

MANCELONA TOWNSHIP SALES STUDIES 2026

Mancelona Township is a small rural community located in the southeast corner of Antrim County. The township encompasses approximately one and a half survey townships and is largely un-zoned, with a diverse mix of residential, agricultural, commercial, and industrial property types. Within the township is the Village of Mancelona, a zoned area that includes a mix of residential, commercial, and limited industrial uses. The township is also situated along two major highway corridors. Market influences vary throughout the area due to its rural character.

Agricultural properties represent a very small portion of the tax base, accounting for less than 1% of the overall assessed value. Residential properties are the primary driver of market activity. Historically, Mancelona Township was a more active industrial community; however, it has since declined to only a few remaining industrial facilities.

Mancelona is considered an affordable housing option for individuals who commute to nearby cities such as Gaylord and Traverse City for employment. Additionally, the township includes a portion of the Lakes of the North development, a large homeowners association comprised of approximately 8,000 lots, with roughly 4,000 located within Mancelona Township. This development provides an affordable entry point for many buyers in the market.

Due to the diverse nature of Mancelona Township, there is often a limited number of comparable sales within similar neighborhoods. As a result, sales from surrounding townships—including Echo, Warner, Springfield, Boardman, Rapid River, Kalkaska, and Fife Lake—were analyzed where local data was insufficient. These areas share similar rural characteristics, with land uses primarily consisting of single-family residences, vacant acreage, and limited commercial uses. Many properties rely on private wells and septic systems, and buyer decisions are typically influenced more by location, acreage, and price than by township boundaries. Therefore, when properly screened for comparability, sales from these neighboring townships provide reasonable market support.

ACREAGE TABLE UNDER 10 ACRES

LAND STUDY 2026

County	Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Kalkaska	Springfield	012-011-113-09	3924 INGERSOLL RD SW	03/31/25	WD	03-ARM'S LENGTH	\$11,000	1.03	\$ 10,680
Kalkaska	Springfield	012-011-113-08	9957 CREIGHTON RD SW	03/31/25	PTA	03-ARM'S LENGTH	\$11,000	1.03	\$ 10,680
Kalkaska	Springfield	012-022-008-01	4920 LUND RD SW	11/11/24	PTA	03-ARM'S LENGTH	\$15,000	1.17	\$ 12,821
GTC	Fife Lake	04-011-021-00	M 186	05/23/23	WD	03-ARM'S LENGTH	\$3,000	0.21	\$ 14,563
							\$40,000	3.44	\$11,641
County	Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Kalkaska	Boardman	003-034-007-23	WOODMAN RD	12/23/24	PTA	03-ARM'S LENGTH	\$25,000	1.31	\$ 19,084
Kalkaska	Kalkaska	008-023-005-04	2750 APPLE CREEK RD NE	02/08/24	WD	03-ARM'S LENGTH	\$24,500	1.38	\$ 17,754
GTC	Fife Lake	04-009-010-00	M 186	09/12/24	PTA	03-ARM'S LENGTH	\$27,000	1.53	\$ 17,601
Antrim	Mancelona	05-11-120-020-30	9888 DARRAGH RD	03/03/25	WD	03-ARM'S LENGTH	\$12,500	1.73	\$ 7,225
Kalkaska	Kalkaska	008-036-005-20	1376 RILEY RD SE	06/09/23	WD	03-ARM'S LENGTH	\$13,000	1.84	\$ 7,065
Kalkaska	Kalkaska	008-036-005-25	1378 RILEY RD SE	03/13/25	WD	03-ARM'S LENGTH	\$13,500	1.84	\$ 7,337
Kalkaska	Kalkaska	008-004-011-40		06/01/23	WD	03-ARM'S LENGTH	\$4,400	1.98	\$ 2,222
							\$119,900	11.61	\$ 10,324
County	Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Kalkaska	Kalkaska	008-029-006-25	905 QUAIL DR SW	07/27/23	WD	03-ARM'S LENGTH	\$20,500	2.35	\$ 8,723
Kalkaska	Kalkaska	008-023-005-70	573 ALLER ROAD NE	06/04/24	WD	03-ARM'S LENGTH	\$24,500	2.40	\$ 10,208
Kalkaska	Kalkaska	008-130-007-00	S RIVER ROAD SW	11/05/24	WD	03-ARM'S LENGTH	\$27,500	2.46	\$ 11,179
Kalkaska	Kalkaska	008-032-020-10	330 THOMAS RD SW	10/07/24	WD	03-ARM'S LENGTH	\$38,000	2.10	\$ 18,095
Kalkaska	Kalkaska	008-022-011-01	922 ADAMS RD NE	05/18/23	WD	03-ARM'S LENGTH	\$37,000	2.03	\$ 18,227
							\$147,500	11.34	\$ 13,007
County	Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Antrim	Mancelona	05-11-107-009-30	395 E SIMPSON RD	07/20/23	WD	03-ARM'S LENGTH	\$10,000	2.53	\$ 3,960
Antrim	Warner	05-15-014-002-65		04/23/24	WD	03-ARM'S LENGTH	\$10,000	2.51	\$ 3,989
Kalkaska	Springfield	012-011-014-20		05/17/24	WD	03-ARM'S LENGTH	\$10,500	2.55	\$ 4,118
Antrim	Echo	05-05-020-011-00		08/30/23	WD	19-MULTI PARCEL A	\$13,500	2.84	\$ 4,757
Antrim	Mancelona	05-11-107-009-15	389 E SIMPSON RD	04/24/24	WD	03-ARM'S LENGTH	\$15,000	2.53	\$ 5,941
Antrim	Mancelona	05-11-104-002-20		05/10/23	WD	03-ARM'S LENGTH	\$15,000	2.50	\$ 6,000
Antrim	Mancelona	05-11-107-009-30	395 E SIMPSON RD	01/18/24	WD	03-ARM'S LENGTH	\$22,000	2.53	\$ 8,713
							\$96,000	17.97	\$ 5,342

