW AVERAGE = \$3500 / AC 24ANT2- AVERAGE = \$3800 / AC 24ANT3 - ABOVE AVERAGE = \$4500 / AC 9 acres and above, both Ag & Res Sale \$ per Ac Listed for Ag Non-Tillable Land Sale Average per Unit		TITTABAWASSEE 2023 Rate: \$6000/ac 2024 Rate: \$4500/ac	
JONESFIELD 2023 Rate: \$7800/ac 2024 Rate: \$4500/ac	RICHLAND 2023 Rate: \$6000/ac 2024 Rate: \$3800/ac	THOMAS 2023 Rate: \$6000/ac 2024 Rate: \$4500/ac	SAGINAW 2023 Rate: \$6000/ac 2024 Rate: \$4500/ac
LAKEFIELD 2023 Rate: \$5600/ac 2024 Rate: \$4500/ac	FREMONT 2023 Rate: \$5600/ac 2024 Rate: \$4500/ac	SWAN CREEK 2023 Rate: \$6000/ac 2024 Rate: \$3800/ac	JAMES 2023 Rate: \$4200/ac 2024 Rate: \$3500/ac
MARION 2023 Rate: \$3300/ac 2024 Rate: \$3500/ac	BRANT 2023 Rate: \$4200/ac 2024 Rate: \$3500/ac	ST CHARLES 2023 Rate: \$5600/ac 2024 Rate: \$3800/ac	
CHAPIN 2023 Rate: \$3300/ac 2024 Rate: \$3500/ac	BRADY 2023 Rate: \$4200/ac 2024 Rate: \$3500/ac	CHESANING 2023 Rate: \$5600/ac 2024 Rate: \$3800/ac	



Study

See ANALYSIS

NOTE: IN 2023 THE STUDY ONLY USED ONE LAND RATE FOR EACH AG CATEGORY
TILLABLE AND NON-TILLABLE WERE NOT PRICED DIFFERENTLY



\$3800/ac

24ANT1 - BELOW AVERAGE = \$3500 / AC

Non-tillable land (wooded)



Parcel Number	Street Address	Saledate	Adjusted Sale Price	Confidential Sale
07-09-2-07-4005-003	BRADY RD	1/10/2024	\$36,000	No
08-10-2-17-3001-000	S BRENNAN RD	7/5/2023	\$140,000	No
08-10-2-25-1004-002	13493 MARION RD	2/13/2024	\$165,000	No
08-10-2-36-2003-002	13825 W BURT RD	2/17/2023	\$67,295	No
12-09-1-04-1002-000	22482 HARRIS RD	8/10/2022	\$155,000	No
12-09-1-11-3001-003	CUPP RD	10/13/2022	\$50,000	No
21-10-1-09-1002-004	S FENMORE RD	9/2/2022	\$50,000	No
21-10-1-13-3003-000	S CHAPIN RD	8/7/2023	\$60,000	No
21-10-1-28-2001-002	22575 MARION RD	4/22/2022	\$42,000	No
21-10-1-35-4001-000	13690 S CHAPIN RD	7/28/2022	\$225,000	No

Outlier Removed

16-11-3-36-2003-000	S MILLER RD	6/6/2022	\$106,000	No
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24ANT2- AVERAGE = \$3800 / AC

Non-tillable land (wooded)

Parcel Number	Street Address	Saledate	Adjusted Sale Price	Confidential Sale
04-10-4-29-1001-009	W BIRCH RUN RD	4/4/2022	\$320,000	No
05-10-6-05-4003-000	LANGE RD	2/17/2023	\$149,900	No
05-10-6-29-4003-002	S BEYER RD	2/9/2023	\$310,000	No
05-10-6-36-3001-002	1282 W WILLARD RD	11/20/2023	\$150,000	No
09-11-5-04-3001-000	3750 MACK RD	5/2/2022	\$49,500	No
09-11-5-09-4007-000	3800 S TOWERLINE RD	5/11/2023	\$34,500	No
20-09-4-01-2005-000	1535 GARY RD	4/20/2022	\$62,000	No
20-09-4-01-3003-000	EAST RD	6/24/2022	\$61,000	No
22-12-2-02-3002-004	N RAUCHOLZ RD	1/6/2023	\$73,900	No
22-12-2-18-2002-002	FROST RD	6/2/2023	\$49,000	No
26-11-3-22-2004-000	9000 WAHL RD	1/11/2024	\$100,000	No
26-11-3-31-4002-002	12282 BEAVER RD	7/14/2022	\$45,000	No

Outlier Removed

27-10-5-08-1003-000	BUSCH RD	10/19/2023	\$128,000	No
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24ANT3- ABOVE AVERAGE = \$4500 / AC

Non-tillable land (wooded)

Parcel Number	Street Address	Sale Date	Adjusted Sale Price	Confidential Sale
14-11-6-13-2008-001	ROEDEL RD	8/15/2023	\$170,000	Yes
15-11-2-20-2004-000	S BRENNAN RD	3/23/2023	\$160,000	Yes
15-11-2-30-2002-007	S STEEL RD	5/19/2023	\$45,000	Yes
18-13-4-25-4002-000	1400 LIBERTY RD	6/23/2023	\$35,000	No
28-12-3-29-2001-000	900 N GLEANER RD	1/30/2023	\$73,000	No
29-13-3-05-1005-000	HOTCHKISS RD	10/24/2023	\$135,000	No
Outlier Removed				
14-11-6-01-2003-000	2451 S BLOCK RD	11/2/2022	\$348,000	No
29-13-3-04-4003-002	BUCK RD	2/13/2024	\$190,000	No
Inaccurate Sale Removed				
15-11-2-11-4001-000	3724 S FORDNEY RD	10/30/2023	\$275,000	No

(or scrub) located in below average farm areas.

Instrument		Liber Page	Class at		Improvement
Type	Term of Sale		Sale	Other Parcels in Sale	Value
WD	03-ARM'S LENGTH	2024000809	402		\$0
WD	03-ARM'S LENGTH	2023015695	402		\$0
WD	03-ARM'S LENGTH	2024002773	402		\$0
WD	03-ARM'S LENGTH	2023003423	401		\$0
WD	03-ARM'S LENGTH	2022021778	102		\$0
WD	03-ARM'S LENGTH	2022027739	402		\$0
WD	03-ARM'S LENGTH	2022024603	402		\$0
WD	03-ARM'S LENGTH	2023017932	402		\$0
WD	03-ARM'S LENGTH	2022013040	402		\$0
WD	03-ARM'S LENGTH	2022020810	402		\$0

WD	19-MULTI PARCEL	2022016678	102	5-2002-000, 24-10-3-01-	\$0
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(or scrub) located in average farm areas.

Instrument		Liber Page	Class at		Improvement
Type	Term of Sale		Sale	Other Parcels in Sale	Value
WD	32-SPLIT VACANT	2022008906	102		\$0
WD	03-ARM'S LENGTH	2023003398	402		\$0
WD	19-MULTI PARCEL	2023002951	402	05-10-6-29-4003-001	\$0
WD	03-ARM'S LENGTH	2023025121	402		\$0
WD	03-ARM'S LENGTH	2022014756	402		\$0
WD	03-ARM'S LENGTH	2023012121	402		\$0
WD	03-ARM'S LENGTH	2022012648	402		\$0
WD	03-ARM'S LENGTH	2022019263	402		\$0
WD	03-ARM'S LENGTH	2023000531	402		\$0
WD	03-ARM'S LENGTH	2023013546	402		\$0
WD	03-ARM'S LENGTH	2024000803	402		\$0
WD	03-ARM'S LENGTH	2022020240	402		\$0

WD	03-ARM'S LENGTH	2023023189	402		\$0
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(or scrub) located in above-average farm areas.

