

**FORD RIVER TOWNSHIP**  
 2026 INDUSTRIAL LAND STUDY

There are only 2 Industrial improved parcels and 2 Industrial vacant parcels.  
 46 acres are all or part gravel pits.  
 Some historical information and neighboring township sales were included.

Parcel Number	Sale Date	Sale Price	Bldg Value	Land Residual	Acres	\$/Acre	LV Area	Use/Notes
009-223-012-10	09/16/21	\$27,500		\$27,500	12.79	\$2,150	IND GRAVEL PIT	
007-123-003-00	04/29/21	\$25,000		\$25,000	12.54	\$1,994		
007-123-013-00	01/13/22	\$10,000		\$10,000	19.00	\$526	IND GRAVEL	
014-077-033-00/084-002-00	01/03/22	\$80,000		\$80,000	80.00	\$1,000	IND GRAVEL	
007-114-003-00/111-005-00	03/04/21	\$275,000		\$275,000	115.90	\$2,373	IND USE	MIXED USE/GRAVEL PIT
				<b>\$417,500</b>	<b>\$240.23</b>	<b>\$1,738</b>		
						<b>AVERAGE</b>		

**INDUSTRIAL RATES USED**

IND FF RATES                    \$72 FF                    used COMM FF RATE  
 IND GRAVEL                    \$1,738 Acre