ACREAGE TABLE UNDER 10 ACRES

LAND STUDY 2026

County	Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Antrim	Mancelona	05-11-113-015-40		10/23/23	WD	03-ARM'S LENGTH	\$12,000	3.35	\$ 3,582
Kalkaska	Boardman	003-034-007-22	4935 WOODMAN RD	07/14/23	PTA	03-ARM'S LENGTH	\$18,000	3.31	\$ 5,438
Kalkaska	Kalkaska	008-029-006-15	949 QUAIL DR SW	10/28/24	WD	03-ARM'S LENGTH	\$25,000	3.99	\$ 6,274
Kalkaska	Kalkaska	008-036-005-15	1374 RILEY RD SE	06/04/24	WD	19-MULTI PARCEL A	\$25,000	3.68	\$ 6,793
							\$80,000	14.33	\$5,585
County	Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Kalkaska	Rapid River	011-400-040-00		09/13/24	WD	03-ARM'S LENGTH	\$16,500	4.27	\$ 3,863
Kalkaska	Boardman	003-033-019-75		10/11/23	QC	03-ARM'S LENGTH	\$20,000	4.21	\$ 4,751
Kalkaska	Kalkaska	008-036-002-90	1497 RILEY RD SE	08/30/23	WD	03-ARM'S LENGTH	\$25,000	4.82	\$ 5,187
Kalkaska	Springfield	012-017-013-02	10370 SPERRY RD SW	07/10/23	PTA	03-ARM'S LENGTH	\$26,500	4.90	\$ 5,408
Antrim	Mancelona	05-11-121-018-30	9351 S EAST LIMITS ST (VAC	06/28/24	WD	03-ARM'S LENGTH	\$25,000	4.38	\$ 5,705
Antrim	Mancelona	05-11-128-011-20		06/28/24	WD	03-ARM'S LENGTH	\$37,000	4.96	\$ 7,460
Kalkaska	Springfield	012-021-008-01	11537 PHEASANT DR SW	09/18/24	PTA	03-ARM'S LENGTH	\$37,900	4.97	\$ 7,626
							\$187,900	32.51	\$ 5,779
County	Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Antrim	Warner	05-15-014-002-10		03/29/24	WD	19-MULTI PARCEL A	\$20,000	5.02	\$ 3,982
Kalkaska	Kalkaska	008-025-012-16	3377 TYLER RD SE	07/03/24	WD	32-SPLIT VACANT	\$22,500	5.01	\$ 4,491
Kalkaska	Rapid River	011-019-003-15	DUNDAS RD NW	10/16/23	PTA	03-ARM'S LENGTH	\$25,500	5.51	\$ 4,628
Kalkaska	Springfield	012-013-001-05		10/09/24	WD	03-ARM'S LENGTH	\$24,000	5.00	\$ 4,800
Antrim	Mancelona	05-11-132-011-30	11722 DARRAGH RD	04/12/24	LC	03-ARM'S LENGTH	\$25,000	5.00	\$ 5,000
Kalkaska	Rapid River	011-014-004-30		10/04/24	WD	03-ARM'S LENGTH	\$25,000	5.00	\$ 5,000
Kalkaska	Rapid River	011-400-038-00	8614 COUNTRY RD NE	08/14/24	PTA	03-ARM'S LENGTH	\$34,000	5.40	\$ 6,292
Antrim	Custer	05-04-015-005-00	8731 DEL MASON RD	09/20/24	MLC	19-MULTI PARCEL A	\$37,000	5.00	\$ 7,400
Kalkaska	Rapid River	011-032-012-45	616 SKY BLUFF NW	09/05/23	PTA	03-ARM'S LENGTH	\$40,000	5.01	\$ 7,984
							\$253,000	45.96	\$ 5,505

ACREAGE TABLE UNDER 10 ACRES

LAND STUDY 2026

County	Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Antrim	Mancelona	05-11-105-009-00	1041 FLEET HILL DR	04/26/24	WD	03-ARM'S LENGTH	\$84,500	7.91	\$ 10,683
Kalkaska	Springfield	012-016-003-55	5285 ENTWOOD LN SW	11/22/24	PTA	03-ARM'S LENGTH	\$29,930	8.02	\$ 3,732
							\$114,430	15.93	\$ 7,183