Instrument		Term of Sale	Liber Page	Class at		Improvement
Type				Sale	Other Parcels in Sale	Value
WD		03-ARM'S LENGTH	2023019734	102		\$0
WD		03-ARM'S LENGTH	2023005572	102		\$0
MLC		03-ARM'S LENGTH	2023012958	402		\$0
WD		03-ARM'S LENGTH	2023015288	402		\$0
WD		03-ARM'S LENGTH	2023002044	401		\$0
CD		03-ARM'S LENGTH	2023023468	402		\$0
WD		03-ARM'S LENGTH	2022029265	402		\$0
WD		03-ARM'S LENGTH	2024002738	101		\$10,614
WD		03-ARM'S LENGTH	2023023779	402		\$0

Land Residual	Tillable Acres	Non-Tillable Acres	ROW Acreage	Total Acres	Net Acres (No ROW)	% Non-Tillable	\$/Net Ac
\$36,000	-	15.02	3.13	18.15	15.02	100%	\$2,397
\$140,000	-	40.00	-	40.00	40.00	100%	\$3,500
\$165,000	-	46.75	3.25	50.00	46.75	100%	\$3,529
\$67,295	-	14.67	0.98	15.65	14.67	100%	\$4,587
\$155,000	-	37.39	1.35	38.74	37.39	100%	\$4,145
\$50,000	-	14.11	2.24	16.35	14.11	100%	\$3,544
\$50,000	-	13.88	0.84	14.72	13.88	100%	\$3,602
\$60,000	-	12.67	0.33	13.00	12.67	100%	\$4,736
\$42,000	-	9.98	0.25	10.23	9.98	100%	\$4,208
\$225,000	-	77.16	0.84	78.00	77.16	100%	\$2,916
\$990,295					281.63	average:	\$3,716
						aggregate:	\$3,516
						USE:	\$3500 / AC

\$106,000 4.08 54.95 1.21 60.24 59.03 93% \$1,796

Land Residual	Tillable Acres	Non-Tillable Acres	ROW Acreage	Total Acres	Net Acres (No ROW)	% Non-Tillable	\$/Net Ac
\$320,000	19.31	68.00	6.13	93.44	87.31	78%	\$3,665
\$149,900	-	30.00	-	30.00	30.00	100%	\$4,997
\$310,000	-	88.04	2.70	90.74	88.04	100%	\$3,521
\$150,000	-	29.03	0.61	29.64	29.03	100%	\$5,167
\$49,500	-	12.72	2.18	14.90	12.72	100%	\$3,892
\$34,500	-	9.08	0.12	9.20	9.08	100%	\$3,800
\$62,000	-	18.62	0.38	19.00	18.62	100%	\$3,330
\$61,000	-	22.97	4.26	27.23	22.97	100%	\$2,656
\$73,900	-	14.24	0.42	14.66	14.24	100%	\$5,190
\$49,000	-	9.86	0.70	10.56	9.86	100%	\$4,970
\$100,000	-	37.28	2.72	40.00	37.28	100%	\$2,682
\$45,000	-	9.74	0.43	10.17	9.74	100%	\$4,620
\$1,404,800					368.89	average:	\$4,041
						aggregate:	\$3,808
						USE:	\$3800 / AC
\$128,000	-	18.22	1.09	19.31	18.22	100%	\$7,025

Land Residual	Tillable Acres	Non- Tillable Acres	ROW Acreage	Total Acres	Net Acres (No ROW)	% Non- Tillable	\$/Net Ac
\$170,000	-	32.45	-	32.45	32.45	100%	\$5,239
\$160,000	-	36.00	4.00	40.00	36.00	100%	\$4,444
\$45,000	-	9.83	0.18	10.01	9.83	100%	\$4,578
\$35,000	-	9.42	-	9.42	9.42	100%	\$3,715
\$73,000	-	12.26	0.31	12.57	12.26	100%	\$5,954
\$135,000	-	36.50	0.38	36.88	36.50	100%	\$3,699
\$618,000					136.46	average:	\$4,605
						aggregate:	\$4,529
						USE:	\$4500 / AC
\$348,000	-	40.98	0.03	41.00	40.98	100%	\$8,493
\$179,386	-	21.87	0.22	22.09	21.87	100%	\$8,202
 \$275,000	 4.00	 65.03	 0.31	 69.34	 69.03	 94%	 \$3,984

Grantor	Grantee	Unit Total \$ residual
GROSS, WILLIAM	SCHNEIDER, BRYAN	\$36,000
PRENZLER, ROBERT A TRUST	VALLEY, DALE	
MAPLE RIDGE HARDWOODS INC	HART, ANTHONY	
HAFNER FARMS LLC	BIRCHMEIER, JOSHUA	\$372,295
CHENG, JEFFERSON	SCHULTZ, LOGAN & CAROLYN	
ELIAS, ANNE	JOHNSON, MARK	\$205,000
MEYER, DONALD D & EILEEN D	DREWS, DONALD H	
MAIER, MICHAEL E & SHEILA S	STATE OF MICHIGAN	
BELANGER, SCOTT & ANDREA K	JOVANOVSKI, ROBERT & TAHNYA	
FALKENSTINE, EVELYN M LEGACY TRUST	PAQUETTE, JAMES GORDON	\$377,000

SAG PRAIRIE FARMS COOP RUHLMAN, J M & K L- KASPER, BILL

Grantor	Grantee	Unit Total \$ residual
KOZLOWSKI, JAMES A & KATHLEEN G	TAPHOUSE, CHRIS & TAPHOUSE, TIMOTHY	\$320,000
ELBERS, GAIL E	GARDNER, S C- GARDNER, M S	
BIRCH RUN # 1 LLC	LONSWAY PROPERTIES LLC	
DUBY, JACQUELINE M FKA PESCH	MASSEY, BRANDON & KRISTEN	\$609,900
MUNSON, DARLENE A TRUST	STRAIGHT, JASON & MELISSA	
BROUET, JEAN-CHRISTOPHE	MACKAY, RONALD	\$84,000
GOODWINE, DANIEL & ANNIE	HOSKINS, CECIL & LAQUANDA	
SOPER, HAROLD E ESTATE	BOONE, JIMMIE & JUDIANN	\$123,000
BECKROW, BRIAN S	CHASNIS, WILLIAM D TRUST	
HARRIS, GARY F TRUST	KEMERER, MARK	\$122,900
BROWNING, CURTIS ALLEN	PACEK, THOMAS T	
BROOKS, TIMOTHY J ESTATE	MAYER, DAVID J	\$145,000

