

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/20

BAY MILLS TOWNSHIP

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
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PIN

30 ACRES PLUS	TOTAL			-	0.0							AVERAGE	#DIV/0!	
	WEIGHTED AVERAGE				#DIV/0!							MIN	-	
	NUMBER OF SALES				0							MAX	-	

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
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PIN

001-034-049-00	SEC 34 T47N R2W	12/17/18	1295/468	30,000	19.5	401	PA-W BIRCH POINT	LE	MI	YES	ALL	1,538		
001-114-001-50	SEC 14 T47N R3W	06/10/18	1283/40	28,500	20.0	401	N/A	RO	HW/MI	NO	2	1,425		MOSTLY HARDWOODS

10-29 ACRES	TOTAL			58,500	39.5							AVERAGE	1,482	
	WEIGHTED AVERAGE				1,481							MIN	1,425	
	NUMBER OF SALES				2							MAX	1,538	

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
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PIN

001-035-026-00	SEC 35 T47N R2W	03/06/20	1317/257	7,500	5.44	402	PA-W BIRCH PT LOOP	LE	HW/MI	YES	ALL	1,379		
001-331-002-40	SEC 31 T47N R5W	01/07/19	1298/638	7,000	1.9	401	GR-S GRAVEL PIT RD	RO	HW/MI	YES	ALL	3,691		SEE ALSO ROAD FRONTAGE
001-332-001-58	SEC 32 T47N R5W	11/12/19	1311/1243	15,000	3.8	402	GR-S GRAVEL PIT RD	RO	HW/MI	YES	ALL	3,937		SEE ALSO ROAD FRONTAGE

BELOW 10 ACRES	TOTAL			29,500	11.1							AVERAGE	3,002	
	WEIGHTED AVERAGE				2,647							MIN	1,379	
	NUMBER OF SALES				3							MAX	3,937	

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
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PIN

001-029-001-70	SEC 29 T47N R2W	8/6/2018	1286/104	1,500	140.36	401	N/A	LE	MI	YES	0	11		ADJ TO OWNER PROP, RD UNDEVEL.
001-331-002-40	SEC 31 T47N R5W	01/07/19	1298/638	7,000	190.0	401	GR-S GRAVEL PIT RD	RO	HW/MI	YES	ALL	37		SEE ALSO BELOW 10 ACRES
001-332-001-58	SEC 32 T47N R5W	11/12/19	1311/1243	15,000	299.9	402	GR/PR-W MAPLE LN	LE	HW	YES	0	50		SEE ALSO BELOW 10 ACRES
001-580-007-00	SEC 11 T47N R3W	03/28/18	1277/418	6,000	150.0	401	PA-IROQUOIS TR	LE	MI	YES	N/A	40		WALKER PLAT OF WHITEFISH BAY

ROAD FRONTAGE	TOTAL			29,500	780.2							AVERAGE	34	
	WEIGHTED AVERAGE				38							MIN	11	
	NUMBER OF SALES				4							MAX	50	

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
001-025-003-50	SEC 25 T47N R2W	07/16/18	1284/485	128,000	100.0	401	EA-CHICKADEE ROW	LE	MI	YES	ALL	1,280		LAKE SUPERIOR
001-110-022-00	SEC 10 T47N R3W	06/06/18	1281/927	60,000	54.0	401	GR-WESTON RD	LE	HW/MI	YES	ALL	1,111		LAKE SUPERIOR, BEHIND OWNERS HOUSE
001-340-010-00	SEC 13 T47N R5W	06/06/19	1302/1248	*20000	*105.2	401	GR-GROSVENORS DR	LE	MI	YES	N/A	*190		LAKE SUPERIOR, OUTLIER
001-340-049-25	SEC 13 T47N R5W	08/15/18	1287/313	123,000	125.0	401	PA-W LAKESHORE DR	RO	HW/MI	YES	ALL	984		LAKE SUPERIOR
001-485-103-00	SEC 32/33 T47N R5W	08/15/18	1287/597	36,500	100.0	401	DI-W MAPLE LN	SL	HW/MI	YES	NA	365		MCNEARNEY LK
001-484-075-00	SEC 32 T47N R5W	04/04/19	1299/490	34,000	102.6	401	DI-W MAPLE LN	SL	HW/MI	YES	N/A	331		MCNEARNEY LK

WATER FRONTAGE	TOTAL	381,500	481.6	AVERAGE	814
	WEIGHTED AVERAGE		792	MIN	331
	NUMBER OF SALES		5	MAX	1,280

ISLAND SALES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														

THERE ARE NO ISLAND PARCEL SALES FOR THIS STUDY TIME FRAME

ISLAND SALES

*USE OUTLIERS WITH CAUTION

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/2020

BRUCE TOWNSHIP

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
002-005-003-00	SEC 5 T45N R1E	08/19/19	1307/224	29,000	40.0	101	N/A	LE/RO	MI	NO	4	725		ADJ TO OWNERS PROPERTY
002-005-004-50	SEC 5 T45N R1E	06/08/18	1281/917	44,000	38.0	101	PA/GR-E 12 MILE/SEYMOUF	RO	MI	YES	N/A	1,158		
002-031-001-00	SEC 31 T45N R1E	07/29/19	1305/938	35,000	39.6	401	2TR-E 17 MILE RD	RO	MI	YES	N/A	884		
002-031-003-00	SEC 31 T45N R1E	11/20/18	1294/1	20,000	40.0	401	EASEMENT	RO	PI/MI	NO	ALL	500		LITTLE MUNUSCONG RIVER/ADJ STATE LAND
002-072-014-00	SEC 22 T46N R1E	01/15/19	1296/1329	75,000	74.6	401	2TR-S RIDGE RD	RO	MI	YES	ALL	1,006		1574' +/- ON CHARLOTTE RIVER, SEE ALSO RF
002-082-009-25	SEC 32 T46N R1E	10/11/19	1310/344	40,000	50.0	401	N/A	LE	MI	NO	5	800		ADJ TO OWNERS PROPERTY
002-118-007-00	SEC 18 T45N R2E	05/10/19	1301/601	70,000	80.0	401	N/A	LE	MI	YES	ALL	875		ESMT NOT YET DEVELOPED
30 ACRES PLUS				TOTAL	313,000	362.15						AVERAGE	850	
				WEIGHTED AVERAGE		864						MIN	500	
				NUMBER OF SALES		7						MAX	1,158	

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
002-059-001-00	SEC 9 T41N R1E	11/01/19	1311/619	28,000	14.4	401	GR-S RIDGE RD	RO	MI	YES	ALL	1,949		
002-061-018-00	SEC 11 T46N R1E	07/08/19	1304/901	20,000	14.8	401	PA-S NICOLET RD	LE	MI	YES	N/A	1,356		
002-073-005-00	SEC 23 T46N R1E	10/22/19	1310/1333	*15000	*29.25	401	PA-S RIVERSIDE DR	LE	MI/SW	YES	ALL	*513		OUTLIER
002-081-004-75	SEC 31 T46N R1E	02/23/18	1275/361	28,000	19.2	101	PA-S M-129	LE	HF	YES	ALL	1,456		
002-085-012-00	SEC 35 T46N R1E	11/06/18	1293/58	17,000	16.7	101	PA-E 12 MILE RD	LE	MI	YES	0	1,018		
002-106-007-50	SEC 6 T45N R2E	04/24/18	1279/286	16,500	12.7	401	GR-E 12 MILE RD	LE	MI	YES	ALL	1,302		
002-133-016-00	SEC 33 T45N R2E	11/02/18	1293/174	36,800	25.0	401	PA/GR-SCENIC/SAWMILL P	LE/RO	MI	YES	ALL	1,472		SEE ALSO WATERFRONT, ACREAGE APPROX.
10-29 ACRES				TOTAL	146,300	102.7						AVERAGE	1,425	
				WEIGHTED AVERAGE		1,424						MIN	1,018	
				NUMBER OF SALES		6						MAX	1,949	

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
002-006-001-00	SEC 6 T45N R1E	08/09/19	1306/1001	8,500	8.75	401	E 12 MILE RD	LE	OP	YES	ALL	971		
002-058-005-50	SEC 8 T46N R1E	04/20/18	1279/236	13,000	9.8	401	PA-E 7 MILE RD	LE	SOME/MI	YES	ALL	1,333		
002-061-002-50	SEC 11 T46N R1E	05/08/20	1320/120	12,500	4.8	401	PA-E 7 1/2 MILE RD	LE	MI	YES	ALL	2,632		
002-083-015-00	SEC 33 T46N R1E	05/20/19	1302/176	12,000	9.0	401	PA-E 12 MILE RD	RO	MI	YES	ALL	1,329		
002-213-001-50	SEC 13 T45N R1W	08/27/19	1307/897	13,500	2.7	401	PA-S M129	LE	PI	YES	ALL	5,056		
002-620-018-00	SEC 33 T45N R2E	10/03/18	1290/781	9,900	6.3	401	GR-SAWMILL PT RD	RO	MI	YES	N/A	1,569		
BELOW 10 ACRES				TOTAL	69,400	41.3						AVERAGE	2,148	
				WEIGHTED AVERAGE		1,682						MIN	971	
				NUMBER OF SALES		6						MAX	5,056	

CHIPPEWA COUNTY

2020

VACANT LAND INFORMATION

2018/2020

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT	
PIN															
002-460-004-00	SEC 28 T45N R2E	11/8/2019	1312/124	28,500	844.90	401	PA-S SCENIC DR	LE	MI	YES	N/A	34		PLAT OF LELIEVRE HEIGHTS	
002-620-016-00	SEC 33 T45N R2E	10/10/18	1291/304	26,000	182.0	401	GR-SAWMILL PT RD	LE	MI	NO	N/A	143		RISSMAN PLAT/RD NOT DEV AT PARCELS	
ROAD FRONTAGE				TOTAL	54,500	1026.9					AVERAGE	88			
				WEIGHTED AVERAGE						53		MIN	34		
				NUMBER OF SALES						2		MAX	143		

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT	
PIN															
002-072-014-00	SEC 22 T46N R1E	1/15/2019	1296/1329	75,000	1574	401	2TR-S RIDGE RD	RO	MI	YES	ALL	48		CHARLOTTE RIVER	
002-120-010-00	SEC 20 T45N R2E	6/5/2019	1303/127		190	401	PA-S SCENIC DR	SL	MI	YES	N/A			ST. MARY'S RIVER, SLOPE TO WATER (CONFIDENTIAL)	
002-129-007-00	SEC 29 T45N R2E	4/1/2019	1300/87	108,350	281	401	PA-S SCENIC DR	LE	MI	YES	0	386		ST. MARY'S RIVER	
002-133-016-00	SEC 33 T45N R2E	11/2/2018	1293/174	36,800	850	401	'A/GR -SCENIC/SAWMILL P	LO/LE	MI	YES	ALL	43		WATERFRONT NOT GREAT, SUBDIVISION IN FR	
002-500-009-00ETC	SEC 28 T45N R2E	8/3/2018	1286/102	30,000	162.6	401	PA-S SCENIC DR	LE	MI	YES	N/A	185		ST MARYS RIVER ROCK CUT, ALSO 500-010-00	
WATER FRONTAGE				TOTAL		3057.6					AVERAGE	185			
				WEIGHTED AVERAGE						98		MIN	43		
				NUMBER OF SALES						5		MAX	386		

*USE OUTLIERS WITH CAUTION

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/2020

CHIPPEWA TOWNSHIP

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
003-012-002-00	SEC 12 T46N R5W	02/20/19	1297/1070	35,000	40.0	402	2TR-S 3074 RD	LE/RO	MI	NO	ALL	875		FED FOREST RD
003-030-044-00	SEC 30 T46N R5W	09/12/19	1308/953	46,000	40.0	401		LE	MI	YES	4	1,150		ESMT??
30 ACRES PLUS		TOTAL		81,000	80.0					AVERAGE		1,013		
		WEIGHTED AVERAGE			1,013					MIN		875		
		NUMBER OF SALES			2					MAX		1,150		

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
003-011-001-00	SEC 11 T46N R5W	9/19/2019	1309/359	22,000	20.02	402	PR-ESMT	RO	HW	NO	N/A	1,099		
003-203-015-00	SEC 3 T46N R6W	02/11/19	1297/862	18,000	13.6	401	GR-W NORTH RD	RO	HW/MI	NO	ALL	1,326		
10-29 ACRES		TOTAL		40,000	33.6					AVERAGE		1,213		
		WEIGHTED AVERAGE			1,191					MIN		1,099		
		NUMBER OF SALES			2					MAX		1,326		

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
003-203-015-25	SEC 3 T46N R6W	04/10/18	1278/660	10,970	8.7	401	GR-W NORTH RD	RO	HW/MI	NO	ALL	1,258		
BELOW 10 ACRES		TOTAL		10,970	8.7					AVERAGE		1,258		
		WEIGHTED AVERAGE			1,258					MIN		1,258		
		NUMBER OF SALES			1					MAX		1,258		

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
ROAD FRONTAGE		TOTAL		#REF!	0.0					AVERAGE		#REF!		
		WEIGHTED AVERAGE			#REF!					MIN		#REF!		
		NUMBER OF SALES			0					MAX		#REF!		

RIVER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
RIVER FRONTAGE		TOTAL		-	0.0					AVERAGE		#DIV/0!		
		WEIGHTED AVERAGE			#DIV/0!					MIN		-		
		NUMBER OF SALES			0					MAX		-		

*USE OUTLIERS WITH CAUTION

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/2020

DAFTER TOWNSHIP

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
004-002-011-00	SEC 2 T45N 1W	07/09/19	1304/1089	*15000	*40	402	N/A	LE/LO	PI/CE	NO	0	*375		ESMT? ADJ TO STATE LAND
004-103-001-00	SEC 3 T46N R1W	01/15/20	1315/2	70,000	76.1	402	PA- W 6 MILE RD	LE	OP	YES	ALL	920		ALSO S TAYLOR RD-GR, 101 AT SALE
004-112-006-00	SEC 12 T46N R1W	02/08/18	1274/287	90,000	98.5	102	GR-W 7 MILE RD	LE	HF	YES	4	914		
004-114-012-00	SEC 14 T46N R1W	09/06/19	1308/698	51,000	49.5	401	PA-W M-28	LE	PA	YES	N/A	1,030		DID NOT SEE ANY IMPROVEMENTS
004-122-008-50	SEC 22 T46N R1W	09/24/19	1309/419	35,000	29.9	202	PA-W M-28	LE	PA	YES	ALL	1,172		
004-128-019-00	SEC 28 T46N R1W	07/18/19	1305/674	32,000	34.5	402	PA-W10 MILE RD	LE	PA	YES	ALL	929		
004-129-009-00	SEC 29 T46N R1W	11/05/19	1311/814	100,000	148.3	102	GR-W 11 MILE RD	LE	MI/OP	YES	N/A	674		
004-134-026-00	SEC 34 T46N R1W	12/27/18	1295/957	35,000	37.5	102	GR-W12 MILE RD	LE	HF	YES	N/A	933		
004-235-004-00	SEC 35 T46N R2W	08/22/19	1307/451	68,000	79.0	102	2TR-W 11 MILE RD	LE	OP	NO	ALL	861		
30 ACRES PLUS		TOTAL		481,000	553.2					AVERAGE		929		
		WEIGHTED AVERAGE			870					MIN		674		
		NUMBER OF SALES			8					MAX		1,172		

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
004-005-014-50	SEC 5 T45N R1W	11/27/2018	1294/547	9,000	19.5	401	GR/2TR-MAPLE	LE	MI	YES	ALL	462		
10-29 ACRES		TOTAL		9,000	19.5					AVERAGE		462		
		WEIGHTED AVERAGE			462					MIN		462		
		NUMBER OF SALES			1					MAX		462		

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
004-131-005-10	SEC 31 T46N R1W	11/8/2019	1311/1167	15,500	9.5	402	GR-W 11 MILE RD	LE	MI	YES	4	1,632		
BELOW 10 ACRES		TOTAL		15,500	9.5					AVERAGE		1,632		
		WEIGHTED AVERAGE			1,632					MIN		1,632		
		NUMBER OF SALES			2					MAX		1,632		

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
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PIN

ROAD FRONTAGE	TOTAL	#REF!	#REF!	AVERAGE	#REF!
	WEIGHTED AVERAGE		#REF!	MIN	#REF!
	NUMBER OF SALES		0	MAX	#REF!