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre: <input style="width: 80px;" type="text" value="11,600"/>	3 Acre: <input style="width: 80px;" type="text" value="20,400"/>
1.5 Acre: <input style="width: 80px;" type="text" value="15,300"/>	4 Acre: <input style="width: 80px;" type="text" value="25,200"/>
2 Acre: <input style="width: 80px;" type="text" value="18,400"/>	5 Acre: <input style="width: 80px;" type="text" value="28,000"/>
2.5 Acre: <input style="width: 80px;" type="text" value="20,000"/>	7 Acre: <input style="width: 80px;" type="text" value="37,100"/>

Acreage	2025 RATE	2026 RATE
1	\$ 11,500	\$ 11,600
1.5	\$ 10,000	\$ 10,200
2	\$ 9,000	\$ 9,200
2.5	\$ 7,800	\$ 8,000
3	\$ 6,700	\$ 6,800
4	\$ 6,200	\$ 6,300
5	\$ 5,400	\$ 5,600
7	\$ 5,200	\$ 5,300

LAND TABLE:

1001 AGRICULTURAL 2000 TWP COMMERCIAL 2001 TWP COMMERCIAL HWY 2101 VILLAGE COMMERCIAL HWY
 3000 INDUSTRIAL 4003 ACREAGE 4100 VILLAGE

ACREAGE TABLE 10 ACRES +

LAND STUDY 2026

County	Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Antrim	Mancelona	05-11-130-015-00	10375 S US 131	08/04/23	WD	03-ARM'S LENGTH	\$25,000	10.00	\$ 2,500
Antrim	Mancelona	05-11-105-010-20		10/25/23	WD	03-ARM'S LENGTH	\$27,500	10.00	\$ 2,750
Antrim	Mancelona	05-11-133-007-40	11515 DARRAGH RD	04/12/23	PTA	03-ARM'S LENGTH	\$35,000	10.00	\$ 3,500
Antrim	Mancelona	05-11-127-014-00	3229 MUSSER RD	10/18/24	WD	03-ARM'S LENGTH	\$36,000	10.00	\$ 3,600
Antrim	Mancelona	05-11-112-005-01		10/20/23	WD	03-ARM'S LENGTH	\$40,000	10.00	\$ 4,000
Kalkaska	Rapid River	011-003-006-11		12/07/23	PTA	03-ARM'S LENGTH	\$33,000	10.00	\$ 3,300
Kalkaska	Rapid River	011-003-005-18		10/18/24	PTA	03-ARM'S LENGTH	\$40,000	10.00	\$ 4,000
Kalkaska	Rapid River	011-026-010-00		11/18/24	PTA	03-ARM'S LENGTH	\$44,000	10.00	\$ 4,400
Kalkaska	Rapid River	011-001-023-15	PRIEST RD NE	05/02/24	PTA	03-ARM'S LENGTH	\$55,000	10.00	\$ 5,500
Kalkaska	Rapid River	011-027-040-00	5095 DAY RD NE	09/08/23	PTA	03-ARM'S LENGTH	\$65,000	10.00	\$ 6,500
Kalkaska	Springfield	012-006-006-30		12/13/23	WD	03-ARM'S LENGTH	\$20,000	10.00	\$ 2,000
Kalkaska	Springfield	012-006-006-30		01/11/24	WD	03-ARM'S LENGTH	\$42,000	10.00	\$ 4,200
Antrim	Mancelona	05-11-121-003-50	9626 TOWER CT	04/06/23	WD	03-ARM'S LENGTH	\$20,000	10.01	\$ 1,998
Antrim	Mancelona	05-11-103-021-00	3371 WETZEL LAKE P	05/08/24	WD	03-ARM'S LENGTH	\$42,000	10.01	\$ 4,196
Antrim	Mancelona	05-11-131-004-40	1004 TOPE	03/14/24	WD	03-ARM'S LENGTH	\$56,000	10.01	\$ 5,594
Kalkaska	Springfield	012-028-001-19		08/25/23	PTA	03-ARM'S LENGTH	\$39,900	10.01	\$ 3,986
Kalkaska	Springfield	012-022-008-90		07/19/24	LC	03-ARM'S LENGTH	\$50,000	10.01	\$ 4,995
Kalkaska	Springfield	012-023-008-15		03/25/25	PTA	03-ARM'S LENGTH	\$69,900	10.01	\$ 6,983
Kalkaska	Springfield	012-027-006-60		06/26/23	WD	03-ARM'S LENGTH	\$75,000	10.01	\$ 7,493
Antrim	Mancelona	05-11-131-001-30		08/26/24	WD	03-ARM'S LENGTH	\$20,000	10.02	\$ 1,996
Antrim	Mancelona	05-11-118-004-40	8377 JOHNSON RD	09/11/23	WD	03-ARM'S LENGTH	\$25,000	10.02	\$ 2,495
Antrim	Mancelona	05-11-105-009-50	1093 RIDGE VIEW DR	04/06/23	WD	03-ARM'S LENGTH	\$33,000	10.02	\$ 3,293
Antrim	Mancelona	05-11-105-009-50	1093 RIDGE VIEW DR	08/11/23	PTA	03-ARM'S LENGTH	\$45,000	10.02	\$ 4,491
Kalkaska	Rapid River	011-003-004-60	9272 CEMETERY RD	09/13/24	PTA	03-ARM'S LENGTH	\$85,000	10.03	\$ 8,475
Antrim	Mancelona	05-11-113-021-80		02/28/25	WD	03-ARM'S LENGTH	\$46,000	10.04	\$ 4,582
Kalkaska	Rapid River	011-004-011-45	405 PLUM VALLEY RD	05/15/24	PTA	03-ARM'S LENGTH	\$57,000	10.04	\$ 5,677
Kalkaska	Rapid River	011-001-019-05	WHEELER LAKE RD	07/17/24	MLC	03-ARM'S LENGTH	\$66,900	10.08	\$ 6,637
Antrim	Mancelona	05-11-128-011-30		12/14/23	WD	19-MULTI PARCEL AR	\$32,000	10.14	\$ 3,156
Antrim	Mancelona	05-11-128-011-30		09/29/23	WD	19-MULTI PARCEL AR	\$32,500	10.14	\$ 3,205
GTC	Fife Lake	04-018-013-30	GLEANER HALL RD	10/31/23	PTA	03-ARM'S LENGTH	\$82,500	10.48	\$ 7,872
Antrim	Mancelona	05-11-125-030-10		08/16/23	WD	03-ARM'S LENGTH	\$5,900	10.57	\$ 558