RHINES, JOHN & LORI HILL, TIMOTHY

		Unit Total \$
Grantor	Grantee	residual
ACKERMAN, GREG ANTHONY TRUST	DAENZER, DOUGLAS J TRUST	\$170,000
ZELINKO FARMS REALTY LLC	EGGERS, JOHN A	
WILSON, SPENCE & DEBORAH	DYJAK, CHRISTINE	\$205,000
DAVIS, EDWARD R JR TRUST	ZS REAL ESTATE LLC	\$35,000
MOORE, TERRANCE	ROY, MARK D & SHEILA M	\$73,000
FIRSKER, STANLEY TRUST	SWITALA, JOSEPH & KARA	\$135,000
ANSCOMB, MICHAEL & MEGAN	WENDLAND, KARL M & KRISTI L	
SIEGMUND, MARK T & DENISE	FRISKE, ROBERT & JILL	
FORDNEY LLC	KOUTRAS, MARY ANN	

Unit Total Net Acres	Unit Agg Mean	Unit Sales Count	Unit
15.02	\$2,397	1	07
101.42	\$3,671	3	08
51.50	\$3,981	2	12
113.69	\$3,316	4	21

Unit Total Net Acres	Unit Agg Mean	Unit Sales Count	Unit
87.31	\$3,665	1	04
147.07	\$4,147	3	05
21.80	\$3,853	2	09
41.59	\$2,957	2	20
24.10	\$5,100	2	22
47.02	\$3,084	2	26

Unit Total Net Acres	Unit Agg Mean	Unit Sales Count	Unit
32.45	\$5,239	1	14
45.83	\$4,473	2	15
9.42	\$3,715	1	18
12.26	\$5,954	1	28
36.50	\$3,699	1	29

Descriptions for Tentative

Saginaw County

CATEGORY:

PRICE/ACRE:

DESCRIPTION:

UNITS FOR 2024:

CATEGORY:

PRICE/ACRE:

DESCRIPTION:

UNITS FOR 2024:

CATEGORY:

PRICE/ACRE:

DESCRIPTION:

UNITS FOR 2024:

CATEGORY:

PRICE/ACRE:

DESCRIPTION:

UNITS FOR 2024:

CATEGORY:

PRICE/ACRE:

DESCRIPTION:

UNITS FOR 2024:

CATEGORY:

PRICE/ACRE:

DESCRIPTION:

UNITS FOR 2024:

Below Average Ag Land Values for 2024 Agricultural Study

TILLABLE BELOW AVERAGE

\$4000 PER NET ACRE

Tillable farmland less suitable for farming due to disruptions from uneven ground, woods, traffic / development, and drainage systems.

07-Brady, 08-Brant, 11-Carrollton, 12-Chapin, 16-James, 21-Marion, 90-Saginaw City

NON-TILLABLE BELOW AVERAGE

\$3600 PER NET ACRE

Non-tillable land (wooded or scrub) located in below average farm areas.

07-Brady, 08-Brant, 11-Carrollton, 12-Chapin, 16-James, 21-Marion, 90-Saginaw City

TILLABLE AVERAGE

\$5800 PER NET ACRE

Tillable farmland suitable for most crops; some disruptions from uneven ground, woods, traffic and development, and drainage systems.

04-Albee, 05-Birch Run, 09-Bridgeport, 13-Chesaning, 18-Kochville, 20-Maple Grove, 22-Richland, 23-Saginaw Twp, 24-St Charles, 25-Spaulding, 26-Swan Creek, 27-Taymouth, 30-Zilwaukee Twp

NON-TILLABLE AVERAGE

\$4000 PER NET ACRE

Non-tillable land (wooded or scrub) located in average farm areas.

04-Albee, 05-Birch Run, 09-Bridgeport, 13-Chesaning, 18-Kochville, 20-Maple Grove, 22-Richland, 23-Saginaw Twp, 24-St Charles, 25-Spaulding, 26-Swan Creek, 27-Taymouth, 30-Zilwaukee Twp

TILLABLE ABOVE AVERAGE

\$7000 PER NET ACRE

Tillable farmland suitable for most crops; relatively flat land easily accessible to large farm equipment, minimal disruptions to farming caused by development and drainage systems.

06-Blumfield, 10-Buena Vista, 14-Frankenmuth Twp, 15-Fremont, 17-Jonesfield, 19-Lakefield, 28-Thomas, 29-Tittabawassee

NON-TILLABLE ABOVE AVERAGE

\$4600 PER NET ACRE

Non-tillable land (wooded or scrub) located in above-average farm areas.

06-Blumfield, 10-Buena Vista, 14-Frankenmuth Twp, 15-Fremont, 17-Jonesfield, 19-Lakefield, 28-Thomas, 29-Tittabawassee

Summary of Tentative Land Values for 2024 Agricultural Land Study

Saginaw County

Unit Code	Unit Name	TENTATIVE Rates for Use in 2024 Study				Used in 2023
		Tillable Rate Code	Tillable Rate	Non- Tillable Code	Non- Tillable Rate	Tillable Land Rate
04	Albee Twp	24AT2	\$6,200	24ANT2	\$3,800	\$5,600
05	Birch Run Twp	24AT2	\$6,200	24ANT2	\$3,800	\$5,600
06	Blumfield Twp	24AT3	\$7,100	24ANT3	\$4,500	\$7,700
07	Brady Twp	24AT1	\$4,100	24ANT1	\$3,500	\$4,200
08	Brant Twp	24AT1	\$4,100	24ANT1	\$3,500	\$4,200
09	Bridgeport Twp	24AT4	\$5,100	24ANT2	\$3,800	\$4,200
10	Buena Vista Twp	24AT3	\$7,100	24ANT3	\$4,500	\$6,700
11	Carrollton Twp	24AT1	\$4,100	24ANT1	\$3,500	N/C
12	Chapin Twp	24AT1	\$4,100	24ANT1	\$3,500	\$3,300
13	Chesaning Twp	24AT2	\$6,200	24ANT2	\$3,800	\$5,600
14	Frankenmuth Twp	24AT3	\$7,100	24ANT3	\$4,500	\$7,700
15	Fremont Twp	24AT5	\$6,650	24ANT3	\$4,500	\$5,600
16	James Twp	24AT1	\$4,100	24ANT1	\$3,500	\$4,200
17	Jonesfield Twp	24AT3	\$7,100	24ANT3	\$4,500	\$7,700
18	Kochville Twp	24AT3	\$7,100	24ANT3	\$4,500	\$7,700
19	Lakefield Twp	24AT3	\$7,100	24ANT3	\$4,500	\$5,600
20	Maple Grove Twp	24AT2	\$6,200	24ANT2	\$3,800	\$6,700
21	Marion Twp	24AT1	\$4,100	24ANT1	\$3,500	\$3,300
22	Richland Twp	24AT2	\$6,200	24ANT2	\$3,800	\$6,700
23	Saginaw Twp	24AT2	\$6,200	24ANT2	\$3,800	\$6,700
24	St Charles Twp	24AT2	\$6,200	24ANT2	\$3,800	\$5,600
25	Spaulding Twp	24AT2	\$6,200	24ANT2	\$3,800	\$5,600
26	Swan Creek Twp	24AT2	\$6,200	24ANT2	\$3,800	\$6,700
27	Taymouth Twp	24AT2	\$6,200	24ANT2	\$3,800	\$5,600
28	Thomas Twp	24AT3	\$7,100	24ANT3	\$4,500	\$6,700
29	Tittabawassee Twp	24AT3	\$7,100	24ANT3	\$4,500	\$6,700
30	Zilwaukee Twp	24AT2	\$6,200	24ANT2	\$3,800	\$6,700
90	Saginaw City	24AT1	\$4,100	24ANT1	\$3,500	\$3,300