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
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PIN

THERE ARE NO WATER FRONT SALES FOR THIS STUDY TIME FRAME

WATER FRONTAGE

DATE: 12/17/20

STUDY TIME FRAME:
1/1/18-3/31/20

DETOUR TOWNSHIP

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS PIN	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT	
005-067-009-00	SEC 17 T42N R3E	08/16/19	1307/894	22,000	38.78	401	PA-M48	LE	MI	YES	ALL	567			
005-070-012-00	SEC 20 T42N R3E	04/23/18	1279/513	23,500	39	401	GR-Krontz Rd.	LE	MI	NO	ALL	603			
005-073-009-00	SEC 23 T42N R3E	08/16/18	1287/1	14,529	38	401	N/A	LE/RO	MI	NO	ALL	382		ADJ TO OWNER PROPERTY	
005-080-003-30	SEC 32 T42N R3E	03/09/20	1317/418	30,000	39	401	GR-E ZIEGLER LAKE RD	LE	HW	NO	N/A	769			
005-104-013-00ETC	SEC 4 T41N R4E	01/13/20	1314/1162	63,000	77.85	401	A-E S CARIBOU LAKE R	LE/LO	MI/CE	YES	0	809		ALSO 104-017-00	
005-104-018-00	SEC 4 T41N R4E	01/05/18	1272/606	42,000	66.0	401	PA-M-134	LE/RO	CE	YES	ALL	636			
005-104-019-00	SEC 4 T41N R4E	03/15/18	1276/903	25,000	40.0	401	EASMENT	LE	MI/CE	YES	ALL	625			
005-180-012-50	SEC 30 & 19 T42N R4E	03/15/18	1276/837	92,500	86.5	401	EASMENT	LE	MI/CE	NO	ALL	1,069		INCLUDES WF ON MAUD BAY (GOVT LOT 3)	
041-674-005-00	SEC 34 T42N R4E	11/20/19	1312/580	30,000	79.0	401	A-E S CARIBOU LAKE R	RO	MI	YES	ALL	380		SOLD TO CONSERVANCY	
30 ACRES PLUS				TOTAL	312,529	425.1				AVERAGE		649			
				WEIGHTED AVERAGE		735				MIN		380			
				NUMBER OF SALES		8				MAX		1,069			

10-29 ACRES PIN	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT	
005-070-005-00	SEC 20 T42N R3E	6/12/2019	1303/288	15000	23.8	401	EA-OFF OF M48	LE/RO	MI	YES	ALL	630			
10-29 ACRES				TOTAL	15,000	23.8				AVERAGE		630			
				WEIGHTED AVERAGE		630				MIN		630			
				NUMBER OF SALES		1				MAX		630			

BELOW 10 ACRES PIN	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT	
005-080-003-10	SEC 30 T42N R3E	06/03/20	1321/764		9.8	401	GR-ZEIGLER RD	LE	HW	NO	N/A			CONFIDENTIAL	
005-180-007-25	SEC 30 T42N R4E	06/21/19	1304/36	15,000	6.0	401	A-E N CARIBOU LAKE R	LE/RO	MI	YES	ALL	2,500			
041-647-022-30	SEC 27 T42N R4E	01/04/18	1272/126	1,500	1.0	401	EASMENT	LE	CE	YES	ALL	1,500			
BELOW 10 ACRES				TOTAL		16.8				AVERAGE		1,764			
				WEIGHTED AVERAGE		1,737				MIN		1,292			
				NUMBER OF SALES		3				MAX		2,500			

CHIPPEWA COUNTY

2020

VACANT LAND INFORMATION

2018/2020

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
005-440-042-50	SEC 8 T41N R4E	10/28/19	1311/322	10,000	150.0	401	PA-M134	LE	MI/CE	YES	N/A	67		
005-540-023-00	SEC 17 T42N R4E	03/16/18	1276/923	10,500	171.3	401	GR-Steel Rd.	LE	MI/CE	YES	N/A	61		
041-775-015-00	SEC 35 T42N R4E	10/16/19	1310/759	48,000	220.0	201	PA-ONTARIO ST	LE	OP	YES	N/A	218		CORNER LOT NEAR FERRY
041-760-073-80	SEC 34 T42N R4E	12/06/19	1313/352	6,000	100.0	401	PA-ERIE ST	LE	OP	YES	N/A	60		
041-781-001-00ETC	SEC 27 T42N R4E	07/22/19	1305/737	18,000	389.4	401	PA/GR-WATSON ST	RO	MI/CE	YES	N/A	46		ALSO 781-014-00
ROAD FRONTAGE				TOTAL	92,500	1030.7				AVERAGE		90		
				WEIGHTED AVERAGE		90				MIN		46		
				NUMBER OF SALES		5				MAX		218		

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
005-062-001-44	SEC 12 T42N R3E	07/10/18	1284/107	60,000	150.0	401	GR-OTTAWA	LE	MI	YES	N/A	400		ST. MARY'S RIVER, CEDAR SHORES
005-063-003-07	SEC 13 T42N R3E	08/27/19	1307/1093	40,500	180.0	401	GR-OTTAWA	LE/RO	MI/CE	YES	0	225		ST. MARY'S RIVER, CEDAR SHORES
005-075-013-75	SEC 25 T42N R3E	12/18/19	1313/1252	59,000	100.0	401	A-E N CARIBOU LAKE R	LE	HW/MI	YES	ALL	590		CARIBOU LAKE
005-109-044-20	SEC 9 T41N R4E	05/24/19	1302/405	30,000	100.0	401	GR/PR-DEER PT RD	LE/RO	MI	YES	ALL	300		LAKE HURON
005-109-044-25	SEC 9 T41N R4E	01/05/18	1272/442	65,000	200.0	401	GR/PR-DEER PT RD	LE	MI	YES	ALL	325		LAKE HURON
005-500-009-00	SEC 21 T42N R4E	10/08/19	1310/249	68,000	100.4	401	PA-S SPRING BAY RD	LE	MI	YES	N/A	678		ST. MARY'S RIVER
WATER FRONTAGE				TOTAL	322,500	830.4				AVERAGE		420		
				WEIGHTED AVERAGE		388				MIN		225		
				NUMBER OF SALES		6				MAX		678		

*USE OUTLIERS WITH CAUTION

DATE: 12/17/20

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1/1/2018-3/31/2020

DRUMMOND ISLAND TOWNSHIP

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
006-176-016-25	SEC 36 T42N R5E	4/16/2018	1287/526	65,000	38.1	401	PA-E CHANNEL RD/M134	LE	HW	YES	2	1,705		
006-176-016-50	SEC 36 T42N R5E	4/2/2018	1277/881	42,500	40.0	401	EA	RO	MI	NO	4	1,063		
30 ACRES PLUS		TOTAL		107,500	78.1					AVERAGE		1,384		
		WEIGHTED AVERAGE			1,376					MIN		1,063		
		NUMBER OF SALES			2					MAX		1,705		

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
006-212-014-50	SEC 12 T41N R6E	10/7/2019	1310/48	25,000	14.62	401	GR-S TURKEY FARM R	LE	HW	NO	ALL	1,710		
006-334-003-00	SEC 34 T43N R6E	2/6/2019	1297/702	15,000	19.5	401	GR-COLTON BAY RD	LE	CE/OP	NO	ALL	769		MAXTON PLAINS
10-29 ACRES		TOTAL		40,000	34.1					AVERAGE		1,240		
		WEIGHTED AVERAGE			1,172					MIN		769		
		NUMBER OF SALES			2					MAX		1,710		

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
006-203-007-00	SEC 3 T41N R6E	12/10/2018	1295/72	18000	6.54	401	GR-Lincoln Rd.	LE	MI	YES	N/A	2,752		
006-203-019-00	SEC 3 T41N R6E	8/20/2018	1287/619	6000	0.73	401	PA/GR-Johnswood/Lincoln	LE	CE	YES	ALL	8,219		CORNER LOT
006-415-002-20	SEC 15 T41N R7E	08/24/18	1288/403	7,500	1.1	401		LE	HW	NO	ALL	7,143		ADJ TO STATE LAND
006-427-003-00	SEC 27 T41N R7E	03/21/18	1277/470	17,500	7.5	401	PA-BASS COVE RD	LE	MI	YES	N/A	2,324		SEE ALSO ROAD FRONTAGE
BELOW 10 ACRES		TOTAL		49,000	15.9					AVERAGE		5,110		
		WEIGHTED AVERAGE			3,091					MIN		2,324		
		NUMBER OF SALES			4					MAX		8,219		

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
006-427-003-00	SEC 27 T41N R7E	03/21/18	1277/470	17,500	200.0	401	PA-E Bass Cove Rd	LE	MI	YES	N/A	88		SEE ALSO BELOW 10 ACRES
006-680-007-00ETC	SEC 24 T42N R5E	09/29/19	1309/566	6,000	206.0	401	PA-E SOMES RD	LE	MI	YES	N/A	29		SEAMAN FOUNTAIN PLAT LOTS 7-10
ROAD FRONTAGE		TOTAL		23,500	406.0					AVERAGE		58		
		WEIGHTED AVERAGE			58					MIN		29		
		NUMBER OF SALES			2					MAX		88		

CHIPPEWA COUNTY 2020 VACANT LAND INFORMATION

2018/2020

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
006-001-020-10	SEC 1 T41N R4E	09/24/18	1290/65	39,000	120.0	401	PR/GR-CRAB POINT	LE	CE	YES	ALL	325		Lake Huron
006-075-024-00	SEC 25 T42N R4E	03/20/20	1317/1008	75,000	200.0	401	PA-S BLACK ROCK PT RD	LE	MI/CE	YES	ALL	375		St. Mary's River
006-108-020-00	SEC 8 T41N R5E	09/28/18	1290/739	54,000	100.0	401	EA/GR-TOM RICE TRL	LE/SL	MI/PI	YES	ALL	540		Lake Huron
006-114-020-00	SEC 14 T41N R5E	11/20/19	1312/616	35,000	100.5	401	GR-S CREAM CITY PT RD	LE	MI/CE	YES	N/A	348		Lake Huron
006-118-004-00	SEC 18 T41N R5E	06/28/19	1304/432	70,000	208.0	401	PR 2TR-S CLEARLY ROW	RO	MI/CE	YES	N/A	337		Lake Huron
006-122-009-80	SEC 22 T41N R5E	07/10/19	1304/1288	65,000	150.0	401	GR-S CREAM CITY PT RD	LE	MI/CE	YES	ALL	433		Lake Huron
006-159-001-22	SEC 19 T42N R5E	11/02/18	1293/17	150,000	300.0	401	PR/GR-Dix Point Rd	RO	MI	YES	0	500		Lake Huron
006-221-002-17	SEC 21 T41N R6E	08/30/19	1308/33	*20000	*470	401	EASEMENT	LE	MI/CE	NO	0	*43		OUTLIER
006-570-002-00	SEC14 T41N R5E	10/31/18	1293/242	10,000	60.0	401	GR-Kilstroms Rd.	LE	PI/CE	NO	N/A	167		Lake Huron, Frank Bailey Plat of Huron Bay
006-605-006-50	SEC 19 T41N R7E	06/21/18	1283/334	22,500	55.0	401	GR-Big Shoal Bay Rd	RO	MI/CE	YES	ALL	409		Lake Huron, Big Shoal Cove Lake Huron, King & Pardridge Plat of Fairbanks Island
006-650-037-00	SEC 28 T42N R5E	09/06/18	1288/914	60,000	100.1	401	PA-FAIRBANK PT RD	LE/SL	MI	YES	ALL	599		Island
006-705-039-00	SEC 33 T41N R5E	10/04/19	1309/1217	65,000	100.7	401	PA-CHARLES RD	SL	MI	YES	N/A	645		St.Mary's River, Pigeon Cove, slope to water
006-705-104-00	SEC 3 T41N R5E	08/21/18	1287/881	50,000	100.0	401	PA-Mildred Place	LE/SL	MI	YES	ALL	500		Slight slope to water

WATER FRONTAGE	TOTAL	695,500	1594.3	AVERAGE	432
	WEIGHTED AVERAGE		436	MIN	167
	NUMBER OF SALES		12	MAX	645

ISLAND SALES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG/AC	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														

NO SALES FOR THIS TIME PERIOD

ISLAND SALES	TOTAL	-	-	AVERAGE	#DIV/0!
	WEIGHTED AVERAGE		#DIV/0!	MIN	-
	NUMBER OF SALES		0	MAX	-

*USE OUTLIERS WITH CAUTION

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/2020

HULBERT TOWNSHIP

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
007-121-001-00	SEC 21 T46N R7W	11/21/17	1269/735	58,000	79.0	401	PA-N HULBERT RD	LE	HW	YES	ALL	734		
007-135-008-00etc	SEC 35 T46N R7W	10/12/18	1292/360	45,000	80.0	401	2TR-W PINE RD	RO	MI	NO	N/A	563		2 TRACK NOT DEV BEYOND PARCEL
30 ACRES PLUS		TOTAL		103,000	159.0					AVERAGE		648		
		WEIGHTED AVERAGE			648					MIN		563		
		NUMBER OF SALES			2					MAX		734		

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
007-126-032-00	SEC 26 T46N R7W	02/11/20	1316/193	31,900	19.5	401	PA-S N HULBERT RD	RO	HW	YES	ALL	1,636		
10-29 ACRES		TOTAL		31,900	19.5					AVERAGE		1,636		
		WEIGHTED AVERAGE			1,636					MIN		1,636		
		NUMBER OF SALES			1					MAX		1,636		

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
007-121-014-00	SEC 21 T46N R7W	3/7/2018	1275/922	15,000	9.75	401	GR-W APPLE LN	LE	HW	YES	ALL	1,538		
007-127-034-00	SEC 27 T46N R7W	05/19/18	1281/141	3,000	3.2	401	PA-S SPRUCE ST	LE	HW	YES	ALL	946		
007-127-024-50	SEC 27 T46N R7W	05/19/18	1281/142	3,000	2.2	401	PA-S SPRUCE ST	LE	HW	YES	N/A	1,351		
BELOW 10 ACRES		TOTAL		21,000	15.1					AVERAGE		1,279		
		WEIGHTED AVERAGE			1,387					MIN		946		
		NUMBER OF SALES			3					MAX		1,538		

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
ROAD FRONTAGE		TOTAL		-	0.0					AVERAGE		#DIV/0!		
		WEIGHTED AVERAGE			#DIV/0!					MIN		-		
		NUMBER OF SALES			0					MAX		-		

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														

THERE ARE NO WATER FRONTAGE SALES FOR THIS STUDY TIME FRAME

WATER FRONTAGE

*USE OUTLIERS WITH CAUTION

CHIPPEWA COUNTY

2020

VACANT LAND INFORMATION

2018/2020

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/2020

KINROSS TOWNSHIP

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
008-086-001-00	SEC 36 T45N R2W	01/28/20	1315/1196	35,000	75.87	402	N/A-2 TR	RO	MI	NO	ALL	461		
30 ACRES PLUS		TOTAL		35,000	75.9					AVERAGE		461		
		WEIGHTED AVERAGE			461					MIN		461		
		NUMBER OF SALES			1					MAX		461		

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
008-028-009-00	SEC 28 T45N R1W	06/27/19	1304/497	35,500	18.5	402	PA-W M80	LE	MI/LB	YES	ALL	1,919		
008-075-009-50	SEC 25 T45N R2W	9/10/2019	1308/996	22,037	17.593	402	PA-W FAIR RD	LE	HW	YES	1	1,253		
10-29 ACRES		TOTAL		57,537	36.1					AVERAGE		1,586		
		WEIGHTED AVERAGE			1,594					MIN		1,253		
		NUMBER OF SALES			2					MAX		1,919		

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
008-034-003-25	SEC 34 T45N R1W	06/07/18	1282/192	19,500	4.25	401	PA-WM80	LE	MI	YES	ALL	4,588		201 IN 2019
008-035-004-45	SEC 35 T45N R1W	06/16/20	1322/340	10,000	2.16	402	PA-S DARRINS WAY	LE	HW	YES	ALL	4,630		
008-069-040-00	SEC 19 T45N R2W	08/27/19	1307/783	10,000	9.5	402	PA-W STRAWBERRY LN	RO	HW	YES	N/A	1,053		10 ACRES MINUS RF
008-085-006-30	SEC 35 T45N R2W	08/05/19	1306/436	16,100	8.45	402	GR-W AHO RD	LE/LO	MI	YES	N/A	1,905		
BELOW 10 ACRES		TOTAL		55,600	24.4					AVERAGE		3,044		
		WEIGHTED AVERAGE			2,282					MIN		1,053		
		NUMBER OF SALES			4					MAX		4,630		

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
008-034-012-00	SEC 34 T45N R1W	9/24/2019	1310/294	8,500	132.0	401	PA-W M80	LE	MI	YES	0	64		VAC AT SALE
008-034-012-10	SEC 34 T45N R1W	2/13/2020	1316/269	10,000	150.0	402	PA-W M80	LE	MI	YES	0	67		
008-230-067-00ETC	ARBOR RIDGE EST	01/25/19	1298/1230	6,000	260.0	401	PA-DEER RUN	LE	HW	YES	N/A	23		LOTS 65 & 67, ADJ TO PROP
008-260-502-00	SEC 29 T45N R1W	04/05/18	1278/923	*900	*10	401	PA-Parkside Dr.	LE	OP	YES	N/A	*90		.18 acre/10 ft on rd
ROAD FRONTAGE		TOTAL		24,500	542.0					AVERAGE		51		
		WEIGHTED AVERAGE			45					MIN		23		
		NUMBER OF SALES			3					MAX		67		

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
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PIN

THERE ARE NO WATER FRONTAGE SALES FOR THIS STUDY TIME FRAME

WATER FRONTAGE

*USE OUTLIERS WITH CAUTION

CHIPPEWA COUNTY

2020

VACANT LAND INFORMATION

2018/2020

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/2020

PICKFORD TOWNSHIP

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
009-002-016-00ETC	SEC 2 T43N R1E	10/31/18	1292/743	25,000	41.96	401	DI-E 25 MILE RD	LE	MI/PI	YES	ALL	596		ALSO 002-020-55
009-004-009-00	SEC 4 T43N R1E	10/16/19	1310/1314	18,000	42.67	401	GR-HEWER RD	LE/SW	MI	NO	ALL	422		
009-056-005-00	SEC 6 T44N R1E	01/31/18	1273/697	40,000	80.0	401	GR-E 19 MILE RD	RO	MI	YES	ALL	500		RD ENDS AT PARCEL
009-176-001-00	SEC 26 T44N R1W	01/09/20	1314/1059	34,900	39.0	401	GR-S STEELE RD	LE	OP	YES	N/A	895		
009-176-011-50	SEC 26 T44N R1W	10/31/19	1311/436	78,000	75.5	101	GR-S STEELE RD	LE	FI	YES	ALL	1,034		
30 ACRES PLUS		TOTAL		195,900	279.1					AVERAGE		689		
		WEIGHTED AVERAGE			702					MIN		422		
		NUMBER OF SALES			5					MAX		1,034		

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
009-081-014-00	SEC 31 T44N R1E	01/29/20	1315/1115	20,000	15.0	101	N/A	LE	OP	YES	N/A	1,333		
10-29 ACRES		TOTAL		20,000	15.0					AVERAGE		1,333		
		WEIGHTED AVERAGE			1,333					MIN		1,333		
		NUMBER OF SALES			1					MAX		1,333		

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
009-006-003-00	SEC 6 T42N R1E	8/7/2018	1286/463	14,500	3.61	401	PA-E GOGOMAIN RD	LE	OP/MI	YES	ALL	4,017		
009-011-004-00	SEC 11 T43N R1E	05/29/20	1321/829	9,000	9.8	401	PA-FAIRVIEW RD	LE	MI	YES	N/A	923		
BELOW 10 ACRES		TOTAL		23,500	13.4					AVERAGE		2,470		
		WEIGHTED AVERAGE			1,759					MIN		923		
		NUMBER OF SALES			2					MAX		4,017		

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
009-081-027-00	SEC 31 T44N R1E	5/10/2018	1280/186	10,000	300	401	PA-CLEGG RD	LE	MI	YES	ALL	33		SEE ALSO WATERFRONT
009-300-015-00	SEC 31 T43N R1E	04/10/18	1278/735	1,500	50	401	PLEASANT ST/HAROLD	LE	OP	YES	ALL	30		
ROAD FRONTAGE		TOTAL		11,500	350.0					AVERAGE		32		
		WEIGHTED AVERAGE			33					MIN		30		
		NUMBER OF SALES			2					MAX		33		