ACREAGE TABLE 10 ACRES +

LAND STUDY 2026

GTC	Fife Lake	04-002-004-01	FIFE LAKE RD	06/13/23	WD	03-ARM'S LENGTH	\$80,000	11.00	\$ 7,273
							\$1,426,100	322.67	\$ 4,420
County	Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Kalkaska	Kalkaska	008-025-012-16	3377 TYLER RD SE	07/03/24	WD	32-SPLIT VACANT	\$22,500	14.84	\$ 1,516
Antrim	Mancelona	05-11-126-019-00		04/07/23	PTA	03-ARM'S LENGTH	\$25,000	13.84	\$ 1,806
Antrim	Mancelona	05-11-124-014-00		09/17/24	WD	19-MULTI PARCEL AR	\$32,000	17.50	\$ 1,829
Antrim	Mancelona	05-11-019-013-00	6083 SODERQUIST F	10/17/23	WD	03-ARM'S LENGTH	\$38,000	19.75	\$ 1,924
Kalkaska	Rapid River	011-011-024-10		05/17/23	WD	03-ARM'S LENGTH	\$38,000	15.00	\$ 2,533
Antrim	Mancelona	05-11-102-001-60		08/31/23	WD	03-ARM'S LENGTH	\$53,900	19.53	\$ 2,761
Kalkaska	Springfield	012-021-012-00		03/01/24	PTA	03-ARM'S LENGTH	\$55,000	19.00	\$ 2,895
GTC	Fife Lake	04-004-003-00	FORREST RD	05/07/24	PTA	03-ARM'S LENGTH	\$65,000	19.73	\$ 3,295
Antrim	Echo	05-05-012-002-00	4737 N M-66 HWY	12/20/24	WD	03-ARM'S LENGTH	\$50,000	11.85	\$ 4,219
Kalkaska	Kalkaska	008-023-019-50	ALLER ROAD NE	08/28/24	WD	03-ARM'S LENGTH	\$75,500	16.97	\$ 4,449
GTC	Fife Lake	04-001-011-00	VANS LN	05/17/24	PTA	03-ARM'S LENGTH	\$63,500	12.04	\$ 5,274
Kalkaska	Springfield	012-012-005-31	2200 HIGHLAND SPI	12/28/23	PTA	03-ARM'S LENGTH	\$69,900	11.33	\$ 6,169
GTC	Fife Lake	04-017-001-03	8318 E M 113	03/17/25	PTA	03-ARM'S LENGTH	\$115,000	18.47	\$ 6,226
GTC	Fife Lake	04-018-001-04	TOWNLIN RD	09/15/23	WD	03-ARM'S LENGTH	\$115,000	15.08	\$ 7,626
Kalkaska	Springfield	012-012-005-31	2200 HIGHLAND SPI	09/09/24	PTA	03-ARM'S LENGTH	\$115,900	11.33	\$ 10,229
							\$934,200	236.26	\$ 3,954
County	Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Antrim	Echo	05-05-023-008-50		10/30/23	WD	03-ARM'S LENGTH	\$57,000	20.75	\$ 2,747
Antrim	Mancelona	05-11-131-014-25	375 COUNTY LINE R	12/06/24	WD	03-ARM'S LENGTH	\$63,000	20.00	\$ 3,150
Antrim	Mancelona	05-11-123-007-00		04/24/23	WD	03-ARM'S LENGTH	\$65,000	20.00	\$ 3,250
Antrim	Mancelona	05-11-102-001-75		08/16/24	WD	03-ARM'S LENGTH	\$68,000	20.13	\$ 3,379
Antrim	Mancelona	05-11-111-006-00		10/04/24	WD	19-MULTI PARCEL AR	\$69,000	20.00	\$ 3,450
Kalkaska	Kalkaska	008-111-010-10	CHELKEN LN NW	05/10/24	WD	03-ARM'S LENGTH	\$97,900	26.59	\$ 3,682
Antrim	Mancelona	05-11-127-001-21		05/10/24	WD	03-ARM'S LENGTH	\$75,000	20.01	\$ 3,748
GTC	Fife Lake	04-004-004-03	KEFFER RD	08/09/23	WD	03-ARM'S LENGTH	\$84,000	20.08	\$ 4,184
GTC	Fife Lake	04-006-001-00	MARSH RD	12/11/23	PTA	03-ARM'S LENGTH	\$116,000	26.94	\$ 4,306
Antrim	Mancelona	05-11-103-003-30		10/27/23	WD	19-MULTI PARCEL AR	\$100,000	20.02	\$ 4,995
GTC	Fife Lake	04-017-004-01	E SPARLING RD	06/05/24	PTA	03-ARM'S LENGTH	\$115,000	19.92	\$ 5,773
							\$909,900	234.44	\$ 3,881

