

Au Train

Agriculture

Pin	Date	Acres	Sale Price	Price/Acre
Under 1 acre				
006-681-008-00	8/9/2021	0.69	\$16,800	24,348
006-413-065-10	11/5/2020	0.74	\$8,000	10,811
		1.43	\$24,800	17,343

1 to 5 acres				
006-156-035-00	6/1/2021	1.3	\$12,000	9,231
008-129-007-00	4/27/2020	1.5	\$8,400	5,600
006-156-055-00	8/18/2021	2.03	\$20,000	9,852
002-376-011-53	11/10/2020	4.09	\$20,000	4,890
006-081-006-25	5/21/2020	4.78	\$31,000	6,485
		13.70	\$91,400	6,672

5 to 20 acres				
12/15/2020	007-018-020-00	5.35	\$6,000	\$1,121
5/6/2019	003-002-060-002-35	7.83	\$12,500	\$1,596
7/16/2019	003-002-060-005-30	9.66	\$19,900	\$2,060
07/16/19	77-004-008-013-10	17.25	\$25,000	\$1,449
9/30/2020	007-019-124-00	18.9	\$30,000	\$1,587
		59.0	\$93,400	\$1,583

20 to 40 acres				
4/8/2021	005-134-011-40	20	\$32,500	\$1,625
6/7/2018	08-005-003-00	20	\$30,000	\$1,500
06/20/19	52-12-029-010-10	20.50	\$18,500	\$902
7/23/2019	002-224-012-00	22.42	\$18,000	\$803
9/21/2022	008-164-009-00	26.92	\$92,500	\$3,436
2/26/2021	08-155-014-00	30	\$27,000	\$900
5/4/2023	008-155-014-00	30	65000	\$2,167
2/6/2023	008-164-009-20	27	68000	\$2,519
		197	\$351,500	\$1,786

40 acres				
2/17/2021	002-224-001-00	40	\$32,000	\$810
6/10/2019	008-126-016-00	39.55	\$89,000	\$2,250
8/21/2019	008-155-001-00	40	\$60,000	\$1,500
09/18/20	77-004-008-009-00	40.00	\$60,000	\$1,500
9/21/2022	08-164-009-00	40.1	\$92,500	\$2,307
10/26/21	52-18-135-016-00	40.97	\$61,050	\$1,490
1/4/2021	002-220-001-00	41	\$30,900	\$754
		281	\$425,450	\$1,513

over 40 acres				
1/10/2020	002-283-013-00	77.2	\$80,000	\$1,036
04/16/20	52-18-403-015-00	79.50	\$70,000	\$881
11/19/2019	002-223-004-00	80	\$80,000	\$1,000
10/10/22	52-04-010-010-00	80.00	\$100,000	\$1,250
05/11/21	77-004-019-002-40	80.00	\$125,000	\$1,563
08/24/18	52-18-410-005-00	89.00	\$160,000	\$1,798
		485.7	615000.00	\$1,266

Acres	AV Total	\$/Ac
1	\$20,000	\$20,000
1.5	\$15,000	\$10,000
2	\$16,000	\$8,000
2.5	\$17,500	\$7,000
3	\$15,000	\$5,000
4	\$16,000	\$4,000
5	\$20,000	\$4,000
7	\$21,000	\$3,000
10	\$20,000	\$2,000
15	\$24,000	\$1,600
20	\$32,000	\$1,600
25	\$42,500	\$1,700
30	\$51,000	\$1,700
40	\$60,000	\$1,500
50	\$75,000	\$1,500
100	\$125,000	\$1,250