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
009-081-027-00	SEC 31 T44N R1E	5/10/2018	1280/186	10,000	300	401	PA-CLEGG RD	LE	MI	YES	ALL	33		E BRANCH MUNUSCONG
WATER FRONTAGE		TOTAL		10,000	300.0					AVERAGE		33		
		WEIGHTED AVERAGE			33					MIN		33		
		NUMBER OF SALES			1					MAX		33		

*USE OUTLIERS WITH CAUTION

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/2020

RABER TOWNSHIP

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS PIN	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
010-056-007-00etc	SEC 6 T43N R2E	12/20/19	1314/310	204,000	399.0	402	PA-E GOGOMAIN RD	LO	MI	YES	ALL	511		
010-071-007-00	SEC 21 T43N R2E	10/17/19	1310/982	42,000	38.0	402	GR-E Sandridge/S. McCoy	LE	MI	YES	ALL	1,105		
010-077-002-00	SEC 27 T43N R2E	06/11/20	1322/161	28,000	39.0	402	2TR-E SANDRIDGE RD	LE	MI	YES	N/A	718		
010-081-005-00	SEC 31 T43N R2E	12/04/18	1294/996	45,000	39.0	101	GR-E 29 Mile Rd.	LE	CE	NO	N/A	1,154		
010-133-008-00	SEC 33 T44N R2E	01/04/19	1296/547	28,000	39.0	401	GR-Maple Point Rd	LE	MI	YES	ALL	718		
010-136-014-00ETC	SEC 36 T44N R2E	02/11/20	1315/1282	38,500	101.4	402	PA-S Rocky Point Rd	LO	MI	YES	ALL	380		
30 ACRES PLUS				TOTAL	385,500	655.4				AVERAGE		764		
				WEIGHTED AVERAGE		588				MIN		380		
				NUMBER OF SALES		6				MAX		1,154		

10-29 ACRES PIN	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
010-004-012-00	SEC 4 T42N R2E	10/21/2019	1311/15	15,000	19	402	GR-E Traynor Rd/S Springer	LE	PI	YES	0	789		
010-145-003-25	SEC 5 T42N R3E	3/15/2019	1298/278	7,000	19.5	401	PA-Raber Rd	LO	MI	YES	ALL	359		
010-146-014-00	SEC 6 T42N R3E	9/3/2019	1308/417	20,000	19.5	402	PA-S Tower Rd.	LE	MI	YES	ALL	1,026		
10-29 ACRES				TOTAL	42,000	58.0				AVERAGE		725		
				WEIGHTED AVERAGE		724				MIN		359		
				NUMBER OF SALES		3				MAX		1,026		

BELOW 10 ACRES PIN	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
010-081-007-30	SEC 31 T43N R2E	2/17/2020	1316/362	9,100	5.98	401	PA-E M48	LE	PI	YES	ALL	1,522		
010-167-012-00	SEC 17 T43N R3E	10/2/2019	1309/755	8,000	7.41	402	PA-S RABER RD	LE	MI	YES	0	1,080		
010-167-012-75	SEC 17 T43N R3E	11/5/2019	1311/1021	8,500	2.01	402	'A-S Raber Rd./Mikes Landin	LE	HW	YES	ALL	4,229		
BELOW 10 ACRES				TOTAL	25,600	15.4				AVERAGE		2,277		
				WEIGHTED AVERAGE		1,662				MIN		1,080		
				NUMBER OF SALES		3				MAX		4,229		

ROAD FRONTAGE PIN	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
NO SALES FOR THIS TIME PERIOD														
ROAD FRONTAGE				TOTAL	-	0.0				AVERAGE		#DIV/0!		
				WEIGHTED AVERAGE		#DIV/0!				MIN		-		
				NUMBER OF SALES		0				MAX		-		

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
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PIN

NO SALES FOR THIS TIME PERIOD

WATER FRONTAGE	TOTAL	-	0.0	AVERAGE	#DIV/0!
	WEIGHTED AVERAGE		#DIV/0!	MIN	-
	NUMBER OF SALES		0	MAX	-

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/2020

RUDYARD TOWNSHIP

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
011-005-006-00	SEC 5 T44N R2W	8/15/2019	1307/19	36,000	37.525	102	PA-W 18 MILE RD/S TILSON	LE	OP	YES	ALL	959		
011-005-007-00	SEC 5 T44N R2W	5/8/2020	1320/827	65,500	69.8	102	PA-S TILSON RD	LE	OP	YES	N/A	938		
011-005-023-00	SEC 5 T44N R2W	8/22/2019	1307/649	45,000	75.73	102	PA-S CENTERLINE RD/M48	LE	OP	YES	ALL	594		
011-006-004-00	SEC 6 T44N R2W	6/8/2020	1322/609	32,500	30.554	402	2TR-W 23 MILE RD	LE	MI/OP	YES	ALL	1,064		
011-030-016-00	SEC 30 T44N R2W	02/09/18	1274/318	36,000	40.3	401	GR-PEFFERS	RO	MI	YES	ALL	892		
011-031-009-00ETC	SEC 31 T44N R2W	02/04/19	1297/410	57,000	75.4	401	PA-MACKINAC TRL	LE	MI	YES	ALL	756		ALSO 031-011-00
011-033-001-00	SEC 33 T44N R2W	08/03/18	1288/691	21,000	30.0	401	N/A	LE	LB	NO	ALL	700		
011-034-004-00	SEC 34 T44N R2W	01/30/18	1273/623	32,000	59.5	401	PA-23 MILE RD	LE	OP	YES	N/A	538		
011-128-001-00	SEC 28 T44N R3W	06/08/18	1282/46	60,960	73.4	401	PA/GR-DRYBURG/TEETS	LE	LB	YES	ALL	830		
011-175-001-00	SEC 25 T45N R3W	01/09/20	1314/1255	70,000	157.6	402	GR-W PLOEGSTRA RD	LE	OP	YES	ALL	444		

30 ACRES PLUS	TOTAL	455,960	649.9			AVERAGE	772
	WEIGHTED AVERAGE		702			MIN	444
	NUMBER OF SALES		10			MAX	1,064

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
011-006-003-10	SEC 6 T44N R2W	08/24/18	1287/134	16,000	21.8	401	PA-TILSON RD	LE	MI	YES	ALL	735		

10-29 ACRES	TOTAL	16,000	21.8			AVERAGE	735
	WEIGHTED AVERAGE		735			MIN	735
	NUMBER OF SALES		1			MAX	735

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
011-033-001-75	SEC 33 T44N R2W	11/29/2019	1313/385	7,000	9.75	402	GR-W 23 MILE RD	LE	OP	YES	ALL	718		

BELOW 10 ACRES	TOTAL	7,000	9.8			AVERAGE	718
	WEIGHTED AVERAGE		718			MIN	718
	NUMBER OF SALES		1			MAX	718

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
011-280-007-00	SEC 5 T44N R2W	03/05/19	1298/436	10,000	100.0	401	PA-MACKINAC TRL	LE	OP/HB	YES	0	100		

ROAD FRONTAGE	TOTAL	10,000	100.0			AVERAGE	100
	WEIGHTED AVERAGE		100			MIN	100
	NUMBER OF SALES		1			MAX	100

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														

THERE ARE NO WATER FRONTAGE SALES FOR THIS STUDY TIME FRAME

WATER FRONTAGE	TOTAL			AVERAGE	#DIV/0!
	WEIGHTED AVERAGE	#DIV/0!		MIN	-
	NUMBER OF SALES	0		MAX	-

*USE OUTLIER WITH CAUTION

CHIPPEWA COUNTY

2020

VACANT LAND INFORMATION

2018/2020

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/2020

SOO TOWNSHIP

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
012-154-004-00	SEC 4 T45N R2E	08/22/18	1287/851	12,000	40.0	401	N/A	LE/RO	MI	NO	ALL	300		NEEBISH ISLAND, NO ACCESS
30 ACRES PLUS		TOTAL		12,000	40.0					AVERAGE		300		
		WEIGHTED AVERAGE								MIN		300		
		NUMBER OF SALES								MAX		300		

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
012-084-013-00	SEC 34 T47N R1W	02/18/20	1316/216	18,000	28.1	402	PA-W 6 MILE RD	LE	MI/OP	YES	ALL	641		
012-086-020-80ETC	SEC 36 T47N R1W	12/11/18	1295/80	43,000	29.3	401	PA-W 6 MILE RD	LE	MI	YES	ALL	1,470		ALSO 086-020-60 & 086-020-20
10-29 ACRES		TOTAL		61,000	57.4					AVERAGE		1,055		
		WEIGHTED AVERAGE		1,064						MIN		641		
		NUMBER OF SALES		2						MAX		1,470		

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
012-026-045-15	SEC 26 T47N R1E	10/25/18	1292/125	30,000	9.75	401	PA-S RIVERSIDE DR	LE	MI	YES	ALL	3,077		
012-027-021-35	SEC 27 T47N R1E	10/23/19	1310/1238	30,000	9.75	402	PA-E 4 MILE RD	LE	MI	YES	N/A	3,077		
012-029-010-30	SEC 29 T47N R1E	6/16/20	1322/395	15,000	9.75	402	PA-S SEYMOUR RD	LE	MI	YES	ALL	1,538		
012-031-022-00	SEC 31 T47N R1E	11/27/18	1294/359	12,500	9.75	401	PA-S KILLACKEY RD	LE	PA	YES	ALL	1,282		
012-031-022-25	SEC 31 T47N R1E	9/13/19	1308/1175	12,000	9.75	402	PA-S KILLACKEY RD	LE	MI	YES	0	1,231		
012-084-018-00	SEC 34 T47N R1W	6/21/19	1304/491	5,200	3.07	402	PA-W 6 MILE RD	LE	OP	YES	ALL	1,694		
012-086-020-00	SEC 36 T47N R1W	1/31/18	1273/567	16,000	9.75	401	PA-W 6 MILE RD	LE	MI	YES	ALL	1,641		
012-231-012-00	SEC 30 T45N R3E	5/31/19	1306/919	9,000	9.261	402	GR-S BUTTERFIELD ROW	LE	MI	YES	ALL	972		NEEBISH ISLAND
BELOW 10 ACRES		TOTAL		129,700	70.8					AVERAGE		1,814		
		WEIGHTED AVERAGE		1,831						MIN		972		
		NUMBER OF SALES		8						MAX		3,077		

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
012-026-009-25	SEC 26 T47N R1E	08/19/19	1307/112	24,500	128.1	401	PA-S NICOLET RD	LE	MI	YES	0	191		
012-026-038-80	SEC 26 T47N R1E	11/14/19	1312/352	*10900	*176.08	402	PA-S NICOLET RD	LE	HW	YES	1	*62		
012-027-006-25	SEC 27 T47N R1E	11/06/19	1311/988	25,000	198.0	402	PA-E 4 MILE RD	LE	MI	YES	ALL	126		
012-330-027-00	SEC 28 T47N R1E	09/03/19	1307/1252	7,000	60.0	402	PA-S SCENIC DR	LE	OP	YES	N/A	117		
012-380-021-00	SEC 23 T47N R1W	07/24/19	1305/739	28,000	272.0	402	PA-S CHARWOOD CIR	LE	HW	YES	N/A	103		RF ON BOTH SIDES
012-395-016-00	JACEK SUBDIVISION	10/04/18	1290/911	25,000	285.5	401	PA-CEDAR DR	LE	MI	YES	N/A	88		
012-470-005-00	SEC 31 T47N R1W	02/06/20	1315/1291	14,000	125.0	402	PA-CEDAR DR	LE	MI	YES	N/A	112		SAULT WEST PLAT
ROAD FRONTAGE		TOTAL		123,500	1,068.6					AVERAGE		123		
		WEIGHTED AVERAGE		116						MIN		88		
		NUMBER OF SALES		6						MAX		191		

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
012-183-005-00	SEC 33 T45N R2E	9/18/2018	1289/670	30000	176	401 LIMPING WATER ROW		LE	MI/OP	?	0	170		IF NO ELECTRIC, IT IS CLOSE TO SITE, N.I.
012-183-008-00	SEC 33 T45N R2E	3/27/2020	1317/1328	60000	101	402 LIMPING WATER ROW		LE	MI/OP	?	0	594		IF NO ELECTRIC, IT IS CLOSE TO SITE, N.I.
WATER FRONTAGE		TOTAL		90,000	277.0						AVERAGE	382		
		WEIGHTED AVERAGE			325						MIN	170		
		NUMBER OF SALES			2						MAX	594		

*USE OUTLIERS WITH CAUTION

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/2020

SUGAR ISLAND TOWNSHIP

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
013-155-016-00	SEC 5 T46N R2E	10/23/18	1291/952		39.0	401	GR-E 7 MILE RD	LE	MI	NO	N/A			CONFIDENTIAL
013-171-006-00	SEC 21 T46N R2E	03/06/20	1317/154	70,000	79.8	402	PA-S HOMESTEAD RD	LE	MI	YES	N/A	878		
013-209-013-00	SEC 9 T47N R2E	03/18/19	1298/981	30,000	80.9	401	PA-E 1 1/2 MILE RD	RO	MI	NO	ALL	371		ELECTRIC AVAILABLE AT ROAD
013-217-004-00	SEC 17 T46N R2E	03/19/18	1277/13	36,000	59.8	401	PA-S BRASSER RD	RO	MI	NO	ALL	603		
013-218-002-00ETC	SEC 18 & 7 T47N R2E	04/03/19	1299/612	65,000	179.5	401	PA-S BRASSER RD	LE	MI	YES	6	362		ALSO 218-011-00 & 207-019-00
013-219-006-00ETC	SEC 19 T47N R2E	8/13/2019	1306/1035	39,000	49.3	402	PA-S BRASSER RD	RO	HW/MI	YES	N/A	792		ALSO 219-007-00 & 008-00
013-279-009-00	SEC 29 T48N R2E	04/25/18	1279/287	24,000	38.0	401	PA-E NORTH SHORE DR	LE/LO	MI	YES	N/A	632		
013-283-009-00	SEC 33 T48N R2E	03/12/20	1317/417	30,000	40.0	402	N/A	RO	HW/MI	NO	ALL	750		
30 ACRES PLUS				TOTAL		566.2				AVERAGE		598		
				WEIGHTED AVERAGE		547				MIN		362		
				NUMBER OF SALES		8				MAX		878		

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
013-012-008-50	SEC 12 T47N R1E	4/24/2019	1300/838	16500	11.96	402	PA-S WESTSHORE DR	LE	HW/MI	YES	ALL	1,380		
013-204-002-00	SEC 4 T47N R2E	#####	1311/302	8500	20	402	N/A	RO	HW	NO	1	425		
013-209-006-50	SEC 9 T47N R2E	1/3/2020	1314/644	25000	17.73	402	GR-S TOWNHALL RD	RO	MI	YES	N/A	1,410		
013-218-004-00	SEC 18 T47N R2E	11/10/18	1293/487	7,500	20.0	401	N/A	LE	HW	NO	0	375		ADJ TO OWNERS PROPERTY
013-231-011-25	SEC 31 T47N R2E	07/25/19	1306/44	15,000	13.0	402	PA-S BRASSAR RD	LE	MI	YES	1	1,154		
10-29 ACRES				TOTAL		72,500	82.7			AVERAGE		949		
				WEIGHTED AVERAGE		877				MIN		375		
				NUMBER OF SALES		5				MAX		1,410		

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
013-001-018-50	SEC 1 T47N R1E	10/4/2019	1310/34	9,000	6.415	402	PA-S WESTSHORE DR	LE/RO	MI	YES	ALL	1,403		
013-156-027-00	SEC 6 T46N R2E	12/14/18	1295/317	15,000	9.75	401	GR- E 7 MILE RD	RO	MI	YES	ALL	1,538		
013-205-004-85	SEC 5 T47N R2E	10/29/18	1292/861	10,000	4.75	401	GR-SEPPI RD	RO	MI	YES	0	2,105		SEE ALSO ROAD FRONTAGE
013-229-008-25	SEC 29 T47N R2E	10/05/18	1291/421	9,650	9.8	401	GR-E 4 MILE RD	RO	MI	YES	ALL	990		
013-231-004-75	SEC 31 T47N R2E	01/21/20	1315/235	10,000	9.8	402	PA-S BRASSAR RD	LE	HW/MI	YES	0	1,026		
013-279-002-00	SEC 29 T48N R2E	3/1/19	1298/339	5,000	3.77	401	PA-E NORTH SHORE DR	LE	MI	YES	2	1,326		
013-279-030-80	SEC 29 T48N R2E	10/04/19	1309/994	12,500	9.8	402	PA-N BRASSAR RD	LE	HW	YES	ALL	1,282		
BELOW 10 ACRES				TOTAL		71,150	53.9			AVERAGE		1,381		
				WEIGHTED AVERAGE		1,319				MIN		990		
				NUMBER OF SALES		7				MAX		2,105		

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
013-086-004-25	SEC 36 T48N R1E	10/07/18	1293/256	5500	100	401	PA-WESTSHORE DR	RO	MI/HW	YES	N/A	55		
013-205-004-85	SEC 5 T47N R2E	10/29/18	1292/861	10000	330	401	GR-SEPPI RD	RO	MI/HW	YES	0	30		SEE ALSO BELOW 10 ACRES
013-228-001-35	SEC 28 T47N R2E	09/27/18	1290/214	9500	208.94	401	GR-S ROY RD	LE	OP	YES	0	45		
ROAD FRONTAGE		TOTAL		25,000	638.9					AVERAGE		44		
		WEIGHTED AVERAGE			39					MIN		30		
		NUMBER OF SALES			3					MAX		55		

WATER FRONTAGE	SEC/TWN/RANGE*	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
013-024-034-10	SEC 24 T47N R1E	12/18/2019	1314/58	40000	206	402	PA-S WESTSHORE DR	LE	HW/MI	YES	ALL	194		
013-025-019-25	SEC 25 T47N R1E	1/20/2020	1315/385	103000	311.23	402	PA-S WESTSHORE DR	RO	HW/MI	YES	0	331		
013-025-019-50	SEC 25 T47N R1E	1/17/2020	1315/383	103000	309	402	PA-S WESTSHORE DR	RO	HW/MI	YES	1	333		
013-101-005-00	SEC 1 T45N R2E	01/24/19	1297/255	62,000	150.0	401	PA-S HOMESTEAD RD	LE/RO	MI	YES	0	413		
013-102-001-72	SEC 2 T45N R2E	10/30/18	1293/65	42,000	105.0	401	GR-ESMT	LE	MI	YES	N/A	400		
013-219-015-00ETC	SEC 19 & 24 T47N R2	03/12/19	1298/819	117,000	500.0	401	PA-WESTSHORE	SL/RO	MI	YES	ALL	234		St. Mary's River, also 024-034-00
013-650-008-00	SEC 36 T47N R1E	06/01/18	1281/764	49,500	245.4	401	GR/PR-S OAK POINT	RO	MI	YES	N/A	202		St. Mary's River/Oak Point Plat
WATER FRONTAGE		TOTAL		516,500	1,826.7					AVERAGE		301		
		WEIGHTED AVERAGE			283					MIN		194		
		NUMBER OF SALES			7					MAX		413		