TENTATIVE Rates for Use in 2024 Study

Unit Code	Unit Name	Land Table	Acreage Rate #1	Tillable Rate	Acreage Rate #2
04	Albee Twp	24AG2	Tillable 2	\$5,800	Non-Tillable 2
05	Birch Run Twp	24AG2	Tillable 2	\$5,800	Non-Tillable 2
06	Blumfield Twp	24AG3	Tillable 3	\$7,000	Non-Tillable 3
07	Brady Twp	24AG1	Tillable 1	\$4,000	Non-Tillable 1
08	Brant Twp	24AG1	Tillable 1	\$4,000	Non-Tillable 1
09	Bridgeport Twp	24AG2	Tillable 2	\$5,800	Non-Tillable 2
10	Buena Vista Twp	24AG3	Tillable 3	\$7,000	Non-Tillable 3
11	Carrollton Twp	24AG1	Tillable 1	\$4,000	Non-Tillable 1
12	Chapin Twp	24AG1	Tillable 1	\$4,000	Non-Tillable 1
13	Chesaning Twp	24AG2	Tillable 2	\$5,800	Non-Tillable 2
14	Frankenmuth Twp	24AG3	Tillable 3	\$7,000	Non-Tillable 3
15	Fremont Twp	24AG3	Tillable 3	\$7,000	Non-Tillable 3
16	James Twp	24AG1	Tillable 1	\$4,000	Non-Tillable 1
17	Jonesfield Twp	24AG3	Tillable 3	\$7,000	Non-Tillable 3
18	Kochville Twp	24AG2	Tillable 2	\$5,800	Non-Tillable 2
19	Lakefield Twp	24AG3	Tillable 3	\$7,000	Non-Tillable 3
20	Maple Grove Twp	24AG2	Tillable 2	\$5,800	Non-Tillable 2
21	Marion Twp	24AG1	Tillable 1	\$4,000	Non-Tillable 1
22	Richland Twp	24AG2	Tillable 2	\$5,800	Non-Tillable 2
23	Saginaw Twp	24AG1	Tillable 1	\$4,000	Non-Tillable 1
24	St Charles Twp	24AG2	Tillable 2	\$5,800	Non-Tillable 2
25	Spaulding Twp	24AG2	Tillable 2	\$5,800	Non-Tillable 2
26	Swan Creek Twp	24AG2	Tillable 2	\$5,800	Non-Tillable 2
27	Taymouth Twp	24AG2	Tillable 2	\$5,800	Non-Tillable 2
28	Thomas Twp	24AG3	Tillable 3	\$7,000	Non-Tillable 3
29	Tittabawassee Twp	24AG3	Tillable 3	\$7,000	Non-Tillable 3
30	Zilwaukee Twp	24AG2	Tillable 2	\$5,800	Non-Tillable 2
90	Saginaw City	24AG1	Tillable 1	\$4,000	Non-Tillable 1

Non-Tillable Rate
\$4,000
\$4,000
\$4,600
\$3,600
\$3,600
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Dave J has one new sale to investigate 9/6/2024

Jim approved on 9/4/2024

Rob approved/discussed on 9/16/2024

Kevin H approved on 9/9/2024 - feedback on 10/01

Tony & Sharon approved on 10/01/2024

Legacy approved on 9/4/2024

Legacy approved on 9/4/2024

Dave J has one new sale to investigate 9/6/2024

Rob approved/discussed on 9/16/2024

Kevin H approved on 9/9/2024

Legacy approved on 9/4/2024

Rob approved/discussed on 9/16/2024

Legacy approved on 9/4/2024

Tony & Sharon approved on 10/01/2024

16-12-4-31-4002-003

16-12-4-31-4002-004

16-12-4-31-4002-005

16-12-4-31-4002-006

16-12-4-31-4002-007

Dave says this falls in at the low end of our study, 3248 per acre

04-10-4-24-2001-011 multi parcel sale

Dave J is showing 6700 for Albee, but happy with what we show

05-10-6-34-3035-002 small parcel, split, but being farmed

Jim is happy with what we show for tillable and non-tillable for Birch Run

05-10-6-30-3002-005 split, and 1/2 interests involved, but not close relation

CORRECTION TO 28-12-3-21-1001-000 acreages made

Add this sale to James:

24AT1 - BELOW AVERAGE = \$4000 / AC					
Parcel Number	Street Address	Sale date	Adjusted Sale Price	Confidential Sale	Instrument Type
16-12-4-31-4002-003	DUTCH RD	5/6/2022	\$62,500	No	WD

Term of Sale	Liber Page	Class at Sale	Parcels in Sale	Improvement Value	Land Residual	Tillable Acres	Tillable Acres	ROW Acreage
19-MULTI F	2022012072	102	16-12-4-31	\$0	\$62,500	18.96		0.55

Total Acres	Net Acres (No ROW)	% Tillable	\$/Net Ac	Unit's Average	Grantor	Grantee
19.51		100%	\$3,296	\$3,296	MILLER, RICHARD	BRUNS FARM INC