for 2023

for 2023

**Au Train
Commercial**

Parcel Number	Sale Date	Sale Price	Effec. Front	Total Acres	Dollars/FF	Dollars/Acre
Under 1 ac						
52-05-340-086-00	01/06/23	\$9,000	100.0	0.32	\$90	\$28,125
52-51-050-128-00	11/12/20	\$33,000	162.0	0.37	\$204	\$89,189
		\$42,000	262.0	0.69	\$160	\$60,870
2 to 5 ac						
52-52-005-150-40	04/16/21	\$105,000	529.0	2.07	\$198	\$50,774
52-14-116-019-50	09/02/19	\$115,000	235.0	2.51	\$489	\$45,817
52-53-431-084-30	07/28/22	\$75,000	50.0	2.91	\$1,500	\$25,773
52-02-108-020-00	12/08/22	\$300,000	310.0	3.12	\$968	\$96,154
52-53-432-017-00	06/21/22	\$49,900	286.0	4.70	\$174	\$10,617
		\$644,900	1,410.0	15.31	\$457	\$42,128
6 to 10 ac						
52-51-704-011-00	02/24/22	\$99,500	977.0	6.18	\$102	\$16,100
52-53-432-013-10	02/11/22	\$330,000	675.0	6.61	\$489	\$49,924
52-53-535-006-00	04/24/23	\$160,000	1,270.0	7.19	\$126	\$22,253
		\$589,500	2,922.0	19.98	\$202	\$29,505
11 to 20 ac						
52-05-122-034-00	06/07/23	\$150,000	1,730.0	12.27	\$87	\$12,225
52-14-134-018-00	05/22/23	\$55,000	1,730.0	12.27	\$32	\$4,482
52-51-703-005-00	03/28/22	\$151,600	1,251.0	15.00	\$121	\$10,107
		\$356,600	4,711.0	39.54	\$76	\$9,019
Over 20 ac						
52-10-124-035-00	10/20/20	\$175,000	1,400.0	23.00	\$125	\$7,609
52-12-213-044-00	06/15/22	\$45,000	1,350.0	30.80	\$33	\$1,461
52-02-106-023-10	05/19/21	\$400,000	769.0	74.47	\$520	\$5,371
52-03-211-019-00	04/02/21	\$89,700	2,800.0	88.20	\$32	\$1,017
		\$709,700	6,319.0	216.47	\$112	\$3,279

Acres	for 2024 \$/Ac	for 2024 AV Total
1	\$60,000	\$60,000
1.5	\$50,000	\$75,000
2	\$45,000	\$90,000
2.5	\$40,000	\$100,000
3	\$40,000	\$120,000
4	\$35,000	\$140,000
5	\$30,000	\$150,000
7	\$25,000	\$175,000
10	\$20,000	\$200,000
15	\$10,000	\$150,000
20	\$7,500	\$150,000
25	\$5,000	\$125,000
30	\$3,500	\$105,000
40	\$3,000	\$120,000
50	\$3,000	\$150,000
100	\$3,000	\$300,000

**Au Train Township
Industrial**

Parcel Number	Sale Date	Sale Price	Effec. Front	Total Acres	Dollars/FF	Dollars/Acre
Under 1 Ac						
52-51-556-058-00	08/19/21	\$6,000	78.0	0.22	\$77	\$27,273
52-05-340-086-00	01/06/23	\$9,000	100.0	0.32	\$90	\$28,125
001-660-015-50	10/24/2023	\$2,500	200	0.34	\$13	\$7,353
008-015-006-00	2/17/2023	\$3,400	150	0.69	\$23	\$4,935
52-51-050-128-00	11/12/20	\$33,000	162.0	0.37	\$204	\$89,189
		\$53,900	690.0	1.94	\$78	\$27,798
1 to 5 Ac						
52-53-431-084-30	07/28/22	\$75,000	50.0	2.91	\$1,500	\$25,773
52-53-432-017-00	06/21/22	\$49,900	286.0	4.70	\$174	\$10,617
		\$124,900	336.0	7.61	\$372	\$16,413
6 to 10 Ac						
52-51-704-011-00	02/24/22	\$99,500	977.0	6.18	\$102	\$16,100
051-453-003-05	6/4/2021	\$27,000	800	6	\$34	\$4,186
52-53-535-006-00	04/24/23	\$160,000	1,270.0	7.19	\$126	\$22,253
008-136-021-00	11/12/2021	\$28,000	800	9	35	\$3,111
		\$314,500	3,847.0	28.82	\$297	\$10,913
10 to 20 Ac						
52-08-031-013-00	01/31/22	\$10,000	160.7	10.17	\$62	\$983
52-14-134-018-00	05/22/23	\$55,000	1,730.0	12.27	\$32	\$4,482
		\$65,000	1,890.7	22.44	\$34	\$2,897
over 20 Ac						
52-12-213-044-00	06/15/22	\$45,000	1,350.0	30.80	\$33	\$1,461
52-02-106-023-10	05/19/21	\$400,000	769.0	74.47	\$520	\$5,371
52-03-211-019-00	04/02/21	\$89,700	2,800.0	88.20	\$32	\$1,017
		\$534,700	4,919.0	193.47	\$109	\$2,764

