

# 1 LaGrange Agriculture Summary 2023

Ag land Summary	
Land Type	Price Per Acre
ECF	1,039
Tillable	\$ 5,800
Woods/Scrub	\$ 3,200
Low/Wet	\$ 2,000
Buildable	\$ 18,000

## Acreage Table

1 Acre	\$ 5,800	3 acres	\$17,400	10 Acres	\$ 58,000	30 Acres	\$174,000
1.5 Acres	\$ 8,700	4 acres	\$23,200	15 Acres	\$ 87,000	40 Acres	\$232,000
2 Acres	\$ 11,600	5 acres	\$29,000	20 Acres	\$ 116,000	50 Acres	\$290,000
2.5 Acres	\$ 14,500	7 acres	\$40,600	25 Acres	\$ 145,000	100 Acres	\$580,000

Used Site Value from Rural residential Site Values Sales.

Used Sales from

- Hartford Township
- Keeler Township
- Silver Creek Township
- Wayne Township
- LaGrange Township
- Pokagon Township

# 1 2023 Agricultural Land Sales LaGrange Twp.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj.	Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual Est.	Land Value	Net Acres	Total Acres	Dollars/Acre
14-040-001-001-00	22405 DUTC-	12/03/20	\$575,000	WD	03-ARMS I		\$325,800	\$325,800	56.66	\$651,507	\$575,000	\$651,507	137.85	137.85	\$4,171
80-11-031-011-01	CR 362	01/26/21	\$544,000	WD	03-ARMS I		\$162,900	\$162,900	29.94	\$325,967	\$530,812	\$312,779	80.00	76.56	\$6,635
14-150-001-018-00	BALL RD	03/01/21	\$165,000	WD	03-ARMS I		\$58,900	\$58,900	35.70	\$113,843	\$165,000	\$113,843	29.20	29.20	\$5,651
80-12-020-019-00	66 1/2 ST	04/30/21	\$60,000	PTA	03-ARMS I		\$19,600	\$19,600	32.67	\$39,280	\$60,000	\$39,280	11.46	11.46	\$5,236
14-150-019-044-01	RUDY RD	09/17/21	\$550,000	LC	03-ARMS I		\$221,900	\$221,900	40.35	\$443,880	\$550,000	\$443,880	82.43	82.43	\$6,672
14-040-033-022-90	61922 OAK G	10/08/21	\$310,000	WD	03-ARMS I		\$107,700	\$107,700	34.74	\$223,094	\$163,418	\$76,512	25.19	24.35	\$6,487
14-150-033-006-01	TWIN LAKES F	12/22/21	\$450,000	LC	03-ARMS I		\$146,200	\$146,200	32.49	\$292,335	\$450,000	\$292,335	67.40	67.40	\$6,677
<b>Totals:</b>			<b>\$2,654,000</b>				<b>\$2,654,000</b>	<b>\$1,043,000</b>		<b>\$2,089,906</b>	<b>\$2,494,230</b>	<b>\$1,930,136</b>	<b>433.53</b>	<b>429.25</b>	

Average  
per Net Acre: 5,753.30

Use \$ 5,800

# 1 2023 Agricultural Vacant Low Wet Woods Swamp Land Sales LaGrange Twp.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre
14-130-013-018-00	DOWNEY ST	10/13/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,700	38.16	\$95,337	\$125,000	\$95,337	36.00	\$3,472
14-130-002-005-01	GILMORE AVE	11/20/20	\$64,000	OTH	03-ARM'S LENGTH	\$64,000	\$27,900	43.59	\$55,720	\$64,000	\$55,720	23.60	\$2,712
14-130-029-039-00	54823 SINK RD	03/04/22	\$550,000	LC	03-ARM'S LENGTH	\$550,000	\$454,500	82.64	\$904,860	\$332,817	\$687,677	152.30	\$2,185
14-040-030-001-01	60200 DAILEY RI	03/11/22	\$400,000	WD	03-ARM'S LENGTH	\$400,000	\$0	0.00	\$444,920	\$400,000	\$444,920	237.50	\$1,684
<b>Totals:</b>			<b>\$1,139,000</b>			<b>\$1,139,000</b>	<b>\$530,100</b>		<b>\$1,500,837</b>	<b>\$921,817</b>	<b>\$1,283,654</b>	<b>449.40</b>	<b>Average</b>
							<b>Sale. Ratio =:</b>	<b>46.54</b>					<b>Average</b>
							<b>Std. Dev. =&gt;</b>	<b>33.81</b>					<b>per Net Acre=&gt;</b>
												<b>Use</b>	<b>\$2,000</b>

# 1 2023 Agricultural Vacant Woods Land Sales LaGrange Twp.

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Inf. Adj. Sale \$	Cur. Asmnt.	Tillable Aa.	isd/Adj. Sal Cur.	Appraisal	Land Residual	Net Acres	Dollars/Acre
14-130-013-018-00	DOWNEY ST	10/13/20	\$125,000	WD	03-ARM'S LENGTH	\$125,000	\$47,700		38.16	\$95,337	\$125,000	36.00	\$3,472
14-130-002-005-01	GILMORE AVE	11/20/20	\$64,000	OTH	03-ARM'S LENGTH	\$64,000	\$27,900		43.59	\$55,720	\$64,000	23.60	\$2,712
14-150-009-003-00	TWIN LAKES RD	09/17/21	\$107,000	OTH	03-ARM'S LENGTH	\$107,000	\$22,400		\$44,497	\$107,000	\$43,350	22.00	\$4,855
14-150-010-019-00	26626 GAGE ST	12/18/21	\$299,500	WD	03-ARM'S LENGTH	\$299,500	\$160,200		53.49	\$332,793	\$299,500	78.50	\$3,815
<b>Totals:</b>			<b>\$595,500</b>			<b>\$595,500</b>	<b>\$258,200</b>		<b>43.36</b>	<b>\$590,850</b>	<b>\$531,850</b>	<b>160.10</b>	<b>Average</b>
										<b>Sale. Ratio =&gt;</b>		<b>43.36</b>	
										<b>Std. Dev. =&gt;</b>		<b>22225.96</b>	
										<b>Average</b>		<b>Average</b>	
										<b>per Net Acr</b>		<b>3,321.99</b>	
										<b>Use</b>		<b>\$ 3,200</b>	