14-11-6-36-3001-002	S BLOCK RD	1/31/2023	\$994,980	No	WD	19-MULTI PARCE	2023002028	102	14-11-6-35-3001-000, 14-11-6-35-4002-000	\$0	\$994,980	154.32	7.90	3.60	165.82	162.22	95%	\$6,134	WEISS, LORRAINE H TRUST	6K'S LLC	
06-12-6-10-4003-000	E WASHINGTON RD	3/18/2024	\$330,000	No	WD	03-ARM'S LENGTH	2024004975	102		\$0	\$330,000	50.23	-	2.39	52.62	50.23	100%	\$6,570	REINBOLD, MARGUARITE E TRUST	A M REINBOLD ACRES LLC	
15-11-2-14-1003-002	ROOSEVELT RD	5/25/2023	\$67,500	No	WD	03-ARM'S LENGTH	2023013068	102		\$0	\$67,500	10.12	-	2.60	12.72	10.12	100%	\$6,670	GRAHAM, GARY D	SCHERZER, R W & C K TRUST	
06-12-6-18-3002-000	WADSWORTH RD	12/22/2022	\$762,900	No	MLC	19-MULTI PARCEL	2023002626	102	06-12-6-03-3003-002	\$0	\$762,900	114.33	-	6.01	120.34	114.33	100%	\$6,673	ELBERS, STEVEN & LAURIE	STEINMAN-STEINMAN-STEINMAN-STEINMAN	
15-11-2-20-1001-000	S BRENNAN RD	3/23/2023	\$689,000	Yes	WD	03-ARM'S LENGTH	2023005570	102		\$0	\$689,000	102.46	-	4.21	106.67	102.46	100%	\$6,725	TRINKLEIN, M - TRINKLEIN, S JR & J	ZELINKO FARMS REALTY LLC	
29-13-3-35-2001-000	KOCHVILLE RD	9/13/2022	\$500,000	No	WD	03-ARM'S LENGTH	2022024495	102		\$0	\$500,000	74.30	-	2.02	76.32	74.30	100%	\$6,729	KUCH, TROY E & FAUST, JANE ANN	KNOERR, PAUL B & LISA M	
28-12-3-16-1001-000	FROST RD	4/14/2022	\$250,000	No	WD	03-ARM'S LENGTH	2022012530	102		\$0	\$250,000	35.86	1.25	1.26	38.37	37.11	97%	\$6,737	MURPHY, JAMES J & TERESA S TRUST	LONSWAY PROPERTIES LLC	
19-11-1-16-2001-003	ROOSEVELT RD	8/4/2022	\$440,000	No	WD	03-ARM'S LENGTH	2022023428	102		\$0	\$440,000	56.50	8.71	5.33	70.54	65.21	87%	\$6,747	SHELDON, MARY ESTATE	MOULTON, BROCK W & JESSICA	
14-11-6-09-2002-001	S DEHMEL RD	2/5/2024	\$253,500	Yes	WD	03-ARM'S LENGTH	2024002379	102		\$0	\$253,500	37.56	-	1.48	39.04	37.56	100%	\$6,749	SCHREINER, ROY O & MARIE L TRUST	DAENZER, GENE & JENNIFER	
15-11-2-21-2001-000	LAKEFIELD RD	4/17/2023	\$1,186,000	Yes	WD	19-MULTI PARCEL	2023009905	102	15-11-2-21-3004-002, 15-11-2-21-2002-000 17-12-1-26-1001-000	\$0	\$1,186,000	174.05	-	11.18	185.23	174.05	100%	\$6,814	TRINKLEIN, S JR & J & TRINKLEIN, M	ZELINKO FARMS REALTY LLC	
17-12-1-11-3001-002	N MERRILL RD	8/29/2022	\$1,026,805	No	OTH	19-MULTI PARCEL	2022023865	102		\$0	\$1,026,805	147.83	-	10.14	157.97	147.83	100%	\$6,946	NASSENS, WILLIAM & CATHERINE TRUST	KENNY BROTHERS LLC	
06-12-6-25-1001-003	VASSAR RD	1/20/2023	\$100,000	No	WD	32-SPLIT VACANT	2023001682	102		\$0	\$100,000	11.36	3.00	3.65	18.01	14.36	79%	\$6,964	BIERLEIN, JASON	LEG FARMS LLP	
10-12-5-26-1003-000	5635 HOLLAND RD	4/8/2022	\$515,000	No	WD	03-ARM'S LENGTH	2022012545	101		\$11,658	\$503,342	70.86	-	3.54	74.40	70.86	100%	\$7,103	REINBOLD, ESTHER P M TRUST	FRAHM, GAIL R & THOMAS E	
17-12-1-15-1001-000	FROST RD	8/29/2022	\$520,000	No	OTH	03-ARM'S LENGTH	2022023860	102		\$0	\$520,000	72.46	-	7.54	80.00	72.46	100%	\$7,176	NAESSENS, WILLIAM & CATHERINE TRUST	KENNY, PATRICK & LISA	
10-12-5-27-2003-006	4000 HOLLAND RD	6/14/2022	\$130,000	No	WD	03-ARM'S LENGTH	2022017976	101		\$947	\$129,053	17.34	0.46	0.28	18.08	17.80	97%	\$7,250	RAYMOND, DANIEL J & PAULA J	HOFF, ARTHUR G & HOFF, GEOFFRY A	
17-12-1-04-4001-000	DICE RD	9/22/2022	\$545,090	No	WD	03-ARM'S LENGTH	2022026139	102		\$0	\$545,090	75.05	-	2.82	77.87	75.05	100%	\$7,263	ZEITLER, LLOYD C & L ALICE TRUST	KENNY, MITCHELL	
15-11-2-14-2002-000	S RAUCHOLZ RD	3/3/2023	\$280,000	No	WD	03-ARM'S LENGTH	2023004125	102		\$0	\$280,000	38.01	-	1.99	40.00	38.01	100%	\$7,366	GRAHAM, SCOTT & SHELY	SOBIESKI, MATTHEW & JULIE	
