

CASNOVIA TOWNSHIP AGRICULTURAL LAND ANALYSIS

Sales Study 4/01/2023-3/31/2025

Fruitland Twp, Dalton Twp, Moorland Twp, Casnovia Twp, Fruitport Twp, Sullivan Twp, and Ravenna Twp

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Net Acres	Dollars/Acre	Liber/Page	Other Parcels in Sale	Tillable Acres	% Wooded	Notes
13-018-200-0003-10	BEHLER RD	03/11/25	\$48,000	WD	03-ARM'S LENGTH	\$48,000	8.43	\$5,694	4379/051		5.801	69%	
13-013-300-0026-00	HALL RD	01/13/23	\$95,000	WD	03-ARM'S LENGTH	\$95,000	10.00	\$9,500	4319/424				
12-012-300-0004-00	GOEBEL RD	02/28/24	\$80,000	WD	03-ARM'S LENGTH	\$80,000	15.71	\$5,092	4349/658		15.107	96%	
12-021-300-0009-30	E APPLE AVE	04/06/23	\$75,000	WD	03-ARM'S LENGTH	\$75,000	18.40	\$4,076	4327/832		17.149	93%	
17-016-200-0006-00	4555 BOSSETT RD	11/17/23	\$220,000	WD	03-ARM'S LENGTH	\$218,165	20.00	\$10,908	4343/267		14.82	74%	
13-012-100-0012-20	NEWAYGO RD	06/26/24	\$152,500	WD	03-ARM'S LENGTH	\$152,500	23.78	\$6,413	4359/822				ORCHARD
16-024-100-0006-00	ELLIS RD	11/04/24	\$300,000	WD	03-ARM'S LENGTH	\$300,000	30.15	\$9,949	4372/043		25.257	84%	
16-036-100-0001-00	S SULLIVAN RD	05/03/24	\$400,000	WD	03-ARM'S LENGTH	\$400,000	40.00	\$10,000	4356/953		19.936	50%	
13-001-400-0002-00	BAILEY RD	08/09/24	\$255,000	WD	03-ARM'S LENGTH	\$255,000	40.00	\$6,375	4363/878	13-001-400-0003-00	28.204	71%	
17-036-400-0005-00	SQUIRES RD	11/17/23	\$480,000	WD	19-MULTI PARCEL A	\$480,000	58.98	\$8,138	4343/281	17-036-400-0003-00	54.874	93%	
12-027-200-0005-01	E APPLE AVE	11/27/23	\$250,000	LC	03-ARM'S LENGTH	\$250,000	62.33	\$4,010	4344/436				
Totals:			\$2,355,500			\$2,353,665	327.79				181.15		

Average per Acre @ 6000
10 Acre Equivalent

Average
per Net Acre=> \$ 7,180.51

Sales analyzed in the time frame indicate and supports an increase in tillable agricultural land values for all sizes in 2026

2026 Casnovia Township Agricultural Tillable Land Table					
Tillable	Per Acre	Total	Tillable	Per Acre	Total
1 Acre	30,000	\$30,000	20 Acres	5,000	\$100,000
1.5 Acres	21,000	\$31,500	25 Acres	4,760	\$119,000
2 Acres	16,000	\$32,000	30 Acres	4,500	\$135,000
2.5 Acres	13,000	\$32,500	40 Acres	4,200	\$168,000
3 Acres	11,000	\$33,000	50 Acres	4,070	\$203,500
4 Acres	9,500	\$38,000	100 Acres	3,610	\$361,000
5 Acres	8,000	\$40,000	125 Acres	2,500	\$312,500
7 Acres	7,500	\$52,500	150 Acres	2,400	\$360,000
10 Acres	6,000	\$60,000	200 Acres	2,300	\$460,000
15 Acres	5,500	\$82,500	250 Acres	2,200	\$550,000
			300 Acres	2,100	\$630,000

ATYPICAL	12,000
TYPICAL	13,000
LARGE	14,000
EX-LARGE	15,000
