

Elba 2026 Agriculture #1 Used Sales		
Parcel Number	Street Address	Sale Date
03-014-017-00	S WOODBRIDGE (8000) RD	07/18/25
03-015-012-00	8750 S BARRY RD	05/03/24
03-025-007-00	S MASON (10000) RD	07/25/24
03-028-002-00	E WILSON (8000) RD	08/21/24
03-028-013-10	8369 E GRENLUND RD	09/13/24

Totals:

Elba 2026 Agriculture #1 Not Used Sales		
Parcel Number	Street Address	Sale Date
03-021-003-40	8064 E ROOSEVELT RD	12/19/23
03-024-006-00	11587 E TAFT RD	07/25/24
03-031-006-00	E WILSON (6000) RD	06/09/23

Elba 2026 Agriculture #1 Used Sales					
Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	
\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$87,800	
\$275,000	WD	03-ARM'S LENGTH	\$291,500	\$85,800	
\$6,090,000	WD	03-ARM'S LENGTH	\$500,000	\$110,000	
\$1,000,000	WD	03-ARM'S LENGTH	\$180,000	\$107,300	
\$520,000	WD	03-ARM'S LENGTH	\$520,000	\$213,500	
\$8,140,000			\$1,746,500	\$604,400	
					Sale. Ratio =>
					Std. Dev. =>

Elba 2026 Agriculture #1 Not Used Sales					
Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	
\$167,880	WD	03-ARM'S LENGTH	\$167,880	\$0	
\$6,090,000	WD	03-ARM'S LENGTH	\$1,598,500	\$503,600	
\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$110,200	

Elba 2026 Agriculture #1 Used Sales

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
34.43	\$175,500	\$255,000	\$175,500	0.0	0.0	30.00
29.43	\$171,680	\$291,500	\$171,680	0.0	0.0	40.00
22.00	\$438,826	\$494,374	\$433,200	0.0	0.0	80.00
59.61	\$216,000	\$180,000	\$216,000	0.0	0.0	37.50
41.06	\$422,127	\$289,273	\$191,400	0.0	0.0	37.75
	\$1,424,133	\$1,510,147	\$1,187,780	0.0		225.25
34.61			Average			Average
14.28			per FF=>	#DIV/0!		per Net Acre=>

Elba 2026 Agriculture #1 Not Used Sales

Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres
0.00	\$185,012	\$167,880	\$185,012	0.0	0.0	40.36
31.50	\$996,964	\$1,034,736	\$433,200	0.0	0.0	80.00
52.48	\$210,077	\$206,363	\$206,440	0.0	0.0	40.00

NEIGHBORHOODS		
A LAND	B LAND	
ARCADA	ELBA	SEVILLE
BETHANY	HAMILTON	SUMNER
EMERSON	WASHINGTON	NEW HAVEN NORTH/WEST
FULTON	PINE RIVER	
LAFAYETTE		
NEWARK		
NEW HAVEN SOUTH/EAST		
NORTH SHADE		
NORTH STAR		
WHEELER		

Gratiot County 2025-2026	
Ag land Summary	
Land Type	Price per Acre
A Land	\$9,500
B Land	\$6,700
C Land	\$6,700
Scrub	\$3,800
Buildable	\$12,800

Elba 2026 Agriculture #1 Used Sales

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
30.00	#DIV/0!	\$8,500	\$0.20	0.00	4000
40.00	#DIV/0!	\$7,288	\$0.17	0.00	4010
40.00	#DIV/0!	\$6,180	\$0.14	0.00	4000
40.00	#DIV/0!	\$4,800	\$0.11	0.00	4000
34.50	#DIV/0!	\$7,663	\$0.18	0.00	4000

184.50

6,704.32

**Average
per SqFt=>**

\$0.15

6,700.00 Rate

Elba 2026 Agriculture #1 Not Used Sales

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
41.97	#DIV/0!	\$4,160	\$0.10	0.00	4010
80.00	#DIV/0!	\$12,934	\$0.30	0.00	4000
40.00	#DIV/0!	\$5,159	\$0.12	0.00	4000

2026 Elba Residential Acre Rate used for Agriculture #1 Acre Rate

16,200 2026 Residential Acre Rate

5,700 2026 Over 10 Acre Res Rate

1 Acre	16,200	16,200
1.5 Acre	16,200	24,300
2 Acre	16,200	32,400
2.5 Acre	16,200	40,500
3 Acre	16,200	48,600
4 Acre	16,200	64,800
5 Acre	16,200	81,000
7 Acre	16,200	113,400
10 Acre	16,200	162,000
15 Acre	5,700	85,500
20 Acre	5,700	114,000
25 Acre	5,700	142,500
30 Acre	5,700	171,000
40 Acre	5,700	228,000
50 Acre	5,700	285,000
100 Acre	5,700	570,000