17-12-1-22-2001-000	OHARA RD	8/11/2022	\$560,000	No	WD	03-ARM'S LENGTH	2022022693	102		\$0	\$560,000	75.54	-	4.46	80.00	75.54	100%	\$7,413	ZEITLER, LLOYD C & L ALICE TRUST	KENNY, MEGHAN E	
28-12-3-10-4004-001	FROST RD	4/20/2022	\$515,000	No	WD	03-ARM'S LENGTH	2022013149	102		\$0	\$515,000	69.09	-	2.26	71.35	69.09	100%	\$7,454	ASPIN, JOSEPH A & PATRICIA J TRUST	GARRETT, MARK P & KATHERINE J	
06-12-6-14-2003-003	E WASHINGTON RD	9/18/2023	\$228,060	No	WD	32-SPLIT VACANT	2023020691	102		\$0	\$228,060	30.45	-	2.13	32.58	30.45	100%	\$7,490	HOLLOWAY, MARILYN B	DURUSSELL, KEITH & AMY	
17-12-1-15-3003-004	OHARA RD	9/22/2022	\$502,810	No	WD	32-SPLIT VACANT	2022027559	101		\$0	\$502,810	65.72	-	6.11	71.83	65.72	100%	\$7,651	ZEITLER, LLOYD C & L ALICE TRUST	KENNY, MITCHELL	
14-11-6-08-2003-001	KING RD	4/8/2022	\$130,000	No	WD	03-ARM'S LENGTH	2022012472	102		\$0	\$130,000	16.79	-	2.91	19.70	16.79	100%	\$7,743	REINBOLD, E P M TRUST	FRAHM, GAIL R & THOMAS E	
15-11-2-15-1001-002	S RAUCHOLZ RD	4/22/2022	\$217,000	No	WD	32-SPLIT VACANT	2022013145	102		\$0	\$217,000	27.56	-	1.75	29.31	27.56	100%	\$7,874	GRAHAM, SCOTT MICHAEL	SOBIESKI, MATTHEW D & JULIE C	
29-13-3-20-4004-001	PIERCE RD	4/6/2023	\$200,000	No	WD	03-ARM'S LENGTH	2023007914	102		\$0	\$200,000	24.10	0.28	0.62	25.00	24.38	99%	\$8,204	VASOLD TRUST	JOHN WIRTZ AND SONS INC	
19-11-1-21-3002-003	S MERIDIAN RD	10/27/2023	\$550,000	No	WD	32-SPLIT VACANT	2023027072	102		\$0	\$550,000	62.42	3.30	2.48	68.20	65.72	95%	\$8,369	WENZEL, SHIRLEY A	BUTCHER, KELLY & SHERRY TRUST	
28-12-3-21-1001-000	GEDDES RD	10/11/2022	\$535,000	No	WD	03-ARM'S LENGTH	2022027527	102		\$0	\$535,000	54.53	10.29	12.71	77.53	64.82	84%	\$8,254	GARRETT, MARK P & KATHERINE J	GORNEY, NICHOLAS	
28-12-3-08-1010-003	11487 DICE RD	8/8/2022	\$255,000	No	WD	19-MULTI PARCEL	2022022182	102	28-12-3-08-1003-002	\$0	\$255,000	27.11	2.50	3.32	32.93	29.61	92%	\$8,612	GARRETT, MARK & KATHERINE	BROOKS, TYLER P & KATIE ANN	
17-12-1-26-1003-002	N CHAPIN RD	3/2/2023	\$221,425	No	WD	03-ARM'S LENGTH	2023004167	101		\$0	\$221,425	25.47	-	0.58	26.05	25.47	100%	\$8,694	FOYE, SCOTT MICHAEL & BRITTNEY	FITZPATRICK, BRUCE	
29-13-3-27-4001-003	6285 GARFIELD RD	2/21/2023	\$303,600	No	WD	03-ARM'S LENGTH	2023004416	102		\$0	\$303,600	34.56	-	0.92	35.48	34.56	100%	\$8,785	BURK, JOHN P	SCHAUMAN DEVELOPMENT LLC	
10-13-5-26-1003-000	RITTER RD	11/9/2022	\$661,000	No	WD	03-ARM'S LENGTH	2022030129	102		\$0	\$661,000	74.95	-	5.05	80.00	74.95	100%	\$8,819	IRWIN, ERNEST J TRUST	KUSCHINSKY, SCOTT	
06-12-6-11-1004-000	N BLOCK RD	1/24/2023	\$350,000	No	OTH	03-ARM'S LENGTH	2023002040	102		\$0	\$350,000	39.02	0.49	0.49	40.00	39.51	99%	\$8,859	ELBERS, MARY ANN TRUST	SCHIAN, GREGORY L	
19-11-1-14-3003-000	S MERRILL RD	9/14/2023	\$1,342,446	Yes	MLC	19-MULTI PARCEL	2023021827	102	19-11-1-14-3001-000, 19-11-1-14-3002-000, 19-11-1-14-4003-001	\$0	\$1,342,446	150.03	-	6.97	157.00	150.03	100%	\$8,948	WALTER, MARK D	WHEELER DAIRY LLC	
28-12-3-28-4001-001	10303 GRATIOT RD	5/10/2022	\$80,000	No	WD	03-ARM'S LENGTH	2022020344	102		\$0	\$80,000	8.47	-	1.53	10.00	8.47	100%	\$9,445	GREAT LAKES CATTLE CO LLC	ROCK, RYAN U	
											\$16,730,660						2,352.60	average:	\$7,097		
																		aggregate:	\$7,112		
																		USE:	\$7000 / AC		
Removed Statistical Outliers																					
19-11-1-14-1001-000	S CHAPIN RD	9/14/2023		Yes	MLC	19-MULTI PARCEL	2023021832	102	19-11-1-14-1001-001	\$0		114.31	0.38	5.15	119.84	114.69	100%	\$10,472	WEIGOLD, KATHLEEN B	WHEELER DAIRY LLC	
19-11-1-13-2002-000	LAKEFIELD RD	9/14/2023		Yes	WD	03-ARM'S LENGTH	2023021949	102		\$0		75.39	-	4.61	80.00	75.39	100%	\$10,621	WEIGOLD, KATHLEEN B	WHEELER DAIRY LLC	

