

Kent County AG Land Sales
 Spencer, Algoma, Oakfield, Nelson Townships

Acreage Table

Acreage	\$/Acre	Rates for Size	Value	Acreage	\$/Acre	Rates for Size	Value
1.0	13,091	13,091	\$13,000	10	8,016	80,163	\$80,000
1.5	12,008	18,012	\$18,000	15	7,353	110,295	\$111,000
2.0	11,294	22,588	\$22,500	20	6,916	138,320	\$138,000
2.5	10,770	26,925	\$27,000	25	6,595	164,874	\$165,000
3.0	10,360	31,079	\$31,000	30	6,344	190,312	\$190,000
4.0	9,744	38,976	\$39,000	40	5,967	238,668	\$240,000
5.0	9,292	46,458	\$46,500	50	5,690	284,487	\$285,000
7.0	8,649	60,543	\$60,500	100	4,909	490,877	\$490,000

Linear Regression Power Curve

$\$13,091 x^{-0.213}$

Kent County AG Land Sales 4/1/2018 - 3/31/2022

Parcel Number	Street Address	Sale Date	Sale Price	Adj Sale Price	AV at Sale	Net Acres	\$/Acre
41-08-32-100-043	9044 NE NUGENT	03/01/22	\$56,000	\$56,000	\$14,300	5.68	\$9,859
41-04-32-200-012	10861 NE MORAN	08/20/20	\$74,100	\$74,100	\$17,200	9.75	\$7,600
41-06-02-300-063	3268 INDIAN LAKES RD NE	05/01/20	\$170,000	\$170,000	\$73,600	30.28	\$5,614
41-02-16-400-010	2191 19 MILE RD NE	03/09/21	\$417,000	\$417,000	\$198,100	72.51	\$5,751

Totals:			\$1,537,100		\$513,100	243.22	
						Average	
						per Net Acre=>	6,264.30

All sales fro current Window. No time adj. applied

Excluded Sales

41-03-12-300-019	16690 TISDEL	10/15/20	\$380,000	\$380,000	\$48,800	27.86	\$13,640
41-08-31-100-007	9950 NE 11 MILE	05/27/21	\$820,000	\$820,000	\$209,900	125.00	\$6,560
41-04-32-200-011	10835 MORAN ST NE	09/17/20	\$75,000	\$75,000	\$0	10.34	\$7,253