

Rudyard Township 2024 Vacant Land Study

AGRICULTURE ACRES	Parcel Number	Street Address	SEC TOWN & RANGE	Sale Date	Liber/ Page	Adj. Sale \$	Total Acres	CLASS	ROAD	Topo	Cover	PWR	Dollars/ Acre
	011-005-006-00	W 18 MILE RD	SEC 23 T44N	6/9/21	1348-254	192,000	243.12	102	GVL	LVL	OPEN	YES	790
011-018-013-00	MACKINAC TRAIL	SEC 18 T44N	6/3/21	1346-882	202,299	157	101	PAVED	LVL	OPEN	YES	1289	
011-021-001-00	2106 S HANTZ	SEC 21 T44N	8/10/22	1374-327	68,000	73.50	101	GVL	LVL	OPEN	YES	925	
011-025-005-35	S STEINBECK RD	SEC 25 T44N	7/8/22	1372-56	85,000	64.50	102	GVL	ROLLING	OPEN/WD	YES	1318	
011-079-004-00	S CENTERLINE	SEC 29 T45N	7/19/22	1372-1283	35,600	39.01	102	PAVED	LVL	OPEN	YES	913	
011-080-005-00	11555 W	SEC 30 T45N	6/14/21	1347-541	45,000	51.54	102	PAVED	LVL	OPEN	YES	873	
011-111-005-50	S TREMBLEY RD	SEC 11 T44N	8/26/22	1374-1030	84,000	106.53	102	GVL	LVL	OPEN	YES	789	
011-121-007-00	21601 S BISCUIT	SEC 21 T44N	5/13/22	1368-899	282,000	117.00	102	GVL	LVL	WD/OPE	YES	2410	
011-175-001-00	W PLOEGSTRA	SEC 25 T45N	1/20/21	1338-209	110,000	159.66	102	PAVED	LVL	OPEN	YRS	689	
011-186-003-00	12403 W 17 MILE	SEC 36 T45N	9/1/22	1375-136	168,000	158.00	102	GVL	LVL	OPEN	TES	1063	
						1,271,899	1169.86						
						Weighted		1,106	FINAL AVERAGE PER ACRE				1087
						Number	10	Minimum Price Per Acre					689
											Maximum Price Per Acre	2410	

SMALL ACREAGE	Parcel Number	Street Address	SEC TOWN & RANGE	Sale Date	Liber/ Page	Adj. Sale \$	Total Acres	CLASS	ROAD	Topo	Cover	PWR	Dollars/ Acre
	011-101-005-00	W TURNER RD	SEC1 T44N R3W	6/16/22	1370-1229	25,000	7.00	402	GVL	ROLL/RIV	WOODS	YES	3571
011-101-005-50	TURNER	SEC 1 T44N R3W	4/7/23	1386-762	32,000	6	402	GVL	ROLL/RIV	WOODS	YES	5333	
008-035-004-20	DARRINS WAY	SEC 35 T45N R1W	12/1/22	1386-1195	14,000	3.88	402	PAVED	LVL	WOODS	YES	3608	
011-179-002-00	SULLIVAN CRK	SEC 29 T45N R3W	11/5/21	1357-283	3,000	1.00	402	NONE	LVL	WOODS	NO	3000	
015-223-009-00	S M-123	SEC 23 T44N R6W	8/25/20	1352-1007	14,000	3.94	402	PAVED	LVL	WOODS	YES	3553	
						56,000	15.82						
						Weighted		3,433	FINAL AVERAGE PER ACRE				3540
						Number	4	Minimum Price Per Acre					3000
											Maximum Price Per Acre	3608	