ISLAND SALES	SALE DATE	LIBER/PAGE	SALE \$	AC	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN													

THERE ARE NO ISLAND SALES FOR THIS TIME PERIOD

ISLAND SALES

*USE OUTLIERS WITH CAUTION

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/2020

SUPERIOR TOWNSHIP

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
014-060-007-00	SEC 10 T46N R2W	12/14/2019	1314/42	24,500	31.1	401	PA-W 7 1/2 MILE RD	LE	MI	YES	ALL	788		
014-068-012-50	SEC 18 T46N R2W	3/18/2019	1298/1089	44,000	39.6	101	PA-IRISH LINE/M-S8	LE	HAY FI	YES	2	1,112		
014-114-005-00	SEC 14 T46N R3W	12/28/18	1296/197	12,500	37.0	401	N/A	LE	MI/PI	NO	ALL	338		ACCESS THRU OWN ADJ PROPERTY
014-119-019-00	SEC 19 T46N R3W	06/18/18	1282/775	20,000	39.0	401	FR-FEDERAL FOREST F	LE	MI	YES	ALL	513		
014-124-010-00	SEC 24 T46N R3W	04/14/20	1319/35		39.0	401	PA-S GOLDADE RD	LE	MI	YES	N/A			CONFIDENTIAL
30 ACRES PLUS		TOTAL			155					AVERAGE		888		
		WEIGHTED AVERAGE			896					MIN		338		
		NUMBER OF SALES			4					MAX				

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
014-059-006-50	SEC 9 T46N R2W	08/06/19	1306/1108	19,000	19.5	401	PA-W 7 1/2 MILE RD	LE	MI	YES	0	974		
014-066-007-00	SEC 16 T46N R2W	07/19/18	1284/848	75,000	14.74	201	PA-M221/M28	LE	OP	YES	ALL	5,088		MI HWY JUNCTION/SEE ALSO RF
014-118-007-00	SEC 18 T46N R3W	08/29/19	1307/1253	6,000	16.42	401	2TR-3578 RD	LE	MI	YES	N/A	365		
014-118-008-00	SEC 18 T46N R3W	07/09/18	1283/846	25,000	10.72	401	2TR-3578 RD	LE	MI	YES	ALL	2,332		ADJ TO FEDERAL FOREST LAND
10-29 ACRES		TOTAL		125,000	61.4					AVERAGE		2,190		
		WEIGHTED AVERAGE			2,036					MIN		365		
		NUMBER OF SALES			4					MAX		5,088		

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
BELOW 10 ACRES		TOTAL			#REF!	#REF!				AVERAGE		#DIV/0!		
		WEIGHTED AVERAGE			#REF!					MIN		-		
		NUMBER OF SALES			0					MAX		-		

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
014-066-007-00	SEC 16 T496N R2W	07/19/18	1284/848	75,000	1453.29	201	PA-M221 & M28	LE	OP	YES	ALL	52		SEE ALSO 10-29 ACRES
014-220-034-00	LAT OF JORDAN BEACH	10/22/18	1291/782	15,000	101	401	PA-Baird Ave.	LE	MI	YES	N/A	149		
014-425-003-00	SEC 4 T46N R2W	06/07/18	1281/925	5,000	56.0	401	PA-Green St.	LE	OP	YES	N/A	89		
014-452-002-00	SEC 9 T46N R2W	07/09/20	1324/30	1,300	50.0	401	PA-W CRAWFORD ST	LE	MI	YES	N/A	26		
ROAD FRONTAGE		TOTAL		96,300	1660.3					AVERAGE		79		
		WEIGHTED AVERAGE			58					MIN		26		
		NUMBER OF SALES			4					MAX		149		

CHIPPEWA COUNTY 2020 VACANT LAND INFORMATION

2018/2020

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
014-054-105-00	SEC 4 T46N R2W	01/14/19	1296/955	32,000	523	401	PA-Crawford St.	LE/RO	MI/HW	YES	ALL	61		Waishkey River
014-057-097-00	SEC 4 T46N R2W	03/29/18	1277/817		275	401	PA-M221	RO	MI	YES	N/A			Waishkey River (Confidential)
WATER FRONTAGE														
	TOTAL				798.0							AVERAGE	87	
	WEIGHTED AVERAGE				79							MIN	61	
	NUMBER OF SALES				2							MAX		

*EXTRACTION - Building value has been extracted from the selling price to arrive at a land value

*USE OUTLIERS WITH CAUTION

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/2020

TROUT LAKE TOWNSHIP

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
015-121-005-00	SEC 21 T44N R5W	09/23/19	1309/502	32,000	29.25	402	PA-W H40	LE/RO	HW	YES	ALL	1,094		30 ACRES MINUS .75 ACRE RF
30 ACRES PLUS		TOTAL		32,000	29.25					AVERAGE		1,094		
		WEIGHTED AVERAGE								MIN		1,094		
		NUMBER OF SALES								MAX		1,094		

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
015-127-025-00	SEC 27 T44N R5W	01/03/19	1298/70	8,500	9.75	401	GR-W VERTZ RD	RO	MI	YES	N/A	872		
015-128-005-50	SEC 28 T44N R5W	09/12/18	1290/136	16,500	9.75	401	PA-H-40	RO	HW	YES	ALL	1,692		
015-132-001-80	SEC 32 T44N R5W	11/02/18	1294/587	18,000	9.44	401	PA-M123	LE/LO	MI	NO	ALL	1,907		ELECTRIC IS CLOSE
015-225-028-00	SEC 25 T44N R6W	07/03/19	1304/714	25,000	17.15	402	EA-GR S BLACK BEAR	LE	MI/HW	YES	N/A	1,458		
10-29 ACRES		TOTAL		68,000	46.09					AVERAGE		1,482		
		WEIGHTED AVERAGE								MIN		872		
		NUMBER OF SALES								MAX		1,907		

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
015-225-016-00	SEC 25 T44N R6W	6/6/2018	1282/919	8,500	6.16	401	GR-WHITETAIL	LE	HW/MI	YES	ALL	1,380		
BELOW 10 ACRES		TOTAL		8,500	6.16					AVERAGE		1,380		
		WEIGHTED AVERAGE								MIN		1,380		
		NUMBER OF SALES								MAX		1,380		

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
015-128-018-00	SEC 28 T44N R5W	3/25/2019	1299/677	5,500	165.00	401	PA-S LAKE RD	LE	MI	YES	N/A	33		
ROAD FRONTAGE		TOTAL		-	0.00					AVERAGE		#DIV/0!		
		WEIGHTED AVERAGE								MIN		-		
		NUMBER OF SALES								MAX		-		

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
015-550-063-50	BIRCH SHORES INC	07/02/18	1283/363	18,800	124.70	401	R/PR-BIRCH SHORES D	LE	HW	YES	N/A	151		TROUT LAKE
015-550-082-50	BIRCH SHORES INC	01/26/18	1272/376	85,000	100.00	401	GR-BIRCH SHORES RD	LE	HW	YES	NA	850		CARP LAKE
015-550-126-50	BIRCH SHORES INC	08/06/18	1287/3	22,000	100.00	401	GR-BIRCH SHORES RD	LE	HW	YES	ALL	220		LITTLE LAKE
WATER FRONTAGE				TOTAL	125,800	324.70					AVERAGE	407		
				WEIGHTED AVERAGE		387.43					MIN	151		
				NUMBER OF SALES		3.00					MAX	850		

*USE OUTLIERS WITH CAUTION

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/20

WHITEFISH TOWNSHIP

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
016-220-009-00	SEC 20 T49N R6W	12/02/19	1313/650	22,000	39.7	401	DI-Genes Rd.	RO	MI	NO	0	554		
016-251-002-00	SEC 1 T50N R6W	08/17/18	1287/854	38,000	39.5	401	GR-Wildcat Rd.	RO	MI	YES	ALL	962		
016-251-003-00	SEC 1 T50N R6W	02/11/19	1297/876	34,000	39.0	401	GR-Wildcat Rd.	RO	MI	YES	0	872		
016-283-004-00	SEC 33 T50N R6W	08/20/18	1287/727	39,900	39.5	401	2TR-BETSY RIVER RD	LE/RO	MI	NO	ALL	1,010		
				TOTAL	133,900	157.7						AVERAGE	850	
				WEIGHTED AVERAGE						MIN	554			
				NUMBER OF SALES						MAX	1,010			

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
016-108-005-60	SEC 8 T47N R6W	02/01/18	1273/656	24,000	21.5	401	GR-East West Rd.	RO	HW	YES	ALL	1,116		
016-133-007-00	SEC 33 T47N R6W	05/21/19	1302/122	12,000	10.3	401	GR-W North Rd.	LE	MI	YES	ALL	1,164		
016-220-004-00	SEC 20 T49N R6W	11/20/18	1294/276	16,000	19.5	401	DI-Goddard Rd.	RO	MI	NO	ALL	821		
016-277-002-00	SEC 27 T50N R6W	06/11/20	1322/91	14,500	10.0	401	GR-Vermillion Rd.	LE	PI/MI	NO	N/A	1,450		
016-280-004-80	SEC 30 T50N R6W	07/13/18	1284/583	12,000	10.0	401	EASEMENT	LE	MI	NO	ALL	1,200		
016-331-008-20	SEC 31 T47N R7W	07/31/18	1285/921	23,500	16.8	401	GR-N HULBERT RD	LE	MI	NO	ALL	1,403		E BRANCH TAHQUAMENON
016-403-005-75	SEC 3 T49N R7W	02/29/20	1317/77	18,000	21.8	402	2TR/EA-BROOKE RD	LE	MI	NO	ALL	827		
016-407-007-10	SEC 7 T49N R7W	11/11/19	1311/1172	12,000	10.0	402	2TR-Sheephead Lake Rd	RO	PI/CE	NO	N/A	1,200		
016-460-016-00ETC	SEC 10 T50N R7W	10/26/18	1292/271	15,000	29.4	401	DI-Bracken	RO	MI	NO	N/A	511		
016-471-002-00	SEC 21 T50N R7W	01/11/19	1296/888		20.0	401		LE	MI	NO	N/A			CONFIDENTIAL
016-481-008-25ETC	SEC 31 T50N R7W	03/19/18	1277/5	27,000	20.0	401		RO	MI	NO	ALL	1,350		ALSO 481-008-30, ACCESS UNKNOWN
016-481-024-00ETC	SEC 31 T50N R7W	11/21/19	1315/657	18,000	14.0	402	2TR-FOX HILL RD	RO	MI	NO	ALL	1,286		ALSO 481-022-00
				TOTAL		203.2						AVERAGE	1,215	
				WEIGHTED AVERAGE						MIN	511			
				NUMBER OF SALES						MAX				

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
016-277-006-00etc	SEC 27 T50N R6W	8/7/19	1306/799	18,750	6.588	402	PA-Whitefish Point Rd.	LE	MI	YES	ALL	2,846		ALSO 277-006-50
016-331-016-00	SEC 31 T47N R7W	2/15/18	1274/939	14,000	8.14	401	GR-N HULBERT RD	LE	PI/CE	NO	0	1,720		
016-465-001-90	SEC 15 T50N R7W	4/27/18	1279/781	15,000	5	401	N/A	RO	MI	NO	ALL	3,000		BORDERS BETSY RIVER ON EAST
016-590-001-00	SEC 26 T50N R6W	11/12/19	1311/1287	16,000	3.576	402	2TR/PR-HIGHLAND TR	LE	PI	YES	N/A	4,474		SLOPE TO WHITEFISH PT RD W/ ELEC
				TOTAL	63,750	23.3						AVERAGE	3,010	
				WEIGHTED AVERAGE						MIN	1,720			
				NUMBER OF SALES						MAX	4,474			

CHIPPEWA COUNTY

2020

VACANT LAND INFORMATION

2018/2020

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
016-210-009-00	SEC 10 T49N R6W	08/03/18	1286/190	9,500	99.0	401	PA-Whitefish Pt. Rd.	LE	MI	YES	ALL	96		
016-590-008-00etc	SEC 26 T50N R6W	12/10/18	1295/1082	27,800	300.0	401	1/2TR-Whitefish Pt./Highland	RO	MI/CE	YES	N/A	93		ALSO 590-009-00
016-590-010-00	SEC 26 T50N R6W	09/19/18	1270/399	10,000	300.9	401	1/4GR-Whitefish Pt./Highland	RO	CE	YES	N/A	33		Andrus Highlands
016-590-010-00	SEC 26 T50N R6W	01/16/19	1296/1166	13,500	150.0	401	1/4GR-Whitefish Pt./Highland	RO	CE	YES	N/A	90		
016-590-011-00	SEC 20 T49N R6W	02/11/19	1297/875	19,900	173.2	401	1/4GR-Whitefish Pt./Highland	RO	MI/CE	YES	ALL	115		
016-620-042-00	SEC 29 T47N R6W	09/16/19	1308/1180	12,500	320.0	402	PA-S M123	RO	HW	YES	N/A	39		
016-650-020-00	SEC 34 T50N R6W	09/10/18	1289/162	25,000	100.0	401	GR-Superior Dr.	LE	MI	YES	N/A	250		Munsell Plat of Shelldrake
016-670-021-00	SEC 27 T50N R6W	10/25/19	1311/579	15,000	171.7	402	DI/PR-ROBINDALE CIR	LE	PI	YES	N/A	87		
016-750-049-00	SEC 13 T50N R6W	05/25/18	1281/333	23,900	447.5	401	3R/PR-S BLUEBERRY LN	LE	MI	YES	N/A	53		Whispering Pines
ROAD FRONTAGE				TOTAL	157,100	2,062.3						AVERAGE	95	
				WEIGHTED AVERAGE						MIN	33			
				NUMBER OF SALES						MAX	250			

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
016-210-022-00	SEC 10 T49N R6W	11/8/18	1293/491	84,000	116	401	PA-Whitefish Pt Rd.	LE	MI	YES	ALL	724		Lake Superior
016-215-049-75	SEC 15 T49N R6W	11/8/18	1293/489	49,000	135	401	PA-Whitefish Pt Rd.	LE	MI	YES	ALL	363		Lake Superior
016-227-008-00pt	SEC 27 T49N R6W	3/11/19	1298/554	25,000	52.11	401	EASEMENT	LE	MI	YES	0	480		Lake Superior, Bluff
016-262-001-60	SEC 12 T50N R6W	1/21/20	1315/355	85,000	105	401	PA-Whitefish Pt Rd.	RO	MI	YES	0	810		Lake Superior
016-263-002-80	SEC 13 T50N R6W	7/13/18	1283/646	84,000	100	401	GR-Third Creek Row	RO	MI	YES	0	840		Lake Superior
016-263-002-85	SEC 13 T50N R6W	9/30/19	1309/838	84,900	100	401	PR-Third Creek Row	RO	MI	YES	0	849		Lake Superior
016-276-021-00	SEC 26 T50N R6W	10/8/18	1291/18	84,000	100	401	PA-Whitefish Pt Rd.	LE	MI	YES	0	840		Lake Superior
016-284-011-50	SEC 34 T50N R6W	11/20/19	1312/523	72,500	100	402	GR-Superior Dr.	LE	MI	YES	N/A	725		Lake Superior
016-586-013-50	SEC 36 T51N R6W	07/28/18	1285/416	159,900	585.0	401	GR-Cemetery Rd.	LE	MI	NO	ALL	273		Lake Superior, High Erosion Area
016-640-008-00	SEC 36 T51N R6W	06/14/18	1283/233	50,000	80.0	401	GR-Cemetery Rd.	LE	MI	YES	ALL	625		Lake Superior
016-640-018-00	SEC 34 T50N R6W	04/24/18	1279/762	75,000	140.0	401	PA-Whitefish Pt Rd.	LE	MI	YES	N/A	536		Lake Superior
WATER FRONTAGE				TOTAL	853,300	1,613.1						AVERAGE	642	
				WEIGHTED AVERAGE						MIN	273			
				NUMBER OF SALES						MAX	849			

CHIPPEWA COUNTY

2020

VACANT LAND INFORMATION

2018/2020

RIVER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
016-278-029-00	SEC 28 T50N R6W	03/20/20	1317/886	17,500	220.0	402	EASEMENT	LE	PI/CE	NO	N/A	80		Betsy River, may be improved
016-278-030-00etc	SEC 28 T50N R6W	10/19/19	1313/1321	15,000	220.4	402	EASEMENT	LE	MI/CE/PI	NO	0	68		Betsy River, also 031-00'
016-278-035-00	SEC 28 T50N R6W	07/25/19	1305/897	12,000	220.4	402	EASEMENT	LE	MI/CE/PI	NO	0	54		Betsy River
016-374-006-00	SEC 24 T48N R7W	05/24/19	1302/307	35,000	165.6	401	2TR-Tahqua Tr.	LE	MI	NO	ALL	211		Tahquamenon River
016-374-015-00	SEC 24 T48N R7W	06/13/18	1282/206	35,000	127.3	401	2TR-Tahqua Tr.	LE	MI	NO	ALL	275		Tahquamenon River
016-374-025-00	SEC 24 T48N R7W	08/19/19	1307/228	35,000	146.5	402	2TR-Tahqua Tr.	LE	MI	NO	ALL	239		Tahquamenon River
016-675-011-00	SEC 34 T50N R6W	11/15/19	1312/191	20,000	240.3	402	PR-ST MICHAELS PL	RO	MI	YES	N/A	83		Sheldrake River
RIVER FRONTAGE				TOTAL	169,500	1,340.5	AVERAGE					144		
				WEIGHTED AVERAGE			MIN					54		
				NUMBER OF SALES	7		MAX					275		

