

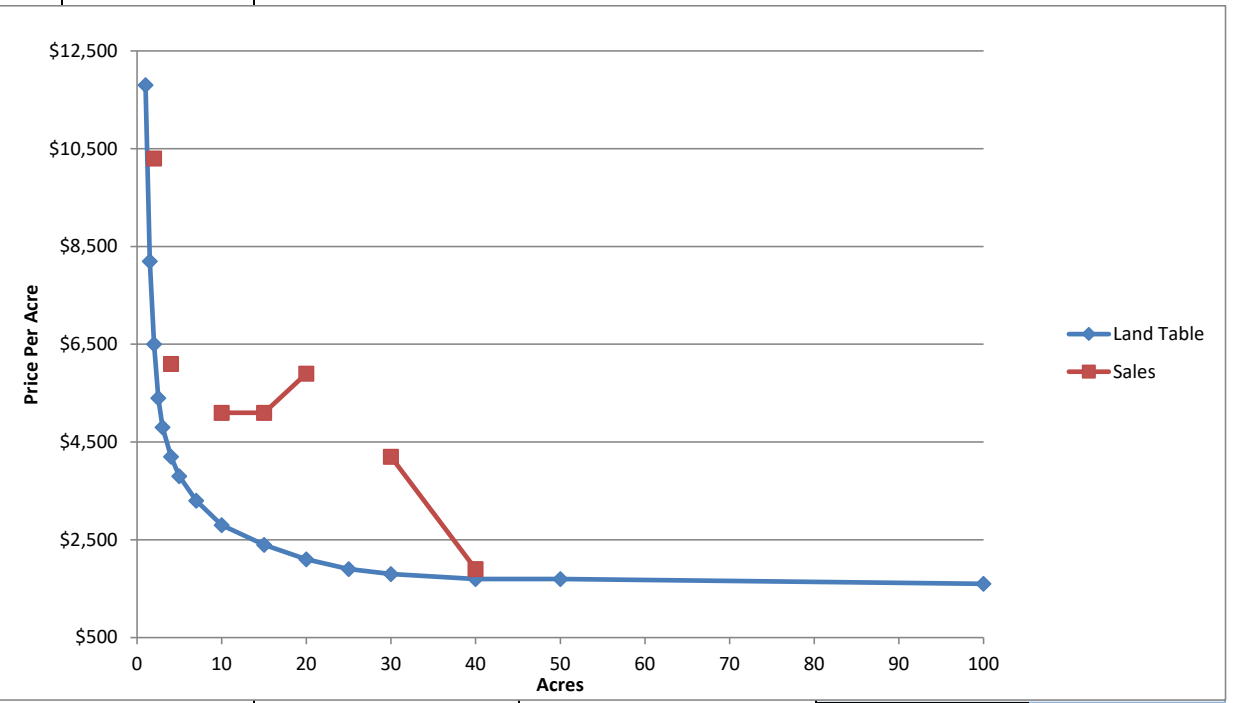
2024
CEDAR CREEK TOWNSHIP
VACANT LAND - RESIDENTIAL
USED IN AGRICULTURAL STUDY
04/01/2021-03/31/2023