ACREAGE TABLE 10 ACRES +

LAND STUDY 2026

County	Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
GTC	Fife Lake	04-005-004-08	HODGE RD	06/08/23	PTA	03-ARM'S LENGTH	\$96,320	27.52	\$ 3,500
GTC	Fife Lake	04-005-004-06	HODGE RD	06/08/23	PTA	03-ARM'S LENGTH	\$120,960	34.56	\$ 3,500
Antrim	Echo	05-05-019-004-10	2566 MUCKLE RD	10/30/23	WD	03-ARM'S LENGTH	\$117,500	37.36	\$ 3,145
							\$334,780	99.44	\$ 3,367
County	Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Antrim	Mancelona	05-11-119-011-15	9251 NOTHSTINE RD	06/04/24	WD	03-ARM'S LENGTH	\$105,000	40.00	\$ 2,625
Antrim	Mancelona	05-11-104-009-10	2554 LEE DERRER R	11/21/24	WD	03-ARM'S LENGTH	\$119,000	40.00	\$ 2,975
Antrim	Echo	05-05-006-005-00		08/07/24	WD	03-ARM'S LENGTH	\$130,000	45.45	\$ 2,860
							\$354,000	125.45	\$ 2,822
County	Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Antrim	Echo	05-05-034-003-00	891 N SKINKLE RD	11/13/23	WD	03-ARM'S LENGTH	\$149,000	71.49	\$ 2,084
Antrim	Warner	05-15-034-003-01	FRANCIS RD	03/20/25	LC	03-ARM'S LENGTH	\$205,000	64.57	\$ 3,175
Kalkaska	Kalkaska	008-110-004-00		06/16/23	WD	03-ARM'S LENGTH	\$300,000	80.00	\$ 3,750
							\$654,000	216.06	\$ 3,027
County	Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Kalkaska	Springfield	012-005-001-00		09/09/24	WD	03-ARM'S LENGTH	\$400,000	95.00	\$ 4,211
large tracks									
County	Township	Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Antrim	Warner	05-15-006-006-00		12/15/23	WD	03-ARM'S LENGTH	\$699,000	212.00	\$ 3,297

10 Acre:	41,000	30 Acre:	99,000
15 Acre:	58,500	40 Acre:	128,000
20 Acre:	74,000	50 Acre:	150,000
25 Acre:	87,500	100 Acre:	280,000

ACREAGE	2025 RATE	2026 RATE
10	\$ 4,000	\$ 4,100
15	\$ 3,800	\$ 3,900
20	\$ 3,600	\$ 3,700
25	\$ 3,400	\$ 3,500
30	\$ 3,200	\$ 3,300
40	\$ 3,000	\$ 3,200
50	\$ 2,900	\$ 3,000
100	\$ 2,800	\$ 2,800
>300 Acres	\$ 1,900	\$ 1,900

1001 Rate Table-Large Acreage

Agricultural parcels exceeding 300 acres represent a limited market with a historically smaller regional buyer

ACREAGE TABLE 10 ACRES +

LAND STUDY 2026

pool, and purchasers commonly expect volume pricing for excess acreage, making a reduced per-acre rate necessary to reflect prevailing market indicators.

Rates for Rate Table 'ADJUSTMENTS', (Acres)		
EXCELLENT VIEW	: 15,000	(Not included in total acreage calculation)
VIEW	: 10,000	(Not included in total acreage calculation)
LOW	: 900	
OVER 300 ACRES	: 2,100	
CEDAR RIVER FF	: 30,000	(Not included in total acreage calculation)

Frontages:		
Frontage 'A':	Description: 'FF'	FF Rate: 100
	Standard Frontage: 0	Standard Depth : 0
Frontage 'C':	Description: 'CEDAR RIVER'	FF Rate: 133
	Standard Frontage: 0	Standard Depth : 1000

Sites:		
Site 'A':	Description: 'SITE VALUE'	Value: 4,50
Site 'B':	Description: 'SITE VALUE'	Value: 4,50
Site 'D':	Description: 'EXTRA LOT/SMALL'	Value: 2,00

LAND TABLE:

1001 AGRICULTURAL 2000 TWP COMMERCIAL 2001 TWP COMMERCIAL HWY 2101 VILLAGE COMMERCIAL HWY
3000 INDUSTRIAL 4003 ACREAGE 4100 VILLAGE