*USE OUTLIERS WITH CAUTION

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/2020

REGION 1 - DETOUR & DRUMMOND ISLAND TOWNSHIPS

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
041-603-039-00	SEC 3 T47N R4E	12/26/2017	1272/1009	25000	39.25	401	GR-Dutcher Dr.	LE	MI	YES	ALL	637		
005-069-007-00	SEC 19 T42N R3E	01/23/17	1249/1	64,000	79.3	401	DI-Ziegler Rd	LE	MI	NO	ALL	807		
005-070-012-00	SEC 20 T42N R3E	04/23/18	1279/513	23,500	39	401	GR-Krontz Rd.	LE	MI	NO	ALL	603		
005-073-009-00	SEC 23 T42N R3E	08/16/18	1287/1	14,529	38	401	N/A	LE/RO	MI	NO	ALL	382		ADJ TO OWNER PROPERTY
005-076-005-00	SEC 26 T42N R3E	03/20/17	1251/923	34,000	38.0	401	PA-N Caribou Lake Rd	LE	MI	YES	ALL	895		
005-104-018-00	SEC 4 T41N R4E	01/05/18	1272/606	42,000	66.0	401	PA-M-134	LE/RO	CE	YES	ALL	636		
005-104-019-00	SEC 4 T41N R4E	03/15/18	1276/903	25,000	40.0	401	EASMENT	LE	MI/CE	YES	ALL	625		
005-171-008-25ETC	SEC 21 T42N R4E	12/22/17	1273/325	29,000	68.0	401	GR-Steel Rd.	LE/RO	MI	YES	ALL	426		ALSO 171-020-00
005-180-012-50	SEC 30 & 19 T42N R4E	03/15/18	1276/837	92,500	86.5	401	EASMENT	LE	MI/CE	NO	ALL	1,069		INCLUDES WF ON MAUD BAY (GOVT LOT 3)
006-176-016-25	SEC 36 T42N R5E	4/16/2018	1287/526	65,000	38.1	401	PA-E CHANNEL RD/M134	LE	HW	YES	2	1,705		
006-176-016-50	SEC 36 T42N R5E	4/2/2018	1277/881	42,500	40.0	401	EA	RO	MI	NO	4	1,063		

30 ACRES PLUS	TOTAL	457,029	572.2							AVERAGE	804			
	WEIGHTED AVERAGE		799							MIN	382			
	NUMBER OF SALES		11							MAX	1,705			

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
005-061-004-00	SEC 11 T42N R3E	03/07/17	1251/53	50,000	25.6	401	PRIVATE	RO	MI	NO	0	1,953		WATERFRONT
005-064-004-00	SEC 14 T42N R3E	07/19/17	1260/974	25,000	10.0	401	PRIVATE	RO	MI/HW	NO	0	2,500		
005-071-005-00	SEC 21 T42N R3E	02/22/17	1250/199	28,000	19.5	401	GR-Wojnaroski	LE	MI	YES	ALL	1,436		
006-212-014-50	SEC 12 T41N R6E	10/7/2019	1310/48	25,000	14.62	401	GR-S TURKEY FARM RD	LE	HW	NO	ALL	1,710		
006-334-003-00	SEC 34 T43N R6E	2/6/2019	1297/702	15,000	19.5	401	GR-COLTON BAY RD	LE	CE/OP	NO	ALL	769		MAXTON PLAINS

10-29 ACRES	TOTAL	143,000	89.2							AVERAGE	1,674			
	WEIGHTED AVERAGE		1,603							MIN	769			
	NUMBER OF SALES		5							MAX	2,500			

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
041-647-022-10	SEC 27 T42N R4E	06/19/17	1258/709	12,600	9.8	401	GR-Spring Bay Rd.	LE/RO	MI	YES	ALL	1,292		
041-647-022-25	SEC 27 T42N R4E	09/25/17	1265/621	*3500	*6.125	401	PA-E. N. Caribou Lake Rd.	LE	MI/CE	YES	ALL	*571		SEE ALSO RF
041-647-022-30	SEC 27 T42N R4E	01/04/18	1272/126	1,500	1.0	401	EASMENT	LE	CE	YES	ALL	1,500		
006-203-007-00	SEC 3 T41N R6E	12/10/2018	1295/72	18000	6.54	401	GR-Lincoln Rd.	LE	MI	YES	N/A	2,752		
006-203-019-00	SEC 3 T41N R6E	8/20/2018	1287/619	6000	0.73	401	PA/GR-Johnswood/Lincoln	LE	CE	YES	ALL	8,219		CORNER LOT
006-415-002-20	SEC 15 T41N R7E	08/24/18	1288/403	7,500	1.1	401		LE	HW	NO	ALL	7,143		ADJ TO STATE LAND
006-427-003-00	SEC 27 T41N R7E	03/21/18	1277/470	17,500	7.5	401	PA-BASS COVE RD	LE	MI	YES	N/A	2,324		SEE ALSO ROAD FRONTAGE

BELOW 10 ACRES	TOTAL	63,100	26.6							AVERAGE	3,872			
	WEIGHTED AVERAGE		2,372							MIN	1,292			
	NUMBER OF SALES		6							MAX	8,219			

CHIPPEWA COUNTY

2020

VACANT LAND INFORMATION

2018/2020

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
005-440-042-50	SEC 8 T41N R4E	10/28/19	1311/322	10,000	150.0	401	PA-M134	LE	MI/CE	YES	N/A	67		
005-540-023-00	SEC 17 T42N R4E	03/16/18	1276/923	10,500	171.3	401	GR-Steel Rd.	LE	MI/CE	YES	N/A	61		
041-775-015-00	SEC 35 T42N R4E	10/16/19	1310/759	48,000	220.0	201	PA-ONTARIO ST	LE	OP	YES	N/A	218		CORNER LOT NEAR FERRY
041-760-073-80	SEC 34 T42N R4E	12/06/19	1313/352	6,000	100.0	401	PA-ERIE ST	LE	OP	YES	N/A	60		
041-781-001-00ETC	SEC 27 T42N R4E	07/22/19	1305/737	18,000	389.4	401	PA/GR-WATSON ST	RO	MI/CE	YES	N/A	46		ALSO 781-014-00
005-260-002-00	SEC 11 T41N R3E	08/11/17	1262/363	26,500	125.0	401	PA-M-134	RO	HW/MI	YES	N/A	212		
005-260-037-00	SEC 11 T41N R3E	08/29/17	1263/766	12,000	150.0	401	GR-Evergreen Dr.	LE	MI	YES	N/A	80		BLUE WATERS SUB
005-540-023-00	SEC 17 T42N R4E	03/16/18	1276/923	10,500	171.3	401	GR-Steel Rd.	LE	MI/CE	YES	N/A	61		
005-540-023-00	SEC 17 T42N R4E	03/16/18	1276/923	10,500	171.3	401	GR-Steel Rd.	LE	MI/CE	YES	N/A	61		
006-427-003-00	SEC 27 T41N R7E	03/21/18	1277/470	17,500	200.0	401	PA-E Bass Cove Rd	LE	MI	YES	N/A	88		SEE ALSO BELOW 10 ACRES
006-680-007-00ETC	SEC 24 T42N R5E	09/29/19	1309/566	6,000	206.0	401	PA-E SOMES RD	LE	MI	YES	N/A	29		SEAMAN FOUNTAIN PLAT LOTS 7-10
ROAD FRONTAGE				TOTAL	175,500	2,054.2						AVERAGE	89	
				WEIGHTED AVERAGE						MIN	29			
				NUMBER OF SALES						MAX	218			

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
005-062-001-44	SEC 12 T42N R3E	07/10/18	1284/107	60,000	150.0	401	GR-OTTAWA	LE	MI	YES	N/A	400		ST. MARYS RIVER, CEDAR SHORES
005-063-003-14	SEC 13 T42N R3E	09/26/17	1265/699	55,500	125.0	401	GR-OTTAWA	LE	MI	YES	0	444		ST. MARYS RIVER, CEDAR SHORES
005-109-044-25	SEC 9 T41N R4E	01/05/18	1272/442	65,000	200.0	401	2TR-DEER POINT RD	LE	MI	YES	ALL	325		LAKE HURON
005-109-044-50	SEC 9 T41N R4E	08/23/17	1263/235	32,500	100.0	401	2TR-DEER POINT RD	LE	MI	YES	ALL	325		LAKE HURON
005-171-018-00	SEC 21 T42N R4E	10/26/17	1269/530	55,000	100.0	401	GR-LOCKWOOD	LE	MI	YES	ALL	550		ST. MARYS RIVER
005-260-042-00	SEC 11 T41N R3E	10/26/17	1268/16	48,000	89.2	401	GR-EVERGREEN DR	LE	MI	YES	N/A	538		BLUE WATERS SUBD.
005-520-024-00	SEC 21 T42N R4E	08/30/17	1265/142	40,000	101.4	401	PA-S SPRING BAY RD	LE	MI	YES	N/A	394		ST. MARYS RIVER, SPRING BAY SUB
006-001-020-10	SEC 1 T41N R4E	09/24/18	1290/65	39,000	120.0	401	PR/GR-CRAB POINT	LE	CE	YES	ALL	325		Lake Huron
006-075-024-00	SEC 25 T42N R4E	03/20/20	1317/1008	75,000	200.0	401	PA-S BLACK ROCK PT RD	LE	MI/CE	YES	ALL	375		St. Mary's River
006-108-020-00	SEC 8 T41N R5E	09/28/18	1290/739	54,000	100.0	401	EA/GR-TOM RICE TRL	LE/SL	MI/PI	YES	ALL	540		Lake Huron
006-114-020-00	SEC 14 T41N R5E	11/20/19	1312/616	35,000	100.5	401	GR-S CREAM CITY PT RD	LE	MI/CE	YES	N/A	348		Lake Huron
006-118-004-00	SEC 18 T41N R5E	06/28/19	1304/432	70,000	208.0	401	PR 2TR-S CLEARY ROW	RO	MI/CE	YES	N/A	337		Lake Huron
006-122-009-80	SEC 22 T41N R5E	07/10/19	1304/1288	65,000	150.0	401	GR-S CREAM CITY PT RD	LE	MI/CE	YES	ALL	433		Lake Huron
006-159-001-22	SEC 19 T42N R5E	11/02/18	1293/17	150,000	300.0	401	PR/GR-Dix Point Rd	RO	MI	YES	0	500		Lake Huron
006-221-002-17	SEC 21 T41N R6E	08/30/19	1308/33	*20000	*470	401	EASEMENT	LE	MI/CE	NO	0	*43		OUTLIER
006-570-002-00	SEC14 T41N R5E	10/31/18	1293/242	10,000	60.0	401	GR-Kilstroms Rd.	LE	PI/CE	NO	N/A	167		Lake Huron, Frank Bailey Plat of Huron Bay
006-605-006-50	SEC 19 T41N R7E	06/21/18	1283/334	22,500	55.0	401	GR-Big Shoal Bay Rd	RO	MI/CE	YES	ALL	409		Lake Huron, Big Shoal Cove
006-650-037-00	SEC 28 T42N R5E	09/06/18	1288/914	60,000	100.1	401	PA-FAIRBANK PT RD	LE/SL	MI	YES	ALL	599		Lake Huron, King & Pardridge Plat of Fairbanks Island
006-705-039-00	SEC 33 T41N R5E	10/04/19	1309/1217	65,000	100.7	401	PA-CHARLES RD	SL	MI	YES	N/A	645		St.Mary's River, Pigeon Cove, slope to water
006-705-104-00	SEC 3 T41N R5E	08/21/18	1287/881	50,000	100.0	401	PA-Mildred Place	LE/SL	MI	YES	ALL	500		Slight slope to water
WATER FRONTAGE				TOTAL	1,051,500	2,459.9						AVERAGE	429	
				WEIGHTED AVERAGE						MIN	167			
				NUMBER OF SALES						MAX	645			

ISLAND SALES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
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PIN

NO SALES FOR THIS TIME PERIOD

ISLAND SALES	TOTAL	WEIGHTED AVERAGE	NUMBER OF SALES	AVERAGE	#DIV/0!
	-	-	0	MIN	-
		#DIV/0!		MAX	-

USE OUTLIERS WITH CAUTION

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/2020

REGION 2 - BRUCE & SOO TOWNSHIPS

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS PIN	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT	
002-005-003-00	SEC 5 T45N R1E	08/19/19	1307/224	29,000	40.0	101	N/A	LE/RO	MI	NO	4	725		ADJ TO OWNERS PROPERTY	
002-005-004-50	SEC 5 T45N R1E	06/08/18	1281/917	44,000	38.0	101	PA/GR-E 12 MILE/SEYMOUR	RO	MI	YES	N/A	1,158			
002-031-001-00	SEC 31 T45N R1E	07/29/19	1305/938	35,000	39.6	401	2TR-E 17 MILE RD	RO	MI	YES	N/A	884			
002-031-003-00	SEC 31 T45N R1E	11/20/18	1294/1	20,000	40.0	401	EASEMENT	RO	PI/MI	NO	ALL	500		LITTLE MUNUSCONG RIVER/ADJ STATE LAND	
002-072-014-00	SEC 22 T46N R1E	01/15/19	1296/1329	75,000	74.6	401	2TR-S RIDGE RD	RO	MI	YES	ALL	1,006		1574' +/- ON CHARLOTTE RIVER, SEE ALSO RF	
002-082-009-25	SEC 32 T46N R1E	10/11/19	1310/344	40,000	50.0	401	N/A	LE	MI	NO	5	800		ADJ TO OWNERS PROPERTY	
002-118-007-00	SEC 18 T45N R2E	05/10/19	1301/601	70,000	80.0	401	N/A	LE	MI	YES	ALL	875		ESMT NOT YET DEVELOPED	
012-154-004-00	SEC 4 T45N R2E	08/22/18	1287/851	12,000	40.0	401	N/A	LE/RO	MI	NO	ALL	300		NEEBISH ISLAND, NO ACCESS	
				TOTAL	325,000	402.2					AVERAGE	781			
				WEIGHTED AVERAGE		808					MIN	300			
				NUMBER OF SALES		8					MAX	1,158			

10-29 ACRES PIN	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT	
002-059-001-00	SEC 9 T41N R1E	11/01/19	1311/619	28,000	14.4	401	GR-S RIDGE RD	RO	MI	YES	ALL	1,949			
002-061-018-00	SEC 11 T46N R1E	07/08/19	1304/901	20,000	14.8	401	PA-S NICOLET RD	LE	MI	YES	N/A	1,356			
002-073-005-00	SEC 23 T46N R1E	10/22/19	1310/1333	*15000	*29.25	401	PA-S RIVERSIDE DR	LE	MI/SW	YES	ALL	*513		OUTLIER	
002-081-004-75	SEC 31 T46N R1E	02/23/18	1275/361	28,000	19.2	101	PA-S M-129	LE	HF	YES	ALL	1,456			
002-085-012-00	SEC 35 T46N R1E	11/06/18	1293/58	17,000	16.7	101	PA-E 12 MILE RD	LE	MI	YES	0	1,018			
002-106-007-50	SEC 6 T45N R2E	04/24/18	1279/286	16,500	12.7	401	GR-E 12 MILE RD	LE	MI	YES	ALL	1,302			
002-133-016-00	SEC 33 T45N R2E	11/02/18	1293/174	36,800	25.0	401	PA/GR-SCENIC/SAWMILL PT	LE/RO	MI	YES	ALL	1,472		SEE ALSO WATERFRONT, ACREAGE APPROX.	
012-084-013-00	SEC 34 T47N R1W	02/18/20	1316/216	18,000	28.1	402	PA-W 6 MILE RD	LE	MI/OP	YES	ALL	641			
012-086-020-80ETC	SEC 36 T47N R1W	12/11/18	1295/80	43,000	29.3	401	PA-W 6 MILE RD	LE	MI	YES	ALL	1,470		ALSO 086-020-60 & 086-020-20	
012-084-013-00	SEC 34 T47N R1W	02/18/20	1316/216	18,000	28.1	402	PA-W 6 MILE RD	LE	MI/OP	YES	ALL	641			
				TOTAL	225,300	188.2					AVERAGE	1,256			
				WEIGHTED AVERAGE		1197					MIN	641			
				NUMBER OF SALES		9					MAX	1,949			

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
002-006-001-00	SEC 6 T45N R1E	08/09/19	1306/1001	8,500	8.75	401	E 12 MILE RD	LE	OP	YES	ALL	971		
002-058-005-50	SEC 8 T46N R1E	04/20/18	1279/236	13,000	9.8	401	PA-E 7 MILE RD	LE	SOME/MI	YES	ALL	1,333		
002-061-002-50	SEC 11 T46N R1E	05/08/20	1320/120	12,500	4.8	401	PA-E 7 1/2 MILE RD	LE	MI	YES	ALL	2,632		
002-083-015-00	SEC 33 T46N R1E	05/20/19	1302/176	12,000	9.0	401	PA-E 12 MILE RD	RO	MI	YES	ALL	1,329		
002-213-001-50	SEC 13 T45N R1W	08/27/19	1307/897	13,500	2.7	401	PA-S M129	LE	PI	YES	ALL	5,056		
002-620-018-00	SEC 33 T45N R2E	10/03/18	1290/781	9,900	6.3	401	GR-SAWMILL PT RD	RO	MI	YES	N/A	1,569		
012-026-045-15	SEC 26 T47N R1E	10/25/18	1292/125	30,000	9.75	401	PA-S RIVERSIDE DR	LE	MI	YES	ALL	3,077		
012-027-021-35	SEC 27 T47N R1E	10/23/19	1310/1238	30,000	9.75	402	PA-E 4 MILE RD	LE	MI	YES	N/A	3,077		
012-029-010-30	SEC 29 T47N R1E	6/16/20	1322/395	15,000	9.75	402	PA-S SEYMOUR RD	LE	MI	YES	ALL	1,538		
012-031-022-00	SEC 31 T47N R1E	11/27/18	1294/359	12,500	9.75	401	PA-S KILLACKEY RD	LE	PA	YES	ALL	1,282		
012-031-022-25	SEC 31 T47N R1E	9/13/19	1308/1175	12,000	9.75	402	PA-S KILLACKEY RD	LE	MI	YES	0	1,231		
012-084-018-00	SEC 34 T47N R1W	6/21/19	1304/491	5,200	3.07	402	PA-W 6 MILE RD	LE	OP	YES	ALL	1,694		
012-086-020-00	SEC 36 T47N R1W	1/31/18	1273/567	16,000	9.75	401	PA-W 6 MILE RD	LE	MI	YES	ALL	1,641		

