

INFORMATION OBTAINED FROM THE CALHOUN COUNTY EQUALIZATION DEPARTMENT

All Units / Areas

\$5,319,457	\$0	\$0	\$439,000	\$4,880,457	1,343.71	0.00	144.09	1,199.62	\$4,068
simple mean -->									\$4,565
median -->									\$4,451
USE									\$4,100

2026 Fredonia Township, Calhoun County - Agricultural Land Values for Industrial Use

INFORMATION OBTAINED FROM THE CALHOUN COUNTY EQUALIZATION DEPARTMENT

No Till/Scrub All Units / Areas

Parcel Number	Liber / Page	Sale Date	Net Price	Time Adjusted Sale price	Improvement Value	Site Value	Tillable Value	Residual To Non-Tillable	Total Acres (w/o ROW)	Site Acres	Tillable Acres	Non-Tillable Acres	Price Per Non-Till Acre	
08-210-012-06	4517/507	3/8/21	\$110,000	\$140,773				140,773	40.20			40.20	\$3,502	mostly scrub
16-222-009-02	4549/145	6/7/21	\$25,000	\$31,430				31,430	12.40			12.40	\$2,535	mostly scrub
17-070-009-02	4610/483	11/23/21	\$115,000	\$139,734				139,734	20.01			20.01	\$6,984	mostly scrub
16-220-009-00	4622/764	1/4/22	\$105,000	\$126,491				126,491	75.27			75.27	\$1,681	mostly scrub
0077-00-870-0	4758/379	6/29/23	\$80,000	\$80,000				80,000	19.68			19.68	\$4,065	mostly scrub
08-161-006-00 & 08-210-009-00	4788/577	6/29/23	\$240,000	\$240,000				240,000	87.42			87.42	\$2,745	mostly scrub
14-120-024-10	4841/744	7/29/24	\$60,000	\$60,000				60,000	19.04			19.04	\$3,151	mostly scrub
				\$818,428	\$0	\$0	\$0	\$818,428	274.02	0.00	0.00	274.02	\$2,987	
simple mean -->													\$3,523	
median -->													\$3,151	
USE													\$3,000	

Low Wet/Swamp/Marsh All Units / Areas

Parcel Number	Liber / Page	Sale Date	Net Price	Time Adjusted Sale price	Improvement Value	Site Value	Tillable Value	Residual To Non-Tillable	Total Acres (w/o ROW)	Site Acres	Tillable Acres	Non-Tillable Acres	Price Per Non-Till Acre	
19-220-009-00	4385/039	1/13/2020	\$79,200	\$109,693				79,200	55.78			55.78	\$1,420	mostly marsh
18-012-301-70	4409/708	2/27/2020	\$130,000	\$178,601				130,000	51.75			51.75	\$2,512	mostly marsh
05-115-025-00	4554/299	6/3/21	\$153,000	\$192,504			\$89,444	103,060	40.00		15.16	24.84	\$4,149	mostly marsh
18-013-332-00; 321-16 & 323-00	4558/160	7/2/21	\$410,000	\$512,845			\$96,524	416,321	149.81		16.36	133.45	\$3,120	mostly marsh
02-010-005-00	4869/616	11/14/24	\$40,000	\$40,000			\$0	40,000	40.27		0.00	40.27	\$993	mostly marsh
				\$1,033,642	\$0	\$0	\$185,968	\$768,581	337.61	0.00	31.52	306.09	\$2,511	
simple mean -->													\$2,439	
median -->													\$2,512	
USE													\$2,500	

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Tillable - Not Irrigated	\$4,900
Dry Woods/Pasture	\$4,100
Mixed Woods	\$4,100
No Till/Scrub	\$3,000
Low Wet/Swamp/Marsh	\$2,500

[illegible]

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mostly scrub
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mostly marsh
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mostly marsh
mostly marsh
mostly marsh