LAND STUDY 2026

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Net Acres	Total Acres	Dollars /FF	Dollars/A cre
05-15-150-003-01		04/21/21	\$17,000	WD	03-ARM'S L	\$17,000	\$17,000	132.0	118.0	0.36	0.36	\$129	\$47,486
008-005-004-20	103 KAL AUTO DR	02/10/25	\$25,000	WD	03-ARM'S L	\$25,000	\$25,000	209.0	209.0	1.00	1.00	\$120	\$24,925
05-15-015-002-20	9793 W M-32 HWY	02/28/22	\$40,000	LC	03-ARM'S L	\$40,000	\$40,000	309.0	851.0	5.65	6.04	\$129	\$7,083
05-15-200-030-00	2465 CHARLES ST	05/05/21	\$30,000	WD	19-MULTI P	\$30,000	\$30,000	144.0	132.0	0.60	0.40	\$208	\$50,251
05-45-010-020-00	208 S WILLIAMS	04/29/21	\$65,000	WD	03-ARM'S L	\$65,000	\$21,000	87.0	297.8	0.60	0.60	\$241	\$35,294
05-15-023-011-20		07/24/20	\$135,000	WD	03-ARM'S L	\$135,000	\$135,000	330.0	1320.0	10.00	10.00	\$409	\$13,500
05-15-014-011-10	3419 N N US 131	10/16/23	\$15,000	WD	03-ARM'S L	\$15,000	\$15,000	51.0	345.0	0.40	0.40	\$294	\$37,500
041-020-024-30		10/26/23	\$90,000	WD	03-ARM'S L	\$90,000	\$90,000	434.0	345.0	3.44	3.44	\$207	\$26,163

2026 FRONTAGE RATES:

HIGHWAY	\$ 289
OFF HIGHWAY	\$ 168
INDUSTRIAL	\$ 168
COM SITE VALUE	\$ 10,000
MAN NORTH STORE	\$ 1,000.0

\$373,000	1,696.0		ALL	22.23	\$ 220	ALL
\$ 240,000	815.0		HWY		\$ 294	HWY
\$91,000	540.00				\$ 168	TWP

05-15-013-008-00	11380 WILDWOOD	09/28/21	\$525,000	WD	03-ARM'S L	\$525,000	\$525,000	0.0	0.0	65.30	65.30	\$8,040	
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2026 Rate Table:

GRAVEL / GRAVEL SOIL MIN = 8,000

\$168 RATE USED FOR:

2000 TOWNSHIP COMMERCIAL 2001 TOWNSHIP COMMERCIAL HIGHWAY 2100 MAIN ST COMMERCIAL 2102 VILLAGE INTERNAL COMMERCIAL 3000 INDUSTRIAL

\$289 RATE USED FOR:

2001 TOWNSHIP COMMERCIAL HIGHWAY 2101 VILLAGE COMMERCIAL HIGHWAY

\$10,000 Site Value is utilized in the Village when the site is of an irregular shape, limited direct frontage or unusually depth.

\$1,000 Site value used for Man North Store recognizing value for storage condos site.

2026

4001 LAKES OF THE NORTH

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	#OF LOT	\$ Per lot	Other Parcels in Sale
05-11-450-010-00		12/12/24	PTA	19-MULTI PARC	\$4,800	\$6,000	3	\$ 1,600	05-11-450-011-00, 05-11-450-012-00
05-11-450-591-00		05/28/24	WD	19-MULTI PARC	\$5,000	\$6,000	3	\$ 1,667	05-11-450-592-00, 05-11-450-593-00
05-11-425-034-00		05/23/24	WD	03-ARM'S LENG	\$1,700	\$2,000	1	\$1,700	
05-11-525-097-00		01/31/25	WD	03-ARM'S LENG	\$1,700	\$2,000	1	\$1,700	
05-11-575-154-00		12/23/24	WD	03-ARM'S LENG	\$1,700	\$2,000	1	\$1,700	
05-11-450-635-00		05/12/23	WD	03-ARM'S LENG	\$1,750	\$2,000	1	\$1,750	
05-11-525-276-00		03/06/24	WD	03-ARM'S LENG	\$1,800	\$2,000	1	\$1,800	
05-11-450-270-00	11095 PLEA	09/15/23	WD	03-ARM'S LENG	\$1,900	\$2,000	1	\$1,900	
05-11-450-519-00		08/15/24	WD	03-ARM'S LENG	\$1,900	\$2,000	1	\$1,900	
05-11-525-551-00		09/27/23	WD	03-ARM'S LENG	\$1,900	\$2,000	1	\$1,900	
05-11-450-393-00		01/12/24	WD	03-ARM'S LENG	\$2,000	\$2,000	1	\$2,000	
05-11-500-319-00		10/11/24	WD	03-ARM'S LENG	\$2,000	\$2,000	1	\$2,000	
05-11-425-110-00		07/20/23	WD	19-MULTI PARC	\$4,000	\$4,000	2	\$ 2,000	05-11-425-111-00
05-11-425-377-00		12/06/23	WD	19-MULTI PARC	\$4,000	\$4,000	2	\$ 2,000	05-11-425-376-00
05-11-375-251-00		08/22/23	WD	03-ARM'S LENG	\$2,100	\$2,000	1	\$2,100	
05-11-425-463-00		08/23/24	WD	19-MULTI PARC	\$9,000	\$8,000	4	\$ 2,250	05-11-425-464-00, 05-11-425-465-00, 05-11-425-466-00
05-11-200-071-00		11/17/23	WD	03-ARM'S LENG	\$2,500	\$2,000	1	\$2,500	
05-11-375-371-00		12/05/23	WD	03-ARM'S LENG	\$2,500	\$2,000	1	\$2,500	
05-11-450-390-00		08/23/24	WD	03-ARM'S LENG	\$2,500	\$2,000	1	\$2,500	
05-11-450-391-00		11/08/24	WD	03-ARM'S LENG	\$2,500	\$2,000	1	\$2,500	
05-11-525-319-00		12/20/24	WD	03-ARM'S LENG	\$2,500	\$2,000	1	\$2,500	
05-11-450-112-00		07/18/24	WD	19-MULTI PARC	\$8,000	\$6,000	3	\$ 2,667	05-11-450-113-00, 05-11-450-114-00
05-11-450-302-00		03/19/25	WD	03-ARM'S LENG	\$2,680	\$2,000	1	\$2,680	
05-11-450-418-00		09/19/24	WD	03-ARM'S LENG	\$2,959	\$2,000	1	\$2,959	