BELOW 10 ACRES	TOTAL	190,100	102.8	AVERAGE	2,033
	WEIGHTED AVERAGE		1849	MIN	971
	NUMBER OF SALES		13	MAX	5,056

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
002-460-004-00	SEC 28 T45N R2E	11/8/2019	1312/124	28,500	844.90	401	PA-S SCENIC DR	LE	MI	YES	N/A	34		
002-620-016-00	SEC 33 T45N R2E	10/10/18	1291/304	26,000	182.0	401	GR-SAWMILL PT RD	LE	MI	NO	N/A	143		
012-026-009-25	SEC 26 T47N R1E	08/19/19	1307/112	24,500	128.1	401	PA-S NICOLET RD	LE	MI	YES	0	191		PLAT OF LELIEVRE HEIGHTS
012-026-038-80	SEC 26 T47N R1E	11/14/19	1312/352	10,900	176.1	402	PA-S NICOLET RD	LE	HW	YES	1	62		RISSMAN PLAT/RD NOT DEV AT PARCELS
012-027-006-25	SEC 27 T47N R1E	11/06/19	1311/988	25,000	198.0	402	PA-E 4 MILE RD	LE	MI	YES	ALL	126		
012-330-027-00	SEC 28 T47N R1E	09/03/19	1307/1252	7,000	60.0	402	PA-S SCENIC DR	LE	OP	YES	N/A	117		
012-380-021-00	SEC 23 T47N R1W	07/24/19	1305/739	28,000	272.0	402	PA-S CHARWOOD CIR	LE	HW	YES	N/A	103		
012-395-016-00	JACEK SUBDIVISION	10/04/18	1290/911	25,000	285.5	401	PA-CEDAR DR	LE	MI	YES	N/A	88		
012-470-005-00	SEC 31 T47N R1W	02/06/20	1315/1291	14,000	125.0	402	PA-CEDAR DR	LE	MI	YES	N/A	112		RF ON BOTH SIDES

ROAD FRONTAGE	TOTAL	188,900	2,271.6	AVERAGE	108
	WEIGHTED AVERAGE		83	MIN	34
	NUMBER OF SALES		9	MAX	191

CHIPPEWA COUNTY

2020

VACANT LAND INFORMATION

2018/2020

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
002-072-014-00	SEC 22 T46N R1E	1/15/2019	1296/1329	75,000	1574	401	2TR-S RIDGE RD	RO	MI	YES	ALL	48		CHARLOTTE RIVER
002-120-010-00	SEC 20 T45N R2E	6/5/2019	1303/127		190	401	PA-S SCENIC DR	SL	MI	YES	N/A			ST. MARY'S RIVER, SLOPE TO WATER (CONFIDENTIAL)
002-129-007-00	SEC 29 T45N R2E	4/1/2019	1300/87	108,350	281	401	PA-S SCENIC DR	LE	MI	YES	0	386		ST. MARY'S RIVER
002-133-016-00	SEC 33 T45N R2E	11/2/2018	1293/174	36,800	850	401	PA/GR -SCENIC/SAWMILL PT	LO/LE	MI	YES	ALL	43		WATERFRONT NOT GREAT, SUBDIVISION IN FRONT
002-500-009-00ETC	SEC 28 T45N R2E	8/3/2018	1286/102	30,000	162.6	401	PA-S SCENIC DR	LE	MI	YES	N/A	185		ST MARYS RIVER ROCK CUT, ALSO 500-010-00
012-183-005-00	SEC 33 T45N R2E	9/18/2018	1289/670	30000	176	401	LIMPING WATER ROW	LE	MI/OP	?NO	0	170		WATERFRONT NOT GREAT, SUBDIVISION IN FRONT
														ST MARYS RIVER ROCK CUT, ALSO 500-010-00
														IF NOT ELECTRIC, IT'S NOT FAR FROM SITE
WATER FRONTAGE														
	TOTAL				3,233.6							AVERAGE	182	
	WEIGHTED AVERAGE				102							MIN	43	
	NUMBER OF SALES				6							MAX	386	

*USE OUTLIERS WITH CAUTION

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/2020

REGION 3 - DAFTER, KINROSS & RUDYARD TOWNSHIPS

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
004-002-011-00	SEC 2 T45N 1W	07/09/19	1304/1089	15,000	40.0	402	N/A	LE/LO	PI/CE	NO	0	375		ESMT? ADJ TO STATE LAND
004-103-001-00	SEC 3 T46N R1W	01/15/20	1315/2	70,000	76.1	402	PA- W 6 MILE RD	LE	OP	YES	ALL	920		ALSO S TAYLOR RD-GR, 101 AT SALE
004-112-006-00	SEC 12 T46N R1W	02/08/18	1274/287	90,000	98.5	102	GR-W 7 MILE RD	LE	HF	YES	4	914		
004-114-012-00	SEC 14 T46N R1W	09/06/19	1308/698	51,000	49.5	401	PA-W M-28	LE	PA	YES	N/A	1,030		DID NOT SEE ANY IMPROVEMENTS
004-122-008-50	SEC 22 T46N R1W	09/24/19	1309/419	35,000	29.9	202	PA-W M-28	LE	PA	YES	ALL	1,172		
004-128-019-00	SEC 28 T46N R1W	07/18/19	1305/674	32,000	34.5	402	PA-W10 MILE RD	LE	PA	YES	ALL	929		
004-129-009-00	SEC 29 T46N R1W	11/05/19	1311/814	100,000	148.3	102	GR-W 11 MILE RD	LE	MI/OP	YES	N/A	674		
004-134-026-00	SEC 34 T46N R1W	12/27/18	1295/957	35,000	37.5	102	GR-W12 MILE RD	LE	HF	YES	N/A	933		
004-235-004-00	SEC 35 T46N R2W	08/22/19	1307/451	68,000	79.0	102	2TR-W 11 MILE RD	LE	OP	NO	ALL	861		
008-086-001-00	SEC 36 T45N R2W	01/28/20	1315/1196	35,000	75.87	402	N/A-2 TR	RO	MI	NO	ALL	461		
011-005-006-00	SEC 5 T44N R2W	8/15/2019	1307/19	36,000	37.525	102	PA-W 18 MILE RD/S TILSON	LE	OP	YES	ALL	959		
011-005-007-00	SEC 5 T44N R2W	5/8/2020	1320/827	65,500	69.8	102	PA-S TILSON RD	LE	OP	YES	N/A	938		
011-005-023-00	SEC 5 T44N R2W	8/22/2019	1307/649	45,000	75.73	102	PA-S CENTERLINE RD/M48	LE	OP	YES	ALL	594		
011-006-004-00	SEC 6 T44N R2W	6/8/2020	1322/609	32,500	30.554	402	2TR-W 23 MILE RD	LE	MI/OP	YES	ALL	1,064		
011-030-016-00	SEC 30 T44N R2W	02/09/18	1274/318	36,000	40.3	401	GR-PEFFERS	RO	MI	YES	ALL	892		
011-031-009-00ETC	SEC 31 T44N R2W	02/04/19	1297/410	57,000	75.4	401	PA-MACKINAC TRL	LE	MI	YES	ALL	756		ALSO 031-011-00
011-033-001-00	SEC 33 T44N R2W	08/03/18	1288/691	21,000	30.0	401	N/A	LE	LB	NO	ALL	700		
011-034-004-00	SEC 34 T44N R2W	01/30/18	1273/623	32,000	59.5	401	PA-23 MILE RD	LE	OP	YES	N/A	538		
011-128-001-00	SEC 28 T44N R3W	06/08/18	1282/46	60,960	73.4	401	PA/GR-DRYBURG/TEETS	LE	LB	YES	ALL	830		
011-175-001-00	SEC 25 T45N R3W	01/09/20	1314/1255	70,000	157.6	402	GR-W PLOEGSTRA RD	LE	OP	YES	ALL	444		
30 ACRES PLUS				TOTAL	986,960	1318.9					AVERAGE	799		
				WEIGHTED AVERAGE		748					MIN	375		
				NUMBER OF SALES		20					MAX	1,172		

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
004-005-014-50	SEC 5 T45N R1W	11/27/18	1294/547	9,000	19.5	401	GR/2TR-MAPLE	LE	MI	YES	ALL	462		
008-028-009-00	SEC 28 T45N R1W	06/27/19	1304/497	35,500	18.5	402	PA-W M80	LE	MI/LB	YES	ALL	1,919		
008-075-009-50	SEC 25 T45N R2W	9/10/2019	1308/996	22,037	17.593	402	PA-W FAIR RD	LE	HW	YES	1	1,253		
011-006-003-10	SEC 6 T44N R2W	08/24/18	1287/134	16,000	21.8	401	PA-TILSON RD	LE	MI	YES	ALL	735		
10-29 ACRES				TOTAL	82,537	77.4					AVERAGE	1,092		
				WEIGHTED AVERAGE		1,067					MIN	462		
				NUMBER OF SALES		4					MAX	1,919		

CHIPPEWA COUNTY

2020

VACANT LAND INFORMATION

2018/2020

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
004-131-005-10	SEC 31 T46N R1W	11/8/2019	1311/1167	15,500	9.5	402	GR-W 11 MILE RD	LE	MI	YES	4	1,632		
008-034-003-25	SEC 34 T45N R1W	06/07/18	1282/192	19,500	4.25	401	PA-WM80	LE	MI	YES	ALL	4,588		201 IN 2019
008-035-004-45	SEC 35 T45N R1W	06/16/20	1322/340	10,000	2.16	402	PA-S DARRINS WAY	LE	HW	YES	ALL	4,630		
008-069-040-00	SEC 19 T45N R2W	08/27/19	1307/783	10,000	9.5	402	PA-W STRAWBERRY LN	RO	HW	YES	N/A	1,053		10 ACRES MINUS RF
008-085-006-30	SEC 35 T45N R2W	08/05/19	1306/436	16,100	8.45	402	GR-W AHO RD	LE/LO	MI	YES	N/A	1,905		
011-033-001-75	SEC 33 T44N R2W	11/29/2019	1313/385	7,000	9.75	402	GR-W 23 MILE RD	LE	OP	YES	ALL	718		
TOTAL				78,100	43.6							AVERAGE	2,421	
WEIGHTED AVERAGE					1,791							MIN	718	
NUMBER OF SALES					6							MAX	4,630	

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
008-034-012-00	SEC 34 T45N R1W	9/24/2019	1310/294	8,500	132.0	401	PA-W M80	LE	MI	YES	0	64		VAC AT SALE
008-034-012-10	SEC 34 T45N R1W	2/13/2020	1316/269	10,000	150.0	402	PA-W M80	LE	MI	YES	0	67		
008-230-067-00ETC	ARBOR RIDGE EST	01/25/19	1298/1230	6,000	260.0	401	PA-DEER RUN	LE	HW	YES	N/A	23		LOTS 65 & 67, ADJ TO PROP
008-260-502-00	SEC 29 T45N R1W	04/05/18	1278/923	*900	*10	401	PA-Parkside Dr.	LE	OP	YES	N/A	*90		.18 acre/10 ft on rd
011-280-007-00	SEC 5 T44N R2W	03/05/19	1298/436	10,000	100.0	401	PA-MACKINAC TRL	LE	OP/HB	YES	0	100		
TOTAL				34,500	642.0							AVERAGE	64	
WEIGHTED AVERAGE					54							MIN	23	
NUMBER OF SALES					4							MAX	100	

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														

THERE ARE NO WATER FRONTAGE SALES FOR THIS TIME PERIOD

WATER FRONTAGE

DATE: 12/17/20

STUDY TIME FRAME: 1/1/2018-3/31/2020

REGION 4 - PICKFORD & RABER TOWNSHIPS

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALEDATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
009-002-016-00ETC	SEC 2 T43N R1E	10/31/18	1292/743	25,000	41.96	401	DI-E 25 MILE RD	LE	MI/PI	YES	ALL	596		ALSO 002-020-55
009-056-005-00	SEC 6 T44N R1E	01/31/18	1273/697	40,000	80.0	401	GR-E 19 MILE RD	RO	MI	YES	ALL	500		RD ENDS AT PARCEL
010-056-007-00etc	SEC 6 T43N R2E	12/20/19	1314/310	204,000	399.0	402	PA-E GOGOMAIN RD	LO	MI	YES	ALL	511		HEAVILY WOODED
010-071-007-00	SEC 21 T43N R2E	10/17/19	1310/982	42,000	38.0	402	GR-E Sandridge/S. McCoy	LE	MI	YES	ALL	1,105		
010-077-002-00	SEC 27 T43N R2E	06/11/20	1322/161	28,000	39.0	402	2TR-E SANDRIDGE RD	LE	MI	YES	N/A	718		
010-081-005-00	SEC 31 T43N R2E	12/04/18	1294/996	45,000	39.0	101	GR-E 29 Mile Rd.	LE	CE	NO	N/A	1,154		
010-133-008-00	SEC 33 T44N R2E	01/04/19	1296/547	28,000	39.0	401	GR-Maple Point Rd	LE	MI	YES	ALL	718		
010-136-014-00ETC	SEC 36 T44N R2E	02/11/20	1315/1282	38,500	101.4	402	PA-S Rocky Point Rd	LO	MI	YES	ALL	380		
009-176-011-50	SEC 26 T44N R1W	10/31/19	1311/436	78,000	75.5	101	GR-S STEELE RD	LE	FI	YES	ALL	1,034		
30 ACRES PLUS				TOTAL	528,500	852.8						AVERAGE	746	
				WEIGHTED AVERAGE		620						MIN	380	
				NUMBER OF SALES		9						MAX	1,154	

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
009-081-014-00	SEC 31 T44N R1E	01/29/20	1315/1115	20,000	15.0	101	N/A	LE	OP	YES	N/A	1,333		
010-004-012-00	SEC 4 T42N R2E	10/21/2019	1311/15	15,000	19	402	GR-E Traynor Rd/S Springer	LE	PI	YES	0	789		
010-145-003-25	SEC 5 T42N R3E	3/15/2019	1298/278	7,000	19.5	401	PA-Raber Rd	LO	MI	YES	ALL	359		
010-146-014-00	SEC 6 T42N R3E	9/3/2019	1308/417	20,000	19.5	402	PA-S Tower Rd.	LE	MI	YES	ALL	1,026		
10-29 ACRES				TOTAL	62,000	73.0						AVERAGE	877	
				WEIGHTED AVERAGE		849						MIN	359	
				NUMBER OF SALES		4						MAX	1,333	

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
009-006-003-00	SEC 6 T42N R1E	8/7/2018	1286/463	14,500	3.61	401	PA-E GOGOMAIN RD	LE	OP/MI	YES	ALL	4,017		
009-011-004-00	SEC 11 T43N R1E	05/29/20	1321/829	9,000	9.8	401	PA-FAIRVIEW RD	LE	MI	YES	N/A	923		
010-081-007-30	SEC 31 T43N R2E	2/17/2020	1316/362	9,100	5.98	401	PA-E M48	LE	PI	YES	ALL	1,522		
010-167-012-00	SEC 17 T43N R3E	10/2/2019	1309/755	8,000	7.41	402	PA-S RABER RD	LE	MI	YES	0	1,080		
010-167-012-75	SEC 17 T43N R3E	11/5/2019	1311/1021	8,500	2.01	402	PA-S Raber Rd./Mikes Landing	LE	HW	YES	ALL	4,229		
BELOW 10 ACRES				TOTAL	49,100	28.8						AVERAGE	2,354	
				WEIGHTED AVERAGE		1,707						MIN	923	
				NUMBER OF SALES		5						MAX	4,229	

CHIPPEWA COUNTY

2020

VACANT LAND INFORMATION

2018/2020

ROAD FRONTAGE PIN	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
009-081-027-00	SEC 31 T44N R1E	5/10/2018	1280/186	10,000	300	401	PA-CLEGG RD	LE	MI	YES	ALL	33		
009-300-015-00	SEC 31 T43N R1E	04/10/18	1278/735	1,500	50	401	PLEASANT ST/HAROLD	LE	OP	YES	ALL	30		

ROAD FRONTAGE	TOTAL	11,500	350.0	AVERAGE	32
	WEIGHTED AVERAGE		33	MIN	30
	NUMBER OF SALES		2	MAX	33

WATER FRONTAGE PIN	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
009-081-027-00	SEC 31 T44N R1E	5/10/2018	1280/186	10,000	300	401	PA-CLEGG RD	LE	MI	YES	ALL	33		E BRANCH MUNUSCONG

WATER FRONTAGE	TOTAL	10,000	300.0	AVERAGE	33
	WEIGHTED AVERAGE		33	MIN	33
	NUMBER OF SALES		1	MAX	33

USE OUTLIERS WITH CAUTION

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/2020

REGION 5 - CHIPPEWA, HULBERT, SUPERIOR & TROUT LAKE TWP

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
003-012-002-00	SEC 12 T46N R5W	02/20/19	1297/1070	35,000	40.0	401	2TR-S 3074 RD	MI	LE/RO	NO	ALL	875		FED FOREST RD
003-030-044-00	SEC 30 T46N R5W	09/12/19	1308/953	46,000	40.0	401		LE	MI	YES	4	1,150		ESMT??
007-121-001-00	SEC 21 T46N R7W	11/21/17	1269/735	58,000	79.0	401	PA-N HULBERT RD	LE	HW	YES	ALL	734		
007-135-008-00etc	SEC 35 T46N R7W	10/12/18	1292/360	45,000	80.0	401	2TR-W PINE RD	RO	MI	NO	N/A	563		2 TRACK NOT DEV BEYOND PARCEL
014-060-007-00	SEC 10 T46N R2W	12/14/2019	1314/42	24,500	31.1	401	PA-W 7 1/2 MILE RD	LE	MI	YES	ALL	788		
014-068-012-50	SEC 18 T46N R2W	3/18/2019	1298/1089	44,000	39.6	101	PA-IRISH LINE/M-S8	LE	HAY FI	YES	2	1,112		
014-114-005-00	SEC 14 T46N R3W	12/28/18	1296/197	12,500	37.0	401	N/A	LE	M/PI	NO	ALL	338		ACCESS THRU OWN ADJ PROPERTY
014-119-019-00	SEC 19 T46N R3W	06/18/18	1282/775	20,000	39.0	401	2TR-FEDERAL FOREST RD	LE	MI	YES	ALL	513		
014-124-010-00	SEC 24 T46N R3W	04/14/20	1319/35		39.0	401	PA-S GOLDADE RD	LE	MI	YES	N/A			CONFIDENTIAL
015-121-005-00	SEC 21 T44N R5W	09/23/19	1309/502	32,000	29.25	402	PA-W H40	LE/RO	HW	YES	ALL	1,094		30 ACRES MINUS .75 ACRE RF
TOTAL					453.9							AVERAGE	876	
WEIGHTED AVERAGE					835							MIN	338	
NUMBER OF SALES					10							MAX		