Tentative Ag Non-Tillable Land Values for 2024-2025 Ag

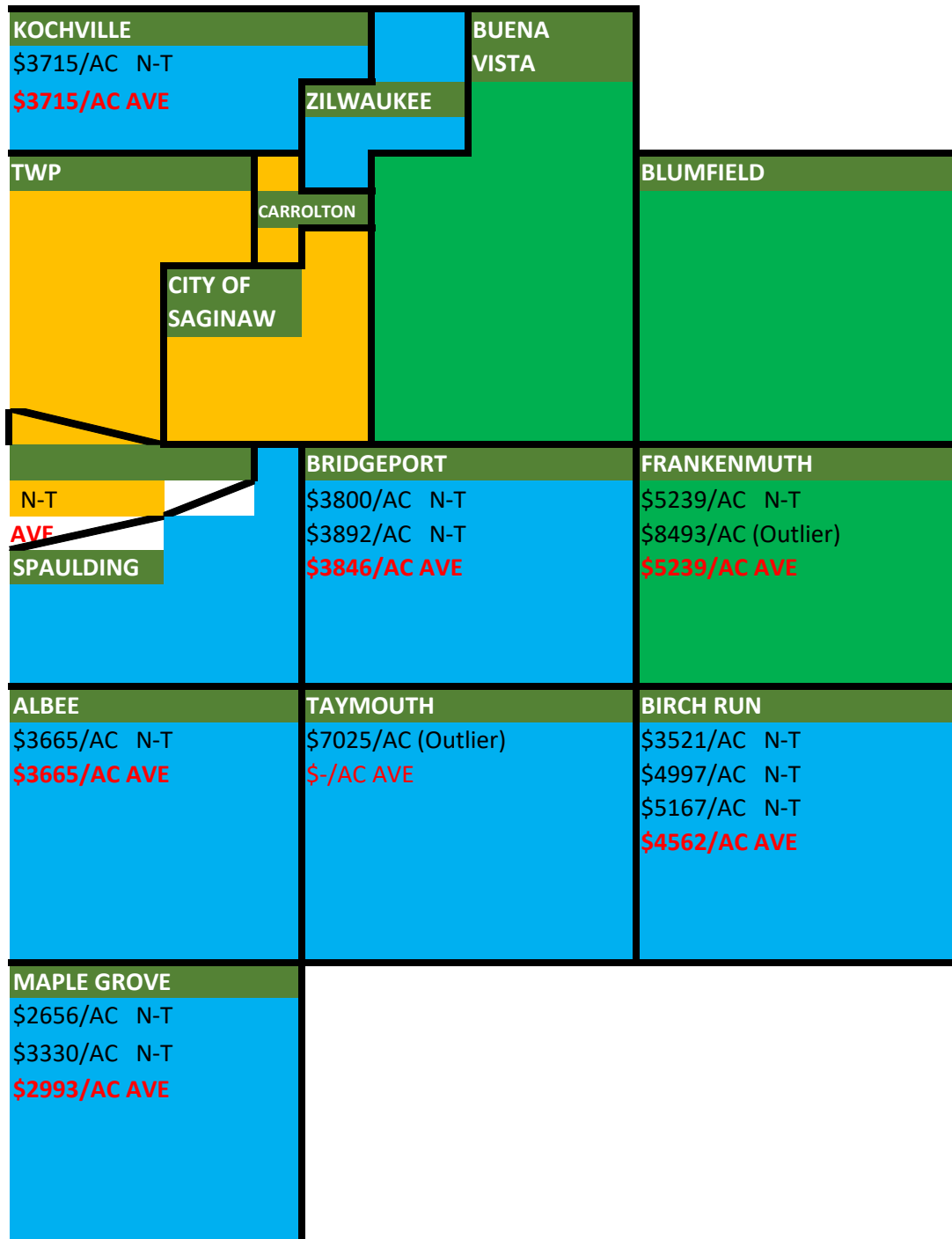
Saginaw County Equalization

24ANT1 - BELOW AVERAGE = \$3600 / AC 24ANT2- AVERAGE = \$4000 / AC 24ANT3 - ABOVE AVERAGE = \$4600 / AC 9 acres and above, both Ag & Res Sale \$ per Ac Listed for Ag Non-Tillable Land Sale Average per Unit		TITTABAWASSEE \$3699/AC N-T \$8202/AC (Outlier) \$3699/AC AVE	
JONESFIELD	RICHLAND \$4970/AC N-T \$5190/AC N-T \$5080/AC AVE	THOMAS \$5954/AC N-T \$5954/AC AVE	SAGINAW
LAKEFIELD	FREMONT \$3984/AC N-T \$4444/AC N-T \$4578/AC N-T \$4335/AC AVE	SWAN CREEK \$2682/AC N-T \$4620/AC N-T \$3651/AC AVE	JAMES \$1796/AC \$1796/AC
MARION \$2916/AC N-T \$3602/AC N-T \$4208/AC N-T \$4736/AC N-T \$3866/AC AVE	BRANT \$3500/AC N-T \$3529/AC N-T \$4587/AC N-T \$4775/AC N-T \$4098/AC AVE	ST CHARLES	
CHAPIN \$3544/AC N-T \$4145/AC N-T \$3845/AC AVE	BRADY \$2397/AC N-T \$2397/AC AVE	CHESANING	



Study

See ANALYSIS





24ANT1 - BELOW AVERAGE = \$3600 / AC

Non-tillable land (wooded)



Parcel Number	Street Address	Saledate	Adjusted Sale Price	Confidential Sale
16-11-3-36-2003-000	S MILLER RD	6/6/2022	\$106,000	No
07-09-2-07-4005-003	BRADY RD	1/10/2024	\$36,000	No
21-10-1-35-4001-000	13690 S CHAPIN RD	7/28/2022	\$225,000	No
08-10-2-17-3001-000	S BRENNAN RD	7/5/2023	\$140,000	No
08-10-2-25-1004-002	13493 MARION RD	2/13/2024	\$165,000	No
12-09-1-11-3001-003	CUPP RD	10/13/2022	\$50,000	No
21-10-1-09-1002-004	S FENMORE RD	9/2/2022	\$50,000	No
12-09-1-04-1002-000	22482 HARRIS RD	8/10/2022	\$155,000	No
21-10-1-28-2001-002	22575 MARION RD	4/22/2022	\$42,000	No
08-10-2-36-2003-002	13825 W BURT RD	2/17/2023	\$67,295	No
21-10-1-13-3003-000	S CHAPIN RD	8/7/2023	\$60,000	No
08-10-2-32-4001-002	S BRENNAN RD	7/19/2023	\$160,000	No

24ANT2- AVERAGE = \$4000 / AC

Non-tillable land (wooded)

Parcel Number	Street Address	Saledate	Adjusted Sale Price	Confidential Sale
20-09-4-01-3003-000	EAST RD	6/24/2022	\$61,000	No
26-11-3-22-2004-000	9000 WAHL RD	1/11/2024	\$100,000	No
20-09-4-01-2005-000	1535 GARY RD	4/20/2022	\$62,000	No
05-10-6-29-4003-002	S BEYER RD	2/9/2023	\$310,000	No
04-10-4-29-1001-009	W BIRCH RUN RD	4/4/2022	\$320,000	No
18-13-4-25-4002-000	1400 LIBERTY RD	6/23/2023	\$35,000	No
09-11-5-09-4007-000	3800 S TOWERLINE RD	5/11/2023	\$34,500	No
09-11-5-04-3001-000	3750 MACK RD	5/2/2022	\$49,500	No
26-11-3-31-4002-002	12282 BEAVER RD	7/14/2022	\$45,000	No
22-12-2-18-2002-002	FROST RD	6/2/2023	\$49,000	No
05-10-6-05-4003-000	LANGE RD	2/17/2023	\$149,900	No
05-10-6-36-3001-002	1282 W WILLARD RD	11/20/2023	\$150,000	No
22-12-2-02-3002-004	N RAUCHOLZ RD	1/6/2023	\$73,900	No

Outlier Removed

27-10-5-08-1003-000	BUSCH RD	10/19/2023	\$128,000	No
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24ANT2- AVERAGE = \$4600 / AC

Non-tillable land (wooded)

Adjusted Sale Confidential Sale

Parcel Number	Street Address	Saledate	Price	ial Sale
29-13-3-05-1005-000	HOTCHKISS RD	10/24/2023	\$135,000	No
15-11-2-11-4001-000	3724 S FORDNEY RD	10/30/2023	\$275,000	No
15-11-2-20-2004-000	S BRENNAN RD	3/23/2023	\$160,000	Yes
15-11-2-30-2002-007	S STEEL RD	5/19/2023	\$45,000	Yes
14-11-6-13-2008-001	ROEDEL RD	8/15/2023	\$170,000	Yes
28-12-3-29-2001-000	900 N GLEANER RD	1/30/2023	\$73,000	No
Outlier Removed				
14-11-6-01-2003-000	2451 S BLOCK RD	11/2/2022	\$348,000	No
29-13-3-04-4003-002	BUCK RD	2/13/2024	\$190,000	No

(or scrub) located in below average farm areas.

Instrument		Liber Page	Class at		Improvement
Type	Term of Sale		Sale	Other Parcels in Sale	Value
WD	19-MULTI PARCEL	2022016678	102	16-11-3-25-2002-000, 24-10-3-01-2001-000	\$0
WD	03-ARM'S LENGTH	2024000809	402		\$0
WD	03-ARM'S LENGTH	2022020810	402		\$0
WD	03-ARM'S LENGTH	2023015695	402		\$0
WD	03-ARM'S LENGTH	2024002773	402		\$0
WD	03-ARM'S LENGTH	2022027739	402		\$0
WD	03-ARM'S LENGTH	2022024603	402		\$0
WD	03-ARM'S LENGTH	2022021778	102		\$0
WD	03-ARM'S LENGTH	2022013040	402		\$0
WD	03-ARM'S LENGTH	2023003423	401		\$0
WD	03-ARM'S LENGTH	2023017932	402		\$0
WD	32-SPLIT VACANT	2023016688	102		\$0

(or scrub) located in average farm areas.

Instrument		Liber Page	Class at		Improvement
Type	Term of Sale		Sale	Other Parcels in Sale	Value
WD	03-ARM'S LENGTH	2022019263	402		\$0
WD	03-ARM'S LENGTH	2024000803	402		\$0
WD	03-ARM'S LENGTH	2022012648	402		\$0
WD	19-MULTI PARCEL	2023002951	402	05-10-6-29-4003-001	\$0
WD	32-SPLIT VACANT	2022008906	102		\$0
WD	03-ARM'S LENGTH	2023015288	402		\$0
WD	03-ARM'S LENGTH	2023012121	402		\$0
WD	03-ARM'S LENGTH	2022014756	402		\$0
WD	03-ARM'S LENGTH	2022020240	402		\$0
WD	03-ARM'S LENGTH	2023013546	402		\$0
WD	03-ARM'S LENGTH	2023003398	402		\$0
WD	03-ARM'S LENGTH	2023025121	402		\$0
WD	03-ARM'S LENGTH	2023000531	402		\$0
WD	03-ARM'S LENGTH	2023023189	402		\$0

(or scrub) located in above-average farm areas.