2026

4001 LAKES OF THE NORTH

05-11-525-129-00		03/10/24	WD	03-ARM'S LENG	\$3,300	\$2,000	1	\$3,300	
					\$76,689		36	\$ 2,130	STD LOT
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Lot total	\$ per lot	Other Parcels in Sale
05-11-225-058-00	8210 FAIRW	03/08/24	PTA	03-ARM'S LENG	\$9,000	\$8,500	1	\$ 9,000	
05-11-200-266-00		08/26/24	WD	03-ARM'S LENG	\$7,500	\$8,500	1	\$ 7,500	
05-11-200-264-00		08/14/23	WD	19-MULTI PARC	\$14,000	\$13,500	2	\$ 7,000	05-11-200-265-00
					\$30,500		4	7625	GOLF VIEW
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	DF LOT	\$ per lot	
05-11-200-257-00		05/29/24	WD	03-ARM'S LENG	\$15,000	\$19,000	1	\$ 15,000	
05-11-200-268-00	8154 SUNN	09/11/24	WD	03-ARM'S LENG	\$16,000	\$19,000	1	\$ 16,000	
05-11-200-242-00		07/14/23	WD	19-MULTI PARC	\$35,000	\$37,000	2	\$ 17,500	
05-11-475-015-00		07/22/24	WD	19-MULTI PARC	\$35,000	\$37,000	2	\$ 17,500	
05-11-200-248-00	10739 COU	08/15/23	WD	03-ARM'S LENG	\$17,750	\$19,000	1	\$ 17,750	
05-11-475-041-00		05/02/24	WD	03-ARM'S LENG	\$19,995	\$19,000	1	\$ 19,995	
05-11-200-123-00		09/06/24	WD	03-ARM'S LENG	\$20,000	\$19,000	1	\$ 20,000	
05-11-475-018-00		05/28/24	WD	03-ARM'S LENG	\$29,000	\$19,000	1	\$ 29,000	
05-11-475-017-00		10/21/24	WD	03-ARM'S LENG	\$30,000	\$19,000	1	\$ 30,000	
					\$217,745		11	\$ 19,795	AIRPORT
Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	DF LOT	\$ per lot	
05-11-575-016-00	6218 WILDE	08/28/23	WD	03-ARM'S LENG	\$16,000	\$13,257	1	\$ 16,000	
								\$ 16,000	WATERFRONT

2026	RATE
STANDARD LOT	\$ 2,100
GOLF VIEW	\$ 7,500
AIRPORT	\$ 20,000
WATERFRONT	\$ 16,000

4008 REMOTE ACREAGE

LAND STUDY 2026

County	Township	Parcel Number	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Dollars/Acre
Antrim	Mancelona	05-11-132-009-00	07/26/23	WD	03-ARM'S LENGTH	\$8,000	2.14	\$ 3,738
Antrim	Mancelona	05-11-132-009-10	06/30/23	PTA	03-ARM'S LENGTH	\$9,000	2.14	\$ 4,206
Antrim	Mancelona	05-11-135-008-30	05/04/23	WD	03-ARM'S LENGTH	\$12,500	4.92	\$ 2,541
Antrim	Mancelona	05-11-005-004-10	07/18/23	WD	03-ARM'S LENGTH	\$13,000	4.93	\$ 2,637
Antrim	Mancelona	05-11-134-024-10	02/14/25	QC	03-ARM'S LENGTH	\$20,000	10.00	\$ 2,000
Antrim	Mancelona	05-11-135-008-50	11/06/23	WD	03-ARM'S LENGTH	\$28,500	10.01	\$ 2,847
Antrim	Mancelona	05-11-005-001-73	09/19/23	WD	03-ARM'S LENGTH	\$27,000	10.03	\$ 2,692
Antrim	Mancelona	05-11-005-001-70	05/04/23	WD	03-ARM'S LENGTH	\$25,500	10.03	\$ 2,542
Antrim	Mancelona	05-11-005-001-95	06/06/24	WD	03-ARM'S LENGTH	\$26,500	10.03	\$ 2,642
Antrim	Echo	05-05-013-001-75	08/09/24	WD	03-ARM'S LENGTH	\$30,000	10.14	\$ 2,959
Antrim	Echo	05-05-013-001-10	08/01/24	QC	03-ARM'S LENGTH	\$25,000	10.36	\$ 2,414
						\$225,000	84.73	\$ 2,656

Acreage Table 'A'

X

Description: REMOTE-ACREAGE 26

Estimated Land Values

Enter the Estimated Land Value for each of these sizes.