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10 ACRES M/L	Parcel Number	Street Address	SEC TOWN & RANGE	Sale Date	Liber/ Page	Adj. Sale \$	Total Acres	CLASS	ROAD	Topo	Cover	PWR	Dollars/ Acre	
	002-015-014-10	E 15 MILE RD	SEC 15 T45N R1E	6/16/21	1347-668	15,500	9.7449	402	GVL	LVL	OPEN	YES	1591	
009-017-005-50	E M-48	SEC 17 T43N R1E	9/30/21	1354-1020	15,000	9.75	402	PAVED	LVL	OP/WDS	YES	1538		
011-101-005-00	W TURNER RD	SEC 1 T44N R3W	6/16/22	1370-1229	25,000	9.30	402	GVL	LVL	WOODS	YES	2687		
011-124-011-00	S WARD RD	SEC 24 T44N D2W	3/19/21	1341-543	12,290	13.33	402	GVL	LVL	WOODS	YES	922		
015-133-004-75	W VERTZ RD	SEC 33 T44N R5W	12/28/22	1381-1027	21,000	9.75	402	PAVED	LVL	WOODS	YES	2154		
						63,790	42.57							
						Weighted		1,551	FINAL AVERAGE PER ACRE				1498	
						Number		6	Minimum Price Per Acre				922	
										Maximum Price Per Acre				2687
20 ACRES M/L	Parcel Number	Street Address	SEC TOWN & RANGE	Sale Date	Liber/ Page	Adj. Sale \$	Total Acres	CLASS	ROAD	Topo	Cover	PWR	Dollars/ Acre	
	004-133-003-00	W 11 MILE RD	SEC 33 T46N D4W	6/8/21	1346-1389	40,000	29.25	402	GVL	ROLL	WOODS	YES	1368	
008-076-019-35	W KALLIO RD	SEC 26 T45N D2W	2/27/21	1340-251	18,000	19.50	402	PAVED	LVL	WOODS	YES	923		
011-101-012-40	W H-40	SEC 1 T44N R3W	9/6/22	1375-445	27,000	17.59	402	PAVED	LVL	WOODS	YES	1535		
015-130-004-50	S COLLINS	SEC 30 T44N D5W	4/6/20	1324-1274	20,000	19.54	402	GVL	LO	WOODS	YES	1024		
						105,000	85.88							
						Weighted		1,212	FINAL AVERAGE PER ACRE				1223	
						Number		4	Minimum Price Per Acre				923	
										Maximum Price Per Acre				1635
40 + ACRES M/L	Parcel Number	Street Address	SEC TOWN & RANGE	Sale Date	Liber/ Page	Adj. Sale \$	Total Acres	CLASS	ROAD	Topo	Cover	PWR	Dollars/ Acre	
	011-019-002-00 +	N/A	SEC 19 T44N R2W	6/30/22	1371-839	45000	45	402	N/A	ROLL/LV	WOODS	NO	1000	
011-081-007-00	W 18 MILE RD	SEC 31 T46N R2W	8/16/21	1352-493	80,000	79.00	402	PAVED	LVL	WD/OPEN	NO	1013		
011-128-006-00	S DRYBURG	SEC 28 T44N R3W	7/16/21	1349-681	70,000	79.00	402	GVL	LVL	WOODS	YES	886		
011-176-004-00	NONE	SEC 26 T45N R3W	9/12/22	1376-131	85,000	93.06	402	EASEMNT	ROLL	WOODS	NO	913		
015-221-005-00	SCHWESINGER	SEC 21 T44N R6W	1/12/21	1337-849	57,000	79.00	402	2 TRACK	ROLL/OP	WOODS	NO	722		
						337,000	375.06							
						Weighted		883	FINAL AVERAGE PER ACRE				899	
						Number		6	Minimum Price Per Acre				722	
										Maximum Price Per Acre				1013

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RES & COMM ROADFRONT MAIN ST, MACTR, H-40, M-48	Parcel Number	Street Address	SEC TOWN & RANGE	Sale Date	Liber/ Page	Adj. Sale \$	Total Road Front	CLASS	ROAD	Topo	Cover	PWR	Dollars/ Frontage
	001-313-025-10	LAKESHORE DR	SEC 13 T47N R5W	9/14/21	1353-755	18,000	150.00	402	PAVED	LVL	WOODS	YES	120
	011-005-022-00	M-48	SEC 5 T44N R2W	8/30/22	1374-1289	40,000	240	202	PAVED	LVL	OPEN	YES	167
	015-127-002-00	H-40	SEC 27 T44N R5W	4/5/21	1342-584	21,000	200.00	402	PAVED	LVL	WOODS	YES	105
						39,000	350						
						Weighted Number		113 2			FINAL AVERAGE PER FRONT FT		111
											Minimum Price Per Acre		105
											Maximum Price Per Acre		120
GENERAL/ VILLAGE SIDE ST	015-530-078-00	S BAY RD	SEC 34 T44N R6V	5/1/21	1344-859	11,000	162.5	402	GVL	LVL	WOODS	YES	68
	015-530-079-00	HUCKLEBERRY	SEC 34 T44N R6V	5/1/21	1344-857	11,000	131	402	PAVED	LVL	WOODS	YES	84
	015-580-084-00	S BAY RD	SEC 34 T44N R6V	8/31/21	1352-1002	12,900	216.7	402	GVL	LVL	WOODS	YES	60
						34,900	510.2						
						Weighted Number		70 3			FINAL AVERAGE PER FRONT FT		68
											Minimum Price Per Acre		60
											Maximum Price Per Acre		84