WHITE RIVER TWP, HOLTON TWP, CEDAR CREEK TWP, MONTAGUE TWP, WHITEHALL TWP, CITY OF MONTAGUE

PARCEL#	ACRES	PRICE	DATE	ROAD ACCESS	WOODED	CLASS	PER ACRE	LIBER/PAGE	NOTES
1 ACRE									
						AVERAGE			
1.5 ACRE									
						AVERAGE			
2 ACRE									
08-010-200-0015-00	2.1	\$ 22,000	11/14/2022	HOLTON DUCK LAKE RD	100%	402	\$ 10,329	4315/014	
						AVERAGE	\$ 10,329		
2.5 ACRE									
						AVERAGE			
3 ACRE									
						AVERAGE			
4 ACRE									
08-001-200-0003-03	4.1	\$ 22,500	11/23/2023	MAPLE ISLAND RD	100%	402	\$ 5,488	4316/205	
11-022-300-0017-00	4.9	\$ 32,500	4/29/2021	835 S BROTON RD	100%	402	\$ 6,660	4260/841	
						AVERAGE	\$ 6,074		
5 ACRE									
						AVERAGE			
7 ACRE									
						AVERAGE			
10 ACRE									
05-017-300-0001-00	9.45	\$ 35,000	10/6/2022	EWING RD	100%	402	\$ 3,704	4312/533	
05-007-400-0002-00	9.75	\$ 46,000	08/10/21	3848 BRUNSWICK RD	100%	402	\$ 4,718	4270/818	
05-007-400-0001-00	10.00	\$ 52,000	05/26/21	BRUNSWICK RD	100%	402	\$ 5,200	4263/689	
08-018-200-0002-00	10.00	\$ 60,000	12/10/21	AUSTIN RD	100%	402	\$ 6,000	4284/144	
08-019-400-0011-00	10.00	\$ 62,500	08/27/21	3815 EWING RD	100%	402	\$ 6,250	4273/853	
02-019-300-0020-00	10.14	\$ 50,000	11/11/21	HANCOCK RD	77%	402	\$ 4,931	4282/302	
						AVERAGE	\$ 5,134		
15 ACRE									
11-029-100-0033-00	17.87	\$ 90,500	9/10/2021	S CARR RD	100%	402	\$ 5,064	4274/091	
						AVERAGE	\$ 5,064		
20 ACRE									
01-135-100-0021-00	19.4	\$ 115,000	10/26/2022	CHASE RD	100%	402	\$ 5,931	4314/261	
						AVERAGE	\$ 5,931		
25 ACRE									
						AVERAGE			

30 ACRE									
02-001-100-0005-00	33.43	\$ 178,000	12/06/21	LORENSON RD	100%	402	\$ 5,325	4283/210	
02-001-100-0006-00									
02-001-100-0007-00									
02-001-100-0011-00									
02-001-100-0012-00									
02-001-100-0015-00									
21-021-100-0002-00	36.10	\$ 110,000	07/29/22	EILERS RD	91%	402	\$ 3,047	4307/719	
						AVERAGE	\$ 4,186		
40 ACRE									
02-002-200-0002-00	37.63	\$ 79,500	07/09/21	SKEELS RD	90%	402	\$ 2,113	4267/271	
08-029-200-0002-00	40.00	\$ 60,000	01/10/22	EWING RD	93%	402	\$ 1,500	4286/995	
11-008-400-0001-00	40.39	\$ 84,000	01/31/23	WHITE RD	100%	402	\$ 2,080	4320/383	LAKE
08-035-100-0002-00	40.00	\$ 54,000	12/9/2021	HOLTON DUCK LAKE RD	100%	102	\$ 1,350.00	4284/899	swampy
						AVERAGE	\$ 1,761		
50 ACRE									
						AVERAGE			
100 ACRE									
						AVERAGE			
125 ACRE									
						AVERAGE			
150 ACRE									
						AVERAGE			
200 ACRE									
						AVERAGE			
250 ACRE									
						AVERAGE			
300 ACRE									
						AVERAGE			
Outliers									

2024 LAND TABLES						
	WOODED	PER ACRE	TOTAL	WOODED	PER ACRE	TOTAL
	1 ACRE	11,800	\$11,800	25 ACRE	1,900	\$47,500
	1.5 ACRE	8,200	\$12,300	30 ACRE	1,800	\$54,000
	2 ACRE	6,500	\$13,000	40 ACRE	1,700	\$68,000
	2.5 ACRE	5,400	\$13,500	50 ACRE	1,700	\$85,000
	3 ACRE	4,800	\$14,400	100 ACRE	1,600	\$160,000
	4 ACRE	4,200	\$16,800	125 ACRE	1,600	\$200,000
	5 ACRE	3,800	\$19,000	150 ACRE	1,500	\$225,000
	7 ACRE	3,300	\$23,100	200 ACRE	1,400	\$280,000
	10 ACRE	2,800	\$28,000	250 ACRE	1,300	\$325,000
	15 ACRE	2,400	\$36,000	300 ACRE	1,200	\$480,000



