

Elba 2026 Used Agriculture #2 Sales

Parcel Number	Street Address	Sale Date
03-015-012-00	8750 S BARRY RD	05/03/24
03-021-003-40	8064 E ROOSEVELT RD	12/19/23
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
03-031-006-00	E WILSON (6000) RD	06/09/23

**Totals:**

Elba 2026 Not Used Agriculture #2 Sales

Parcel Number	Street Address	Sale Date
03-014-017-00	S WOODBRIDGE (8000) RD	07/18/25
03-024-006-00	11587 E TAFT RD	07/25/24



Elba 2026 Used Agriculture #2 Sales				
Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$275,000	WD	03-ARM'S LENGTH	\$291,500	\$85,800
\$167,880	WD	03-ARM'S LENGTH	\$167,880	\$0
\$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
\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$110,200
<b>\$8,262,880</b>			<b>\$1,869,380</b>	<b>\$626,800</b>
				Sale. Ratio =>
				Std. Dev. =>

Elba 2026 Not Used Agriculture #2 Sales				
Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold
\$255,000	WD	03-ARM'S LENGTH	\$255,000	\$87,800
\$6,090,000	WD	03-ARM'S LENGTH	\$1,598,500	\$503,600

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

**NEIGHBORHOODS**

<b>A LAND</b>	<b>B LAND</b>
ARCADA BETHANY EMERSON FULTON LAFAYETTE NEWARK NEW HAVEN SOUTH/EAST NORTH SHADE NORTH STAR WHEELER	ELBA            SEVILLE HAMILTON      SUMNER WASHINGTON   NEW HAVEN N/W PINE RIVER

Elba 2026 Used Agriculture #2 Sales							
Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Effec. Front	Depth	Net Acres	
29.43	\$171,680	\$291,500	\$171,680	0.0	0.0	40.00	
0.00	\$185,012	\$167,880	\$185,012	0.0	0.0	40.36	
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	
52.48	\$210,077	\$206,363	\$206,440	0.0	0.0	40.00	
	<b>\$1,643,722</b>	<b>\$1,629,390</b>	<b>\$1,403,732</b>	<b>0.0</b>		<b>275.61</b>	
<b>33.53</b>			<b>Average</b>			<b>Average</b>	
<b>21.76</b>			<b>per FF=&gt;</b>	<b>#DIV/0!</b>		<b>per Net Acre=&gt;</b>	

Elba 2026 Not Used Agriculture #2 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	
31.50	\$996,964	\$1,034,736	\$433,200	0.0	0.0	80.00	

## 2026 Elba Residential Acre Rate used for Agriculture #2 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

Elba 2026 Used Agriculture #2 Sales

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
40.00	#DIV/0!	\$7,288	\$0.17	0.00	4010
41.97	#DIV/0!	\$4,160	\$0.10	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
40.00	#DIV/0!	\$5,159	\$0.12	0.00	4000
<b>236.47</b>					
<b>5,911.94</b>		<b>Average</b>			
		<b>per SqFt=&gt;</b>	<b>\$0.14</b>		

5,900.00 Acre Rate

Elba 2026 Not Used Agriculture #2 Sales

Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt	Actual Front	ECF Area
30.00	#DIV/0!	\$8,500	\$0.20	0.00	4000
80.00	#DIV/0!	\$12,934	\$0.30	0.00	4000