Instrument		Liber Page	Class at		Improvement
Type	Term of Sale		Sale	Other Parcels in Sale	Value

Type	Term of Sale	Liber Page	Sale	Other Parcels in Sale	Value
CD	03-ARM'S LENGTH	2023023468	402		\$0
WD	03-ARM'S LENGTH	2023023779	402		\$0
WD	03-ARM'S LENGTH	2023005572	102		\$0
MLC	03-ARM'S LENGTH	2023012958	402		\$0
WD	03-ARM'S LENGTH	2023019734	102		\$0
WD	03-ARM'S LENGTH	2023002044	401		\$0
WD	03-ARM'S LENGTH	2022029265	402		\$0
WD	03-ARM'S LENGTH	2024002738	101		\$10,614

Land Residual	Tillable Acres	Non-Tillable Acres	ROW Acreage	Total Acres	Net Acres (No ROW)	% Tillable	\$/Net Ac
\$106,000	4.08	54.95	1.21	60.24	59.03	93%	\$1,796
\$36,000	-	15.02	3.13	18.15	15.02	100%	\$2,397
\$225,000	-	77.16	0.84	78.00	77.16	100%	\$2,916
\$140,000	-	40.00	-	40.00	40.00	100%	\$3,500
\$165,000	-	46.75	3.25	50.00	46.75	100%	\$3,529
\$50,000	-	14.11	2.24	16.35	14.11	100%	\$3,544
\$50,000	-	13.88	0.84	14.72	13.88	100%	\$3,602
\$155,000	-	37.39	1.35	38.74	37.39	100%	\$4,145
\$42,000	-	9.98	0.25	10.23	9.98	100%	\$4,208
\$67,295	-	14.67	0.98	15.65	14.67	100%	\$4,587
\$60,000	-	12.67	0.33	13.00	12.67	100%	\$4,736
\$160,000	10.50	23.01	3.89	37.40	33.51	69%	\$4,775
\$1,256,295					374.17	average:	\$3,645
						aggregate:	\$3,358
						USE:	\$3600 / AC

Land Residual	Tillable Acres	Non-Tillable Acres	ROW Acreage	Total Acres	Net Acres (No ROW)	% Tillable	\$/Net Ac
\$61,000	-	22.97	4.26	27.23	22.97	100%	\$2,656
\$100,000	-	37.28	2.72	40.00	37.28	100%	\$2,682
\$62,000	-	18.62	0.38	19.00	18.62	100%	\$3,330
\$310,000	-	88.04	2.70	90.74	88.04	100%	\$3,521
\$320,000	19.31	68.00	6.13	93.44	87.31	78%	\$3,665
\$35,000	-	9.42	-	9.42	9.42	100%	\$3,715
\$34,500	-	9.08	0.12	9.20	9.08	100%	\$3,800
\$49,500	-	12.72	2.18	14.90	12.72	100%	\$3,892
\$45,000	-	9.74	0.43	10.17	9.74	100%	\$4,620
\$49,000	-	9.86	0.70	10.56	9.86	100%	\$4,970
\$149,900	-	30.00	-	30.00	30.00	100%	\$4,997
\$150,000	-	29.03	0.61	29.64	29.03	100%	\$5,167
\$73,900	-	14.24	0.42	14.66	14.24	100%	\$5,190
\$1,439,800					378.31	average:	\$4,016
						aggregate:	\$3,806
						USE:	\$4000 / AC
\$128,000	-	18.22	1.09	19.31	18.22	100%	\$7,025

Land	Tillable	Non-Tillable	ROW	Total	Net Acres (No
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Residual	Acres	Acres	Acreage	Acres	ROW)	% Tillable	\$/Net Ac
\$135,000	-	36.50	0.38	36.88	36.50	100%	\$3,699
\$275,000	4.00	65.03	0.31	69.34	69.03	94%	\$3,984
\$160,000	-	36.00	4.00	40.00	36.00	100%	\$4,444
\$45,000	-	9.83	0.18	10.01	9.83	100%	\$4,578
\$170,000	-	32.45	-	32.45	32.45	100%	\$5,239
\$73,000	-	12.26	0.31	12.57	12.26	100%	\$5,954
\$858,000					196.07	average:	\$4,650
						aggregate:	\$4,376
						USE:	\$4600 / AC
\$348,000	-	40.98	0.03	41.00	40.98	100%	\$8,493
\$179,386	-	21.87	0.22	22.09	21.87	100%	\$8,202

Grantor	Grantee
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SAG PRAIRIE FARMS COOP	RUHLMAN, J M & K L- KASPER, BILL
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GROSS, WILLIAM	SCHNEIDER, BRYAN
FALKENSTINE, EVELYN M LEGACY TRUST	PAQUETTE, JAMES GORDON
PRENZLER, ROBERT A TRUST	VALLEY, DALE
MAPLE RIDGE HARDWOODS INC	HART, ANTHONY
ELIAS, ANNE	JOHNSON, MARK
MEYER, DONALD D & EILEEN D	DREWS, DONALD H
CHENG, JEFFERSON	SCHULTZ, LOGAN & CAROLYN
BELANGER, SCOTT & ANDREA K	JOVANOVSKI, ROBERT & TAHNYA
HAFNER FARMS LLC	BIRCHMEIER, JOSHUA
MAIER, MICHAEL E & SHEILA S	STATE OF MICHIGAN
CLARKSON, BRYAN - RITTER, EMILY	FOWLER DAIRY, LLC

Grantor	Grantee
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SOPER, HAROLD E ESTATE	BOONE, JIMMIE & JUDIANN
BROWNING, CURTIS ALLEN	PACEK, THOMAS T
GOODWINE, DANIEL & ANNIE	HOSKINS, CECIL & LAQUANDA
BIRCH RUN # 1 LLC	LONSWAY PROPERTIES LLC
KOZLOWSKI, JAMES A & KATHLEEN G	TAPHOUSE, CHRIS & TAPHOUSE, TIMOTHY
DAVIS, EDWARD R JR TRUST	ZS REAL ESTATE LLC
BROUET, JEAN-CHRISTOPHE	MACKAY, RONALD
MUNSON, DARLENE A TRUST	STRAIGHT, JASON & MELISSA
BROOKS, TIMOTHY J ESTATE	MAYER, DAVID J
HARRIS, GARY F TRUST	KEMERER, MARK
ELBERS, GAIL E	GARDNER, S C- GARDNER, M S
DUBY, JACQUELINE M FKA PESCH	MASSEY, BRANDON & KRISTEN
BECKROW, BRIAN S	CHASNIS, WILLIAM D TRUST

RHINES, JOHN & LORI	HILL, TIMOTHY
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Grantor	Grantee
FIRSKER, STANLEY TRUST	SWITALA, JOSEPH & KARA
FORDNEY LLC	KOUTRAS, MARY ANN
ZELINKO FARMS REALTY LLC	EGGERS, JOHN A
WILSON, SPENCE & DEBORAH	DYJAK, CHRISTINE
ACKERMAN, GREG ANTHONY TRUST	DAENZER, DOUGLAS J TRUST
MOORE, TERRANCE	ROY, MARK D & SHEILA M
ANSCOMB, MICHAEL & MEGAN	WENDLAND, KARL M & KRISTI L
SIEGMUND, MARK T & DENISE	FRISKE, ROBERT & JILL