	20 ACRE	2,100	\$42,000				

150	1,500	
200	1,400	
250	1,300	
300	1,200	

Wooded land sales and historical sales indicate an increase in value overall, increased by 10%

2023 LAND TABLES						
	WOODED	PER ACRE	TOTAL	WOODED	PER ACRE	TOTAL
	1 ACRE	9,400	\$9,400	25 ACRE	2,080	\$52,000
	1.5 ACRE	6,667	\$10,000	30 ACRE	1,977	\$59,300
	2 ACRE	5,300	\$10,600	40 ACRE	1,873	\$74,900
	2.5 ACRE	4,480	\$11,200	50 ACRE	1,716	\$85,800
	3 ACRE	3,967	\$11,900	100 ACRE	1,664	\$166,400
	4 ACRE	3,100	\$12,400	125 ACRE	1,890	\$273,000
	5 ACRE	2,800	\$14,000	150 ACRE	1,750	\$262,500
	7 ACRE	2,500	\$17,500	200 ACRE	1,540	\$308,000
	10 ACRE	2,300	\$23,000	250 ACRE	1,470	\$367,500
	15 ACRE	2,200	\$33,000	300 ACRE	1,400	\$420,000
	20 ACRE	2,100	\$42,000			

HISTORICAL									
PARCEL#	ACRES	PRICE	DATE	ROAD ACCESS	WOODED	CLASS	PER ACRE	LIBER/PAGE	NOTES
08-020-300-0003-00	1.00	\$9,000	10/04/19	EWING RD	100%	402	\$9,000	4204/980	
08-015-400-0010-00	2.00	\$10,000	08/05/20	HOLTON DUCK LAKE RD	100%	402	\$5,000	4234/770	
08-015-400-0011-00									
08-030-300-0001-12	2.23	\$20,000	09/25/20	TYLER RD	100%	402	\$8,969	4235/377	
02-001-200-0017-00	4.87	\$18,000	05/22/20	N HARRIS RD	100%	402	\$3,696	UNRECORDED	
08-010-100-0010-00	5.00	\$27,000	06/15/20	5999 RYERSON RD	100%	402	\$5,400	4224/126	
03-036-100-0004-00	5.52	\$35,000	03/02/21	CRYSTAL LAKE RD	100%	402	\$6,341	4249/902	
05-009-400-0012-00	8.78	\$19,292	04/28/20	10337 SCHOW RD	100%	402	\$2,197	4220/751	
05-007-400-0002-00	9.75	\$24,000	12/10/19	BRUNSWICK RD	100%	402	\$2,462	4207/497	
05-007-300-0002-00	9.75	\$33,000	10/12/20	BRUNSWICK RD	100%	402	\$3,385	2020-4236-251	
08-022-400-0007-00	10.00	\$42,500	12/30/20	4011 HOLTON DUCK LAKE	100%	402	\$4,250	4244/284	
05-034-200-0006-00	10.30	\$30,000	09/15/20	7741 HOLTON DUCK LAKE	100%	402	\$2,913	4233/585	
02-001-300-0009-00	19.00	\$55,000	03/06/20	LORENSON RD	100%	402	\$2,895	4218/165	
02-011-100-0003-00	21.64	\$51,400	03/20/20	W MEINERT RD	100%	402	\$2,375	4216/539	mult parcel
02-011-100-0002-00									
02-011-100-0004-00									
08-002-300-0005-10	23.00	\$60,000	08/31/20	HOLTON DUCK LAKE RD	90%	402	\$2,609	4231/595	
02-010-400-0001-00	39.89	\$106,000	06/30/20	FRUITVALE RD	100%	402	\$2,657	4225/970	
05-035-100-0014-00	40.00	\$70,000	07/15/19	HOLTON DUCK LAKE RD	100%	402	\$1,750	4194/610	