1 Acre:	<input type="text" value="3,600"/>	3 Acre:	<input type="text" value="8,400"/>	10 Acre:	<input type="text" value="25,000"/>	30 Acre:	<input type="text" value="75,000"/>
1.5 Acre:	<input type="text" value="5,000"/>	4 Acre:	<input type="text" value="10,800"/>	15 Acre:	<input type="text" value="37,500"/>	40 Acre:	<input type="text" value="100,000"/>
2 Acre:	<input type="text" value="6,000"/>	5 Acre:	<input type="text" value="12,500"/>	20 Acre:	<input type="text" value="50,000"/>	50 Acre:	<input type="text" value="125,000"/>
2.5 Acre:	<input type="text" value="7,200"/>	7 Acre:	<input type="text" value="17,500"/>	25 Acre:	<input type="text" value="62,500"/>	100 Acre:	<input type="text" value="250,000"/>

**2026
4100 VILLAGE**

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land Residual	Effec. Front	Depth	Net Acres	Dollars/FF
05-45-017-085-00		05/18/23	WD	03-ARM'S LENGTH	\$6,000	\$10,000	\$6,000	100.0	258.0	0.59	\$60
05-45-130-004-00	110 E MICHIGAN	04/01/24	WD	03-ARM'S LENGTH	\$6,500	\$148,185	\$6,500	66.0	150.0	0.23	\$98
05-11-300-010-00	10011 OTIS DR	08/01/22	QC	03-ARM'S LENGTH	\$3,000	\$3,750	\$3,000	50.0	143.0	0.16	\$60
							\$15,500	216.0		0.98	\$ 72

Standard lot	\$ 6,000	Used
FF Rate	\$ 60	Used

Second lot FF rate \$30
Back Site Value \$3,500
Pleasant No H2O \$3,500

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF
05-45-235-012-00		07/14/23	WD	03-ARM'S LENGTH	\$5,000	\$5,000	120.0	140.0	\$42
05-45-017-085-00		05/18/23	WD	03-ARM'S LENGTH	\$6,000	\$6,000	100.0	258.0	\$60
008-200-030-00	983 E DRESDEN ST	10/17/23	WD	03-ARM'S LENGTH	\$15,000	\$15,000	140.6	130.0	\$107
008-200-030-00	983 E DRESDEN ST	05/10/24	WD	03-ARM'S LENGTH	\$15,000	\$15,000	140.6	130.0	\$107
008-266-002-01	GOLF SIDE DRIVE N	08/17/23	WD	03-ARM'S LENGTH	\$18,500	\$18,500	165.7	293.5	\$112
						\$59,500	666.8		\$89

2026	
FF RATE	\$100

Sites:

Site 'A': Description: 'SITE ' Value: 1,800
 Site 'B': Description: 'MAN GAR/TOWNVIE' Value: 2,600

Sites:

Site 'A': Description: 'SITE VALUE ' Value: 4,000
 Site 'C': Description: 'WETZELL GOOD ' Value: 4,000
 Site 'D': Description: 'WETZELL BACK ' Value: 2,000

Maximum Value for Frontages/Sites: 15,000

Rates for Rate Table 'ADJUSTMENTS', (Acres)

EXCELLENT VIEW : 15,000 (Not included in total acreage calculation)
 VIEW : 10,000 (Not included in total acreage calculation)
 LOW : 900

Parcel Number	Street Address	Sale Date	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Effec. Front	Depth	Dollars/FF
05-45-235-012-00		07/14/23	WD	03-ARM'S LENGTH	\$5,000	\$5,000	120.0	140.0	\$42
05-45-017-085-00		05/18/23	WD	03-ARM'S LENGTH	\$6,000	\$6,000	100.0	258.0	\$60
008-200-030-00	983 E DRESDEN ST	10/17/23	WD	03-ARM'S LENGTH	\$15,000	\$15,000	140.6	130.0	\$107
008-200-030-00	983 E DRESDEN ST	05/10/24	WD	03-ARM'S LENGTH	\$15,000	\$15,000	140.6	130.0	\$107
008-266-002-01	GOLF SIDE DRIVE N	08/17/23	WD	03-ARM'S LENGTH	\$18,500	\$18,500	165.7	293.5	\$112
						\$59,500	666.8		\$89

2026	
FF RATE	\$100

Logan Town old golf couse no change \$4,000

Sites:
 Site 'A': Description: 'SITE ' Value: 1,800
 Site 'B': Description: 'MAN GAR/TOWNVIE' Value: 2,600

Sites:
 Site 'A': Description: 'SITE VALUE ' Value: 4,000
 Site 'C': Description: 'WETZELL GOOD ' Value: 4,000
 Site 'D': Description: 'WETZELL BACK ' Value: 2,000

Maximum Value for Frontages/Sites: 15,000

Rates for Rate Table 'ADJUSTMENTS', (Acres)
 EXCELLENT VIEW : 15,000 (Not included in total acreage calculation)
 VIEW : 10,000 (Not included in total acreage calculation)
 LOW : 900