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
003-011-001-50	SEC 11 T46N R5W	9/19/2019	1309/359	22,000	20.02	402	PR-ESMT	RO	HW	NO	N/A	1,099		
003-203-015-00	SEC 3 T46N R6W	02/11/19	1297/862	18,000	13.6	401	GR-W NORTH RD	RO	HW/MI	NO	ALL	1,326		
014-066-007-00	SEC 16 T46N R2W	07/19/18	1284/848	75,000	14.74	201	PA-M221/M28	LE	OP	YES	ALL	5,088		MI HWY JUNCTION/SEE ALSO RF
014-118-008-00	SEC 18 T46N R3W	07/09/18	1283/846	25,000	10.72	401	2TR-3578 RD	LE	MI	YES	ALL	2,332		ADJ TO FEDERAL FOREST LAND
015-127-025-00	SEC 27 T44N R5W	01/03/19	1298/70	8,500	9.75	401	GR-W VERTZ RD	RO	MI	YES	N/A	872		
015-128-005-50	SEC 28 T44N R5W	09/12/18	1290/136	16,500	9.75	401	PA-H-40	RO	HW	YES	ALL	1,692		
015-132-001-80	SEC 32 T44N R5W	11/02/18	1294/587	18,000	9.44	401	PA-M123	LE/LO	MI	NO	ALL	1,907		ELECTRIC IS CLOSE
015-225-028-00	SEC 25 T44N R6W	07/03/19	1304/714	25,000	17.15	402	EA-GR S BLACK BEAR	LE	MI/HW	YES	N/A	1,458		
TOTAL				208,000	105.1							AVERAGE	1,972	
WEIGHTED AVERAGE					1,978							MIN	872	
NUMBER OF SALES					8							MAX	5,088	

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
003-203-015-25	SEC 3 T46N R6W	04/10/18	1278/660	10,970	8.7	401	GR-W NORTH RD	RO	HW/MI	NO	ALL	1,258		
007-121-014-00	SEC 21 T46N R7W	3/7/2018	1275/922	15,000	9.75	401	GR-W APPLE LN	LE	HW	YES	ALL	1,538		
007-127-034-00	SEC 27 T46N R7W	05/19/18	1281/141	3,000	3.2	401	PA-S SPRUCE ST	LE	HW	YES	ALL	946		
007-127-024-50	SEC 27 T46N R7W	05/19/18	1281/142	3,000	2.2	401	PA-S SPRUCE ST	LE	HW	YES	N/A	1,351		
015-225-016-00	SEC 25 T44N R6W	6/6/2018	1282/919	8,500	6.16	401	GR-WHITETAIL	LE	HW/MI	YES	ALL	1,380		
TOTAL				40,470	30.0							AVERAGE	1,295	
WEIGHTED AVERAGE					1,348							MIN	946	
NUMBER OF SALES					5							MAX	1,538	

CHIPPEWA COUNTY

2020

VACANT LAND INFORMATION

2018/2020

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
014-066-007-00	SEC 16 T496N R2W	07/19/18	1284/848	75,000	1453.29	201	PA-M221 & M28	LE	OP	YES	ALL	52		SEE ALSO 10-29 ACRES
014-220-034-00	PLAT OF JORDAN BEACH	10/22/18	1291/782	15,000	101	401	PA-Baird Ave.	LE	MI	YES	N/A	149		
014-425-003-00	SEC 4 T46N R2W	06/07/18	1281/925	5,000	56.0	401	PA-Green St.	LE	OP	YES	N/A	89		
014-452-002-00	SEC 9 T46N R2W	07/09/20	1324/30	1,300	50.0	401	PA-W CRAWFORD ST	LE	MI	YES	N/A	26		
015-128-018-00	SEC 28 T44N R5W	3/25/2019	1299/677	5,500	165.00	401	PA-S LAKE RD	LE	MI	YES	N/A	33		
ROAD FRONTAGE		TOTAL		101,800	1825.3					AVERAGE		70		
		WEIGHTED AVERAGE			56					MIN		26		
		NUMBER OF SALES			5					MAX		149		

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
014-054-105-00	SEC 4 T46N R2W	01/14/19	1296/955	32,000	523	401	PA-Crawford St.	LE/RO	MI/HW	YES	ALL	61		Waishkey River
014-057-097-00	SEC 4 T46N R2W	03/29/18	1277/817	31,000	275	401	PA-M221	RO	MI	YES	N/A	113		Waishkey River
015-550-063-50	BIRCH SHORES INC	07/02/18	1283/363	18,800	124.70	401	GR/PR-BIRCH SHORES DR	LE	HW	YES	N/A	151		TROUT LAKE
015-550-082-50	BIRCH SHORES INC	01/26/18	1272/376	85,000	100.00	401	GR-BIRCH SHORES RD	LE	HW	YES	NA	850		CARP LAKE
015-550-126-50	BIRCH SHORES INC	08/06/18	1287/3		100.00	401	GR-BIRCH SHORES RD	LE	HW	YES	ALL			LITTLE LAKE (Confidential)
WATER FRONTAGE		TOTAL			1122.7					AVERAGE		279		
		WEIGHTED AVERAGE			168					MIN		61		
		NUMBER OF SALES			5					MAX		850		

USE OUTLIERS WITH CAUTION

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/2020

REGION 6 - BAY MILLS & WHITEFISH TOWNSHIPS

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
016-220-009-00	SEC 20 T49N R6W	12/02/19	1313/650	22,000	39.7	401	DI-Genes Rd.	RO	MI	NO	0	554		
016-251-002-00	SEC 1 T50N R6W	08/17/18	1287/854	38,000	39.5	401	GR-Wildcat Rd.	RO	MI	YES	ALL	962		
016-251-003-00	SEC 1 T50N R6W	02/11/19	1297/876	34,000	39.0	401	GR-Wildcat Rd.	RO	MI	YES	0	872		
016-283-004-00	SEC 33 T50N R6W	08/20/18	1287/727	39,900	39.5	401	2TR-BETSY RIVER RD	LE/RO	MI	NO	ALL	1,010		
TOTAL				133,900	157.7							AVERAGE	850	
WEIGHTED AVERAGE					849							MIN	554	
NUMBER OF SALES					4							MAX	1,010	

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
001-034-049-00	SEC 34 T47N R2W	12/17/18	1295/468	30,000	19.5	401	PA-W BIRCH POINT	LE	MI	YES	ALL	1,538		
001-114-001-50	SEC 14 T47N R3W	06/10/18	1283/40	28,500	20.0	401	N/A	RO	HW/MI	NO	2	1,425		MOSTLY HARDWOODS
016-108-005-60	SEC 8 T47N R6W	02/01/18	1273/656	24,000	21.5	401	GR-East West Rd.	RO	HW	YES	ALL	1,116		
016-133-007-00	SEC 33 T47N R6W	05/21/19	1302/122	12,000	10.3	401	GR-W North Rd.	LE	MI	YES	ALL	1,164		
016-220-004-00	SEC 20 T49N R6W	11/20/18	1294/276	16,000	19.5	401	DI-Goddard Rd.	RO	MI	NO	ALL	821		
016-277-002-00	SEC 27 T50N R6W	06/11/20	1322/91	14,500	10.0	401	GR-Vermillion Rd.	LE	PI/MI	NO	N/A	1,450		
016-280-004-80	SEC 30 T50N R6W	07/13/18	1284/583	12,000	10.0	401	EASEMENT	LE	MI	NO	ALL	1,200		
016-331-008-20	SEC 31 T47N R7W	07/31/18	1285/921	23,500	16.8	401	GR-N HULBERT RD	LE	MI	NO	ALL	1,403		E BRANCH TAHQUAMENON
016-403-005-75	SEC 3 T49N R7W	02/29/20	1317/7	18,000	21.8	402	2TR/EA-BROOKE RD	LE	MI	NO	ALL	827		
016-407-007-10	SEC 7 T49N R7W	11/11/19	1311/1172	12,000	10.0	402	2TR-Sheephead Lake Rd	RO	PI/CE	NO	N/A	1,200		
016-460-016-00ETC	SEC 10 T50N R7W	10/26/18	1292/271	15,000	29.4	401	DI-Bracken	RO	MI	NO	N/A	511		
016-471-002-00	SEC 21 T50N R7W	01/11/19	1296/888		20.0	401		LE	MI	NO	N/A			CONFIDENTIAL
016-481-008-25ETC	SEC 31 T50N R7W	03/19/18	1277/5	27,000	20.0	401		RO	MI	NO	ALL	1,350		ALSO 481-008-30, ACCESS UNKNOWN
016-481-024-00ETC	SEC 31 T50N R7W	11/21/19	1315/657	18,000	14.0	402	2TR-FOX HILL RD	RO	MI	NO	ALL	1,286		ALSO 481-022-00
TOTAL					242.7							AVERAGE	1,253	
WEIGHTED AVERAGE					1,218							MIN	511	
NUMBER OF SALES					14							MAX		

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
001-331-002-40	SEC 31 T47N R5W	01/07/19	1298/638	7,000	1.9	401	GR-S GRAVEL PIT RD	RO	HW/MI	YES	ALL	3,691		SEE ALSO ROAD FRONTAGE
016-277-006-00etc	SEC 27 T50N R6W	8/7/19	1306/799	18,750	6.588	402	PA-Whitefish Point Rd.	LE	MI	YES	ALL	2,846		ALSO 277-006-50
016-331-016-00	SEC 31 T47N R7W	2/15/18	1274/939	14,000	8.14	401	GR-N HULBERT RD	LE	PI/CE	NO	0	1,720		
016-465-001-90	SEC 15 T50N R7W	4/27/18	1279/781	15,000	5	401	N/A	RO	MI	NO	ALL	3,000		BORDERS BETSY RIVER ON EAST
016-590-001-00	SEC 26 T50N R6W	11/12/19	1311/1287	16,000	3.576	402	2TR/PR-HIGHLAND TR	LE	PI	YES	N/A	4,474		SLOPE TO WHITEFISH PT RD W/ ELEC
TOTAL				70,750	25.2							AVERAGE	3,146	
WEIGHTED AVERAGE					2,807							MIN	1,720	
NUMBER OF SALES					5							MAX	4,474	

CHIPPEWA COUNTY

2020

VACANT LAND INFORMATION

2018/2020

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT	
PIN															
001-029-001-70	SEC 29 T47N R2W	8/6/2018	1286/104	1,500	140.36	401	N/A	LE	MI	YES	0	11		ADJ TO OWNER PROP, RD UNDEVEL.	
001-331-002-40	SEC 31 T47N R5W	01/07/19	1298/638	7,000	190.0	401	GR-S GRAVEL PIT RD	RO	HW/MI	YES	ALL	37		SEE ALSO BELOW 10 ACRES	
001-332-001-58	SEC 32 T47N R5W	11/12/19	1311/1243	15,000	299.9	402	GR/PR-W MAPLE LN	LE	HW	YES	0	50		SEE ALSO BELOW 10 ACRES	
001-580-007-00	SEC 11 T47N R3W	03/28/18	1277/418	6,000	150.0	401	PA-IROQUOIS TR	LE	MI	YES	N/A	40		WALKER PLAT OF WHITEFISH BAY	
016-210-009-00	SEC 10 T49N R6W	08/03/18	1286/190	9,500	99.0	401	PA-Whitefish Pt. Rd.	LE	MI	YES	ALL	96			
016-590-008-00etc	SEC 26 T50N R6W	12/10/18	1295/1082	27,800	300.0	401	PA/2TR-Whitefish Pt/Highland Tr	RO	MI/CE	YES	N/A	93		ALSO 590-009-00	
016-590-010-00	SEC 26 T50N R6W	09/19/18	1270/399	10,000	300.9	401	PA/GR-Whitefish Pt./Highland Tr	RO	CE	YES	N/A	33		Andrus Highlands	
016-590-010-00	SEC 26 T50N R6W	01/16/19	1296/1166	13,500	150.0	401	PA/GR-Whitefish Pt./Highland Tr	RO	CE	YES	N/A	90			
016-590-011-00	SEC 20 T49N R6W	02/11/19	1297/875	19,900	173.2	401	PA/GR-Whitefish Pt./Highland Tr	RO	MI/CE	YES	ALL	115			
016-620-042-00	SEC 29 T47N R6W	09/16/19	1308/1180	12,500	320.0	402	PA-S M123	RO	HW	YES	N/A	39			
016-650-020-00	SEC 34 T50N R6W	09/10/18	1289/162	25,000	100.0	401	GR-Superior Dr.	LE	MI	YES	N/A	250		Munsell Plat of Shelldrake	
016-670-021-00	SEC 27 T50N R6W	10/25/19	1311/579	15,000	171.7	402	DI/PR-ROBINDALE CIR	LE	PI	YES	N/A	87			
016-750-049-00	SEC 13 T50N R6W	05/25/18	1281/333	23,900	447.5	401	GR/PR-S BLUEBERRY LN	LE	MI	YES	N/A	53		Whispering Pines	
ROAD FRONTAGE				TOTAL	186,600	2842.5						AVERAGE	76		
				WEIGHTED AVERAGE						MIN	11				
				NUMBER OF SALES						MAX	250				

WATER FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT	
PIN															
001-025-003-50	SEC 25 T47N R2W	07/16/18	1284/485	128,000	100.0	401	EA-CHICKADEE ROW	LE	MI	YES	ALL	1,280		LAKE SUPERIOR	
001-110-022-00	SEC 10 T47N R3W	06/06/18	1281/927	60,000	54.0	401	GR-WESTON RD	LE	HW/MI	YES	ALL	1,111		LAKE SUPERIOR, BEHIND OWNERS HOUSE	
001-340-010-00	SEC 13 T47N R5W	06/06/19	1302/1248	*20000	*105.2	401	GR-GROSVENORS DR	LE	MI	YES	N/A	*190		LAKE SUPERIOR, OUTLIER	
001-340-049-25	SEC 13 T47N R5W	08/15/18	1287/313	123,000	125.0	401	PA-W LAKESHORE DR	RO	HW/MI	YES	ALL	984		LAKE SUPERIOR	
001-485-103-00	SEC 32/33 T47N R5W	08/15/18	1287/597	36,500	100.0	401	DI-W MAPLE LN	SL	HW/MI	YES	NA	365		MCNEARNEY LK	
001-484-075-00	SEC 32 T47N R5W	04/04/19	1299/490	34,000	102.6	401	DI-W MAPLE LN	SL	HW/MI	YES	N/A	331		MCNEARNEY LK	
016-210-022-00	SEC 10 T49N R6W	11/8/18	1293/491	84,000	116	401	PA-Whitefish Pt Rd.	LE	MI	YES	ALL	724		Lake Superior	
016-215-049-75	SEC 15 T49N R6W	11/8/18	1293/489	49,000	135	401	PA-Whitefish Pt Rd.	LE	MI	YES	ALL	363		Lake Superior	
016-227-008-00pt	SEC 27 T49N R6W	3/11/19	1298/554	25,000	52.11	401	EASEMENT	LE	MI	YES	0	480		Lake Superior, Bluff	
016-262-001-60	SEC 12 T50N R6W	1/21/20	1315/355	85,000	105	401	PA-Whitefish Pt Rd.	RO	MI	YES	0	810		Lake Superior	
016-263-002-80	SEC 13 T50N R6W	7/13/18	1283/646	84,000	100	401	GR-Third Creek Row	RO	MI	YES	0	840		Lake Superior	
016-263-002-85	SEC 13 T50N R6W	9/30/19	1309/838	84,900	100	401	PR-Third Creek Row	RO	MI	YES	0	849		Lake Superior	
016-276-021-00	SEC 26 T50N R6W	10/8/18	1291/18	84,000	100	401	PA-Whitefish Pt Rd.	LE	MI	YES	0	840		Lake Superior	
016-284-011-50	SEC 34 T50N R6W	11/20/19	1312/523	72,500	100	402	GR-Superior Dr.	LE	MI	YES	N/A	725		Lake Superior	
016-586-013-50	SEC 36 T51N R6W	07/28/18	1285/416	159,900	585.0	401	GR-Cemetary Rd.	LE	MI	NO	ALL	273		Lake Superior, High Erosion Area	
016-640-008-00	SEC 36 T51N R6W	06/14/18	1283/233	50,000	80.0	401	GR-Cemetary Rd.	LE	MI	YES	ALL	625		Lake Superior	
016-640-018-00	SEC 34 T50N R6W	04/24/18	1279/762	75,000	140.0	401	PA-Whitefish Pt Rd.	LE	MI	YES	N/A	536		Lake Superior	
WATER FRONTAGE				TOTAL	1,234,800	2094.7						AVERAGE	696		
				WEIGHTED AVERAGE						MIN	273				
				NUMBER OF SALES						MAX	1,280				

RIVER FRONTAGE PIN	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT			
016-278-029-00	SEC 28 T50N R6W	03/20/20	1317/886	17,500	220.0	402	EASEMENT	LE	PI/CE	NO	N/A	80		Betsy River, may be improved			
016-278-030-00etc	SEC 28 T50N R6W	10/19/19	1313/1321	15,000	220.4	402	EASEMENT	LE	MI/CE/PI	NO	0	68		Betsy River, also 031-00'			
016-278-035-00	SEC 28 T50N R6W	07/25/19	1305/897	12,000	220.4	402	EASEMENT	LE	MI/CE/PI	NO	0	54		Betsy River			
016-374-006-00	SEC 24 T48N R7W	05/24/19	1302/307	35,000	165.6	401	2TR-Tahqua Tr.	LE	MI	NO	ALL	211		Tahquamenon River			
016-374-015-00	SEC 24 T48N R7W	06/13/18	1282/206	35,000	127.3	401	2TR-Tahqua Tr.	LE	MI	NO	ALL	275		Tahquamenon River			
016-374-025-00	SEC 24 T48N R7W	08/19/19	1307/228	35,000	146.5	402	2TR-Tahqua Tr.	LE	MI	NO	ALL	239		Tahquamenon River			
016-675-011-00	SEC 34 T50N R6W	11/15/19	1312/191	20,000	240.3	402	PR-ST MICHAELS PL	RO	MI	YES	N/A	83		Shelldrake River			
RIVER FRONTAGE				TOTAL	169,500	1340.5					AVERAGE	144					
				WEIGHTED AVERAGE									MIN	54			
				NUMBER OF SALES									MAX	275			

