

**FORD RIVER TOWNSHIP**  
2026 AG LAND STUDY

There have only been very few AG sales in the last several years.  
Used sales from outside the township, like type non-AG parcels and historical information for this study.

Parcel Number	Sale Date	Sale Price	Adj. Sale \$	Bldg	Land Residual	Acres	Dollars/Acre
009-225-013-00/012-30	6/3/2022	\$550,000	\$550,000	\$247,867	\$302,133	148.44	\$2,035
009-236-019-00	3/3/2022	\$200,000	\$200,000	\$115,762	\$84,238	80.00	\$1,053
014-113-003-00	10/18/2022	\$69,900	\$69,900		\$69,900	79.00	\$885
007-224-011-00/011-10	3/9/2021	\$85,000	\$85,000	\$31,700	\$53,300	40.00	\$1,333
					\$509,571	347.44	

**AVERAGE AG OPEN/GOOD ACRE \$1,326**

007-101-021-00	9/30/2021	\$48,000	\$48,000		\$48,000	40.00	\$1,200
009-070-002-00	4/15/2022	\$50,000	\$50,000		\$50,000	35.70	\$1,401
009-127-015-00	11/22/2023	\$40,000	\$40,000		\$40,000	40.00	\$1,000
007-235-008-00	8/29/2024	\$40,000	\$40,000		\$40,000	40.00	\$1,000
007-101-008-00	9/30/2021	\$48,000	\$48,000		\$48,000	40.00	\$1,200
					\$226,000	195.70	

**AVERAGE AG WOODED/MIXED ACRE \$1,160**

**2026 AG RATES USED**

AG OPEN/GOOD	\$ 1,326
AG WOODED/MIXED	\$ 1,160