08-029-300-0006-00	45.00	\$95,000	09/03/20	EWING RD	100%	402	\$2,111	4232/279	
08-029-300-0019-00	45.00	\$101,500	12/16/20	EWING RD	100%	402	\$2,256	4243/141	
02-004-200-0001-00	48.45	\$77,400	05/20/20	SKEELS RD	100%	402	\$1,598	4221/764	
02-004-200-0001-10									
05-034-100-0003-00	56.30	\$90,000	11/10/20	CRYSTAL LAKE RD	100%	402	\$1,599	4242/122	
05-470-009-0012-00	0.84	\$8,700	10/23/19	WINTHROP AVE	100%	402	\$10,308	4203/269	
01-124-400-0009-10	1.38	\$15,500	12/13/18	HANCOCK RD	100%	402	\$11,232	4174/880	
01-001-100-0012-00	1.57	\$10,880	11/01/18	OLD CHANNEL TR	100%	402	\$6,930	4171/888	
01-136-300-0001-10	1.67	\$9,999	09/28/18	INDIAN BAY RD	100%	402	\$5,987	4169/300	
01-136-300-0001-10	1.67	\$15,000	11/22/19	INDIAN BAY RD	100%	402	\$8,982	4205/984	
02-009-100-0005-00	2.0	\$14,000	08/30/18	US 31	100%	402	\$6,931		
03-036-100-0008-00	2.17	\$32,750	03/22/19	1813 CRYSTAL LAKE RD	100%	402	\$15,071	4184/441	
21-021-100-0001-30	2.17	\$10,000	01/28/19	DICEY ST	100%	402	\$4,608	4178/191	
01-115-400-0011-20	3.71	\$45,000	10/04/19	EILERS RD	100%	402	\$12,129	4201/922	
01-111-300-0003-00	4.04	\$15,800	06/14/18	FRUITVALE RD	100%	402	\$3,911	4160/327	
02-012-100-0001-10	5.1	\$24,000	06/05/18	2170 FRUITVALE RD	100%	402	\$4,715		
08-024-200-0011-05	4.5	\$18,500	01/03/19	OBENAU RD	100%	402	\$4,111		
08-030-200-0014-10	8.2	\$24,000	08/13/18	EWING RD	100%	402	\$2,933		
05-007-400-0002-00	9.75	\$24,000	12/10/19	BRUNSWICK RD	100%	402	\$2,462	4207/497	
02-004-400-0005-40	10.00	\$20,000	01/15/19	SKEELS RD	100%	402	\$2,000	4177/204	
02-012-300-0006-00	13.44	\$35,000	09/15/18	SILVER CREEK RD	100%	402	\$2,604	4167/249	swamp
03-025-200-0004-00	15.2	\$55,000	06/07/18	W HOLTON WHITEHALL RD	100%	402	\$3,621		
02-001-300-0009-00	19.00	\$55,000	03/06/20	LORENSEN RD	100%	402	\$2,895	4218/165	
02-011-100-0003-00	21.64	\$51,400	03/20/20	W MEINERT RD	100%	402	\$2,375	4216/539	mult parcel
02-011-100-0002-00									
02-011-100-0004-00									
08-018-400-0002-00	20.0	\$52,000	12/13/18	AUSTIN RD	100%	402	\$2,600		
08-030-100-0003-00	25.0	\$67,500	11/9/2018	E BARD RD	100%	402	\$2,700		
08-022-200-0001-00	33.2	\$79,900	10/17/2018	RUPRECHT RD	100%	402	\$2,407		
05-008-200-0001-00	38.03	\$57,500	01/16/19	E MEINERT RD	100%	402	\$1,512	4177/222	
05-017-300-0002-00	38.03	\$65,200	11/15/19	EWING RD	100%	402	\$1,714	unrecor'd	
05-017-200-0007-00	39.00	\$95,000	10/25/19	9871 LINDERMAN RD	100%	402	\$2,436	4203/864	
05-035-100-0014-00	40.00	\$70,000	07/15/19	HOLTON DUCK LAKE RD	100%	402	\$1,750	4194/610	
02-002-100-0009-00	80.00	\$116,000	06/20/19	KUBON RD	100%	402	\$1,450	4192/837	
02-002-100-0010-00									
03-023-200-0001-00	111.00	\$200,000	11/15/19	SILVER CREEK RD	100%	402	\$1,802	4205/316	