

## GUSTIN TOWNSHIP AGRICULTURAL ACREAGE 4-1-23 THRU 3-31-25

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Net Acres	\$/Acre	Other Parcels in Sale
022-005-300-005-01	E SPRUCE RD	01/29/24	\$165,000	WD	\$165,000	\$155,112	\$165,000	64.99	\$2,539	
030-030-300-005-00	8896 W MICHAUD RD	01/24/24	\$455,000	WD	\$455,000	\$359,736	\$397,782	160.72	\$2,475	
060-006-300-005-01	3126 jasmin DR	4/18/2023	220000	WD	220000		\$63,016	39.57	\$1,593	
101-010-200-012-00	N SANBORN RD	09/26/24	\$110,000	WD	\$110,000	\$103,917	\$110,000	55.52	\$1,981	101-010-300-007-01
<b>Totals:</b>			<b>\$950,000</b>		<b>\$950,000</b>	<b>\$618,765</b>	<b>\$735,798</b>	<b>320.80</b>		

Average per Net Acre=> **2,293.63 USING** **\$2,200**



### Alpena County Agricultural Acreage 4/1/2023 to 3/31/2025

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Adj. Sale \$	Land Residual	Net Acres	Liber/Page
082-018-000-600-00	5751 S HERRON RE	06/25/24	\$70,000	WD	\$70,000	\$70,000	40.00	557/821
<del>024-028-000-551-01</del>	CARNEY RD	07/24/23	\$50,000	WD	\$50,000	\$50,000	47.91	553/967
<del>051-001-000-450-00</del>	BEAVER LAKE PARK	11/22/24	\$142,500	WD	\$142,500	\$142,500	49.49	559/712
022-032-000-301-00	JACKS LANDING RE	04/26/23	\$70,000	WD	\$70,000	\$70,000	40.00	552/514
053-020-000-255-00	W NICHOLSON HIL	04/10/23	\$76,340	WD	\$76,340	\$76,340	39.09	552/382
053-002-000-151-04	INDIAN RESERVE R	04/18/24	\$49,500	WD	\$49,500	\$49,500	17.69	556/843
081-024-000-518-01	WERTH RD	01/03/24	\$110,000	LC	\$110,000	\$110,000	68.94	555/672
051-001-000-601-02	BEAVER LAKE PARK	12/26/24	\$380,000	WD	\$380,000	\$380,000	144.19	559/918
083-022-000-350-01	BEAN CREEK RD	02/04/25	\$100,000	WD	\$100,000	\$100,000	39.64	560/441
082-004-000-022-05	WALLACE RD	01/25/24	\$100,000	WD	\$100,000	\$100,000	39.41	555/712
023-030-000-921-00	7820 ELEVERE RD	09/12/24	\$20,000	WD	\$20,000	\$20,000	10.00	558/795
023-030-000-021-02	15211 SPRATT RD	02/20/24	\$77,500	WD	\$77,500	\$77,500	39.77	555/930
061-016-000-515-07	CARRIVEAU RD	04/10/24	\$76,240	WD	\$76,240	\$76,240	39.00	556/962
			\$1,322,080		\$1,322,080	\$1,322,080	615.13	
							\$2,149.29	Per Acre
							<b>Use \$2,150</b>	

Gustin Township Front Foot Rates 4-1-23 thru 3-31-25

Parcel Numb	Sale Date	Sale Price	Instr.	Adj. Sale \$	Residual	t. Land Val	Effec. Front	Depth
050-013-2C	02/12/25	\$79,500	WD	\$79,500	\$79,500	\$80,500	760.6	1317.9
050-031-3C	04/11/23	\$75,000	WD	\$75,000	\$11,797	\$10,890	165.0	232.3
051-100-0C	11/17/23	\$168,000	WD	\$168,000	\$37,500	\$14,850	225.0	238.0
052-000-0Z	10/28/24	\$215,000	WD	\$210,000	\$77,538	\$14,850	99.0	165.0
<b>Totals:</b>		<b>\$537,500</b>		<b>\$532,500</b>	<b>\$206,335</b>	<b>\$121,090</b>	<b>1,249.6</b>	
							<b>Average</b>	
							<b>per FF=&gt;</b>	<b>\$165</b>