USE OUTLIERS WITH CAUTION

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2018-3/31/2020

SUGAR ISLAND TOWNSHIP

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

30 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
013-155-016-00	SEC 5 T46N R2E	10/23/18	1291/952		39.0	401	GR-E 7 MILE RD	LE	MI	NO	N/A			CONFIDENTIAL
013-171-006-00	SEC 21 T46N R2E	03/06/20	1317/154	70,000	79.8	402	PA-S HOMESTEAD RD	LE	MI	YES	N/A	878		
013-209-013-00	SEC 9 T47N R2E	03/18/19	1298/981	30,000	80.9	401	PA-E 1 1/2 MILE RD	RO	MI	NO	ALL	371		ELECTRIC AVAILABLE AT ROAD
013-217-004-00	SEC 17 T46N R2E	03/19/18	1277/13	36,000	59.8	401	PA-S BRASSER RD	RO	MI	NO	ALL	603		
013-218-002-00ETC	SEC 18 & 7 T47N R2E	04/03/19	1299/612	65,000	179.5	401	PA-S BRASSER RD	LE	MI	YES	6	362		ALSO 218-011-00 & 207-019-00
013-219-006-00ETC	SEC 19 T47N R2E	8/13/2019	1306/1035	39,000	49.3	402	PA-S BRASSER RD	RO	HW/MI	YES	N/A	792		ALSO 219-007-00 & 008-00
013-279-009-00	SEC 29 T48N R2E	04/25/18	1279/287	24,000	38.0	401	PA-E NORTH SHORE DR	LE/LO	MI	YES	N/A	632		
013-283-009-00	SEC 33 T48N R2E	03/12/20	1317/417	30,000	40.0	402	N/A	RO	HW/MI	NO	ALL	750		
30 ACRES PLUS				TOTAL		566.2						AVERAGE	598	
				WEIGHTED AVERAGE		547						MIN	362	
				NUMBER OF SALES		8						MAX	878	

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
013-012-008-50	SEC 12 T47N R1E	4/24/2019	1300/838	16500	11.96	402	PA-S WESTSHORE DR	LE	HW/MI	YES	ALL	1,380		
013-204-002-00	SEC 4 T47N R2E	10/25/2019	1311/302	8500	20	402	N/A	RO	HW	NO	1	425		
013-209-006-50	SEC 9 T47N R2E	1/3/2020	1314/644	25000	17.73	402	GR-S TOWNHALL RD	RO	MI	YES	N/A	1,410		
013-218-004-00	SEC 18 T47N R2E	11/10/18	1293/487	7,500	20.0	401	N/A	LE	HW	NO	0	375		ADJ TO OWNERS PROPERTY
013-231-011-25	SEC 31 T47N R2E	07/25/19	1306/44	15,000	13.0	402	PA-S BRASSAR RD	LE	MI	YES	1	1,154		
10-29 ACRES				TOTAL		72,500	82.7					AVERAGE	949	
				WEIGHTED AVERAGE		877						MIN	375	
				NUMBER OF SALES		5						MAX	1,410	

BELOW 10 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
013-001-018-50	SEC 1 T47N R1E	10/4/2019	1310/34	9,000	6.415	402	PA-S WESTSHORE DR	LE/RO	MI	YES	ALL	1,403		
013-156-027-00	SEC 6 T46N R2E	12/14/18	1295/317	15,000	9.75	401	GR- E 7 MILE RD	RO	MI	YES	ALL	1,538		
013-205-004-85	SEC 5 T47N R2E	10/29/18	1292/861	10,000	4.75	401	GR-SEPPI RD	RO	MI	YES	0	2,105		SEE ALSO ROAD FRONTAGE
013-229-008-25	SEC 29 T47N R2E	10/05/18	1291/421	9,650	9.8	401	GR-E 4 MILE RD	RO	MI	YES	ALL	990		
013-231-004-75	SEC 31 T47N R2E	01/21/20	1315/235	10,000	9.8	402	PA-S BRASSAR RD	LE	HW/MI	YES	0	1,026		
013-279-002-00	SEC 29 T48N R2E	3/1/19	1298/339	5,000	3.77	401	PA-E NORTH SHORE DR	LE	MI	YES	2	1,326		
013-279-030-80	SEC 29 T48N R2E	10/04/19	1309/994	12,500	9.8	402	PA-N BRASSAR RD	LE	HW	YES	ALL	1,282		OLD DILAPITATED BLDG ON PROP
BELOW 10 ACRES				TOTAL		71,150	53.9					AVERAGE	1,381	
				WEIGHTED AVERAGE		1,319						MIN	990	
				NUMBER OF SALES		7						MAX	2,105	

CHIPPEWA COUNTY

2020

VACANT LAND INFORMATION

2018/2020

ROAD FRONTAGE	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
013-086-004-25	SEC 36 T48N R1E	10/07/18	1293/256	5500	100	401	PA-WESTSHORE DR	RO	MI/HW	YES	N/A	55		
013-205-004-85	SEC 5 T47N R2E	10/29/18	1292/861	10000	330	401	GR-SEPPI RD	RO	MI/HW	YES	0	30		SEE ALSO BELOW 10 ACRES
013-228-001-35	SEC 28 T47N R2E	09/27/18	1290/214	9500	208.94	401	GR-S ROY RD	LE	OP	YES	0	45		
ROAD FRONTAGE				TOTAL	25,000	638.9						AVERAGE	44	
				WEIGHTED AVERAGE		39						MIN	30	
				NUMBER OF SALES		3						MAX	55	

WATER FRONTAGE	SEC/TWN/RANGE*	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
013-024-034-10	SEC 24 T47N R1E	12/18/2019	1314/58	40000	206	402	PA-S WESTSHORE DR	LE	HW/MI	YES	ALL	194		
013-025-019-25	SEC 25 T47N R1E	1/20/2020	1315/385	103000	311.23	402	PA-S WESTSHORE DR	RO	HW/MI	YES	0	331		
013-025-019-50	SEC 25 T47N R1E	1/17/2020	1315/383	103000	309	402	PA-S WESTSHORE DR	RO	HW/MI	YES	1	333		
013-101-005-00	SEC 1 T45N R2E	01/24/19	1297/255	62,000	150.0	401	PA-S HOMESTEAD RD	LE/RO	MI	YES	0	413		
013-102-001-72	SEC 2 T45N R2E	10/30/18	1293/65	42,000	105.0	401	GR-ESMT	LE	MI	YES	N/A	400		
013-219-015-00ETC	SEC 19 & 24 T47N R2E	03/12/19	1298/819	117,000	500.0	401	PA-WESTSHORE	SL/RO	MI	YES	ALL	234		St. Mary's River, also 024-034-00
013-650-008-00	SEC 36 T47N R1E	06/01/18	1281/764	49,500	245.4	401	GR/PR-S OAK POINT	RO	MI	YES	N/A	202		St. Mary's River/Oak Point Plat
WATER FRONTAGE				TOTAL	516,500	1,826.7						AVERAGE	301	
				WEIGHTED AVERAGE		283						MIN	194	
				NUMBER OF SALES		7						MAX	413	

ISLAND SALES	SALE DATE	LIBER/PAGE	SALE \$	AC	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN													

THERE ARE NO ISLAND SALES FOR THIS TIME PERIOD

ISLAND SALES				TOTAL								AVERAGE	
				WEIGHTED AVERAGE								MIN	
				NUMBER OF SALES								MAX	

*USE OUTLIERS WITH CAUTION

2020 APPROXIMATE LAND VALUES

1/1/18 thru 3/31/20

	Rd Frontage	Waterfrontage	ACREAGES				BACK		BACK			Comments
			-10	10+	20	30+	40+	80+	80+	100+	150+	
BAYMILLS	50-75	300-1200	3500	1500	1100	800						
BRUCE	50-100	300-400	2500	1500	1400	1000		875				
CHIPPEWA	50-75	RIVER 50	1500			1000						
DAFTER	50-75		1600	1200		900						
DETOUR	50-100	400-600	1700	1200		900						
DRUMMOND ISL	50-100	300-600	5000			1500				700		
HULBERT	50-75	River 50	3000		1500			700				
KINROSS	50-75	100	3000	1500				500				
PICKFORD	30-50	30-50	2500	1300		1000		600				
RABER	30-75	150-200	2000	1600	1100	800				400		
RUDYARD	50-100	RIV 50	1300			900						
SOO	100-200	300-1000	2000	1500		1200						500
SUGAR ISLAND	30-60	200-400	1500	1000		800		500				
SUPERIOR	50-150	RIVER 60-125	2500	2000	1000	900		500				
TROUT LAKE	50-75	400-850	2000	1500		1000						300
WHITEFISH	100-250	300-800	3000	1500	1000	900						
CITY OF SAULT STE MARIE	50-200	1000-2000	15000									

BAY MILLS TWP MCNEARNEY LAKE LOTS SELLING FOR \$300-\$365 PER FF, WHITEFISH/WAISHKEY BAY SELLING FOR \$800-\$1200 PER FF

WHITEFISH TWP. TAHQUAMENON RIVER FRONTAGE SELLING FOR \$300-\$400 FF, LAKE SUPERIOR WF SELLING FOR \$600-\$800FF

CHIPPEWA COUNTY

2020

VACANT AG LAND INFORMATION

2017/2020

DATE: 12/17/20

STUDY TIME FRAME:
1/1/2017-3/31/2020

NOTE: FURTHER REFINEMENT OF THE DATA PRESENTED MAY BE NECESSARY

80 ACRES PLUS	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
002-005-004-00ETC	SEC 5 T45N R1E	08/18/17	1262/699	109,900	160.0	101	DI-S SEYMOUR RD	RO	HW/MI/OP	YES	ALL	687		DOESN'T APPEAR TO BE FARMED
004-112-006-00	SEC 12 T46N R1W	02/08/18	1274/287	90,000	98.5	101	GR-W 7 MILE RD	LE	HF	YES	4	914		
004-129-002-50	SEC 29 T46N R1W	03/20/17	1251/619	63,000	89.5	101	PA-10 Mile Rd	LE	FI	YES	0	704		
004-129-009-00	SEC 29 T46N R1W	11/05/19	1311/814	100,000	148.3	102	GR-W 11 MILE RD	LE	MI/OP	YES	N/A	674		
011-083-002-00	SEC 33 T45N R2W	09/20/17	1265/166	55,000	80.0	101	MACK TRAIL/JOHNSON	LE	OP	YES	N/A	688		
30 ACRES PLUS				TOTAL	417,900	576.30						AVERAGE	733	
				WEIGHTED AVERAGE		725						MIN	674	
				NUMBER OF SALES		5						MAX	914	

30-79 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRE	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
002-005-003-00	SEC 5 T45N R1E	08/19/19	1307/224	29,000	40.0	101	N/A	LE/RO	MI	NO	4	725		ADJ TO OWNERS PROPERTY
002-005-004-50	SEC 5 T45N R1E	06/08/18	1281/917	44,000	38.0	101	PA/GR-E 12 MILE/SEYMOUR	RO	MI	YES	N/A	1,158		
004-134-026-00	SEC 34 T46N R1W	12/27/18	1295/957	35,000	37.5	101	GR-W12 MILE RD	LE	HF	YES	N/A	933		ALSO CLEGG RD-GRAVEL
004-235-004-00	SEC 35 T46N R2W	08/22/19	1307/451	68,000	79.0	102	2TR-W 11 MILE RD	LE	OP	NO	ALL	861		
009-176-011-50	SEC 26 T44N R1W	10/31/19	1311/436	78,000	75.5	101	GR-S STEELE RD	LE	FI	YES	ALL	1,034		
010-079-003-00	SEC 29 T43N R2E	05/18/17	1256/85	33,000	40.0	101	2TR-Sandridge Rd.	RO	MI	NO	N/A	825		
011-005-006-00	SEC 5 T44N R2W	8/15/2019	1307/19	36,000	37.525	102	PA-W 18 MILE RD/S TILSON	LE	OP	YES	ALL	959		
011-005-007-00	SEC 5 T44N R2W	5/8/2020	1320/827	65,500	69.8	102	PA-S TILSON RD	LE	OP	YES	N/A	938		
011-005-023-00	SEC 5 T44N R2W	8/22/2019	1307/649	45,000	75.73	102	PA-S CENTERLINE RD/M48	LE	OP	YES	ALL	594		
014-068-012-50	SEC 18 T46N R2W	3/18/2019	1298/1089	44,000	39.6	101	PA-IRISH LINE/M-S8	LE	HAY FI	YES	2	1,112		
10-29 ACRES				TOTAL	477,500	532.6						AVERAGE	914	
				WEIGHTED AVERAGE		897						MIN	594	
				NUMBER OF SALES		10						MAX	1,158	

10-29 ACRES	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	ACRES	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
002-081-004-75	SEC 31 T46N R1E	02/23/18	1275/361	28,000	19.2	101	PA-S M-129	LE	HF	YES	ALL	1,456		
002-085-012-00	SEC 35 T46N R1E	11/06/18	1293/58	17,000	16.7	101	PA-E 12 MILE RD	LE	MI	YES	0	1,018		
009-081-014-00	SEC 31 T44N R1E	01/29/20	1315/1115	20,000	15.0	101	N/A	LE	OP	YES	N/A	1,333		
10-29 ACRES				TOTAL	65,000	50.93						AVERAGE	1,269	
				WEIGHTED AVERAGE		1,276						MIN	1,018	
				NUMBER OF SALES		3						MAX	1,456	

CHIPPEWA COUNTY

2020 VACANT AG LAND INFORMATION

2017/2020

TWP 004 & 014	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
004-134-026-00	SEC 34 T46N R1W	12/27/18	1295/957	35,000	37.5	101	GR-W12 MILE RD	LE	HF	YES	N/A	933		ALSO CLEGG RD-GRAVEL
004-235-004-00	SEC 35 T46N R2W	08/22/19	1307/451	68,000	79.0	102	2TR-W 11 MILE RD	LE	OP	NO	ALL	861		
004-112-006-00	SEC 12 T46N R1W	02/08/18	1274/287	90,000	98.5	101	GR-W 7 MILE RD	LE	HF	YES	4	914		
004-129-002-50	SEC 29 T46N R1W	03/20/17	1251/619	63,000	89.5	101	PA-10 Mile Rd	LE	FI	YES	0	704		
004-129-009-00	SEC 29 T46N R1W	11/05/19	1311/814	100,000	148.3	102	GR-W 11 MILE RD	LE	MI/OP	YES	N/A	674		
014-068-012-50	SEC 18 T46N R2W	3/18/2019	1298/1089	44,000	39.6	101	PA-IRISH LINE/M-S8	LE	HAY FI	YES	2	1,112		

TWP 004 & 014				TOTAL	400,000	492.4						AVERAGE	866	
				WEIGHTED AVERAGE		812						MIN	674	
				NUMBER OF SALES		6						MAX	1,112	

TWP 002 & 012	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
002-081-004-75	SEC 31 T46N R1E	02/23/18	1275/361	28,000	19.2	101	PA-S M-129	LE	HF	YES	ALL	1,456		
002-085-012-00	SEC 35 T46N R1E	11/06/18	1293/58	17,000	16.7	101	PA-E 12 MILE RD	LE	MI	YES	0	1,018		
002-005-003-00	SEC 5 T45N R1E	08/19/19	1307/224	29,000	40.0	101	N/A	LE/RO	MI	NO	4	725		ADJ TO OWNERS PROPERTY
002-005-004-50	SEC 5 T45N R1E	06/08/18	1281/917	44,000	38.0	101	PA/GR-E 12 MILE/SEYMOUR	RO	MI	YES	N/A	1,158		
002-005-004-00ETC	SEC 5 T45N R1E	08/18/17	1262/699	109,900	160.0	101	DI-S SEYMOUR RD	RO	HW/MI/OP	YES	ALL	687		DOESN'T APPEAR TO BE FARMED

TWP 002 & 012				TOTAL	227,900	273.9						AVERAGE	1,009	
				WEIGHTED AVERAGE		832						MIN	687	
				NUMBER OF SALES		5						MAX	1,456	

TWP 008, 009, 010, 011	SEC/TWN/RANGE	SALE DATE	LIBER/PAGE	SALE \$	FTG	CLASS	ROAD	TOPO	COVER	PWR	DIV	\$/UNIT	WPE	COMMENT
PIN														
009-176-011-50	SEC 26 T44N R1W	10/31/19	1311/436	78,000	75.5	101	GR-S STEELE RD	LE	FI	YES	ALL	1,034		
010-079-003-00	SEC 29 T43N R2E	05/18/17	1256/85	33,000	40.0	101	2TR-Sandridge Rd.	RO	MI	NO	N/A	825		
011-005-006-00	SEC 5 T44N R2W	8/15/2019	1307/19	36,000	37.525	102	PA-W 18 MILE RD/S TILSON	LE	OP	YES	ALL	959		
011-005-007-00	SEC 5 T44N R2W	5/8/2020	1320/827	65,500	69.8	102	PA-S TILSON RD	LE	OP	YES	N/A	938		
011-005-023-00	SEC 5 T44N R2W	8/22/2019	1307/649	45,000	75.73	102	PA-S CENTERLINE RD/M48	LE	OP	YES	ALL	594		
011-083-002-00	SEC 33 T45N R2W	09/20/17	1265/166	55,000	80.0	101	MACK TRAIL/JOHNSON	LE	OP	YES	N/A	688		

TWP 008, 009, 010, 011				TOTAL	312,500	378.5						AVERAGE	840	
				WEIGHTED AVERAGE		826						MIN	594	
				NUMBER OF SALES		6						MAX	1,034	

CHIPPEWA COUNTY EQUALIZATION DEPARTMENT
 CODES FOR VACANT LAND STUDY

2020

ROADS:	PA	PAVED	NA	NO ACCESS
	GR	GRAVEL	PR	PRIVATE
	DI	DIRT	EA	EASEMENT
	2TR	TWO TRACK - TRAIL		

COVER:	HW	HARDWOOD	PA	PASTURE
	SW	SOFTWOOD	OP	OPEN LAND
	MI	MIXED WOODS	HB	HIGH BRUSH
	PI	PINE	LB	LOW BRUSH
	SC	SWAMP/CONIFER	CE	CEDAR
	FI	FIELD	AS	ASPEN

TOPOGRAPHY OF LAND:	LE	LEVEL	SW	SWAMP
	HI	HIGH	ROU	ROUGH
	LO	LOW	HIL	HILLY
	RO	ROLLING	SL	SLOPE

CLASS:	101	AGRICULTURAL
	201	COMMERCIAL
	301	INDUSTRIAL
	401	RESIDENTIAL
	95	COMMERCIAL FOREST
	99	EXEMPT

ELECTRIC: YES AVAILABLE AT OR NEAR PROPERTY
 NO NOT AVAILABLE AT OR NEAR PROPERTY

EXTRACTION METHOD - SALE OF A PARCEL WITH A BUILDING - THE BUILDING VALUE IS EXTRACTED FROM THE SALE PRICE LEAVING THE VALUE OF THE VACANT LAND - **USE CAUTION**