Use Gustin Township FF Rates on McConnell Rd, Countyr Rds, Trask Lake Rd, Lincoln Lake Dr and Unbuil

Use Village of Lincoln FF Rated on Main Street, 2nd St, Side Streets, Treverse Bay/Barlow Rd, Lincoln Inc  
Use for Trask Lake FF

Dollars/FF.r Parcels in	Class
\$105	402
\$71	401
\$167	401
\$783	401

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ldable land

ustrial Park, Second Street and Lake St

## GUSTIN TOWNSHIP RESIDENTIAL ACF

### UP TO 5 ACRES

Parcel Number	Street Address	Sale Date	Sale Price
050-020-100-015-01	627 S STOCKTON RD	05/21/24	\$145,000

### USE IN AGRICULTURE UP TO 5 ACRE RATE

### 5-15 ACRES

Parcel Number	Street Address	Sale Date	Sale Price
050-033-400-034-00	1858 S HILLCREST DR	04/12/24	\$165,000
052-001-100-045-10	350 S CHURCH ST	10/13/23	\$149,900

### USEI

### 16 THRU 30 ACRES

Parcel Number	Street Address	Sale Date	Sale Price
050-013-200-001-00	2700 E M-72	02/12/25	\$79,500

### 30 THRU 60 ACRES

Parcel Number	Street Address	Sale Date	Sale Price
050-012-300-010-01	E M-72	12/30/24	\$90,000

### 60 AND UP ACRES

Parcel Number	Street Address	Sale Date	Sale Price
050-031-100-005-00	E PROCUNIER RD	10/28/24	\$185,000
050-032-400-005-00	S LONDON RD	06/03/24	\$345,000

### USE IN AGRICULTURE 60 AND UP ACRE RATE

**REAGE 4-1-23 THRU 3-31-25**

Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acre
WD	\$145,000	\$120,730	\$33,504	4.68	4.68	\$7,159
	\$145,000		\$33,504	4.68	4.68	
						\$7,158.97
				Use		\$7,150

Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acre
WD	\$165,000	\$74,064	\$102,813	6.10	6.10	\$16,855
WD	\$149,900	\$87,243	\$92,690	11.50	11.50	\$8,060
			\$195,503	17.60	17.60	
						\$11,108.13
				Use		\$11,900

D 5,400 BASES ON AVERAGE BETWEEN LAND VALUES

Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acre
WD	\$79,500	\$80,500	\$79,500	23.00	23.00	\$3,457
			\$79,500	23.00	23.00	
						\$3,456.52
				Use		\$3,500

Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acre
WD	\$90,000	\$84,048	\$90,000	35.02	35.02	\$2,570
			\$90,000	35.02	35.02	
						\$2,569.96
				Use		\$2,600

Instr.	Adj. Sale \$	Cur. Appraisal	Land Residual	Net Acres	Total Acres	Dollars/Acre
WD	\$185,000	\$136,000	\$185,000	80.00	80.00	\$2,313
WD	\$320,000	\$349,672	\$242,328	160.00	160.00	\$1,515
			\$427,328	240.00		
						\$1,780.53
				Use		\$1,800

Gustin Township Front Foot Rates 4-1-23 thru 3-31-25

Parcel Numb	Sale Date	Sale Price	Instr.	Adj. Sale \$	Residual	t. Land Val	Effec. Front	Depth	
051-150-00	06/26/23	\$65,000	WD	\$65,000	\$54,150	\$8,643	345.7	341.0	
051-150-00	06/10/24	\$145,000	WD	\$145,000	\$53,364	\$118,800	528.0	264.0	
051-150-00	03/07/24	\$139,000	WD	\$139,000	\$78,925	\$70,275	264.0	125.0	
051-150-01	08/20/24	\$217,000	WD	\$217,000	\$98,264	\$18,695	747.8	660.0	
051-150-02	08/17/23	\$4,000	WD	\$4,000	\$4,000	\$3,300	132.0	165.0	
							\$288,703	2,017.5	1555.0

\$143.10

Use	\$145
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Use Village of Killmaster/Northwoods Estates on Third St, Fourth St, Fifth St, Mill St, Undeveloped Land

Dollars/FF	Parcels in	Class
\$157	051-150-01401	
\$101	051-150-01402	
\$299		401
\$131	051-150-00401	
\$30		402

and Pinecrest Road