Acres	for 2024 \$/Ac	for 2024 AV Total
1	\$31,000	\$31,000
1.5	\$30,000	\$45,000
2	\$25,000	\$50,000
2.5	\$20,000	\$50,000
3	\$15,000	\$45,000
4	\$10,000	\$40,000
5	\$7,000	\$35,000
7	\$5,000	\$35,000
10	\$3,000	\$30,000
15	\$3,000	\$45,000
20	\$3,000	\$60,000
25	\$2,500	\$62,500
30	\$2,000	\$60,000
40	\$2,000	\$80,000
50	\$2,000	\$100,000
100	\$2,000	\$200,000

52-02-108-020-00	12/08/22	\$300,000	310.0	3.12	\$968	\$96,154
52-53-432-013-10	02/11/22	\$330,000	675.0	6.61	\$489	\$49,924
52-52-005-150-40	04/16/21	\$105,000	529.0	2.07	\$198	\$50,774
52-05-122-034-00	06/07/23	\$150,000	1,730.0	12.27	\$87	\$12,225
52-52-005-130-30	12/21/22	\$495,000	241.0	8.25	\$2,054	\$60,000
52-14-116-019-50	09/02/19	\$115,000	235.0	2.51	\$489	\$45,817
52-51-703-005-00	03/28/22	\$151,600	1,251.0	15.00	\$121	\$10,107
52-10-124-035-00	10/20/20	\$175,000	1,400.0	23.00	\$125	\$7,609

Au Train Township

Res

ACREAGE				
Parcel Number	Sale Date	Sale Price	Net Acres	\$/ac
Under 1 acre				
006-630-037-00	4/23/2021	\$4,200	0	\$35,000
001-660-015-50	10/24/2023	\$2,500	0	\$7,353
007-206-007-00	8/2/2023	\$15,000	1	\$29,940
008-015-006-00	2/17/2023	\$3,400	1	\$4,935
006-681-008-00	8/9/2021	\$16,800	1	\$24,348
001-255-012-00	8/20/2021	\$20,000	1	\$28,986
001-168-011-10	11/11/2021	\$25,000	1	\$34,247
001-420-018-00	6/1/2021	\$22,000	1	\$27,500
002-118-006-10	7/23/2021	\$68,750	1	\$74,728
		\$177,650	5	\$32,418
1 to 5 acres				
006-018-003-00	6/11/2021	\$23,000	1	\$23,000
006-156-035-00	6/1/2021	\$12,000	1	\$9,231
007-208-002-00	6/23/2023	\$75,000	2	\$44,118
001-214-010-30	6/3/2021	\$27,500	2	\$14,398
006-156-055-00	8/18/2021	\$20,000	2	\$9,852
007-208-015-00	2/8/2023	\$15,000	3	\$4,505
007-208-001-00	10/10/2023	\$29,900	4	\$7,231
001-325-020-30	8/12/2021	\$35,000	5	\$7,000
048-133-069-00	3/30/2023	\$23,000	5	\$4,600
		\$260,400	25	\$10,250
5 to 10 acres				
051-453-003-05	6/4/2021	\$27,000	6	\$4,186
006-361-001-08	1/21/2022	\$36,500	9	\$4,148

006-082-011-30	1/28/2022	\$25,000	10	\$2,535
004-020-007-10	1/28/2022	\$10,000	10	\$1,000
001-020-004-15	11/27/2023	\$20,000	10	\$2,000
		\$118,500	45	\$2,627
10 to 20 acres				
006-081-003-00	9/13/2021	\$47,500	10	\$4,726
003-077-013-30	7/27/2021	\$30,000	10	\$2,874
004-232-016-00	9/22/2021	\$42,500	12	\$3,571
008-169-008-00	12/17/2021	\$21,000	13	\$1,665
002-600-018-00	7/6/2021	\$27,000	13	\$2,100
051-451-031-00	4/9/2021	\$57,000	16	\$3,563
007-209-001-20	3/16/2023	\$86,000	18	\$4,715
008-135-007-00	7/6/2021	\$36,000	19	\$1,946
008-170-007-10	12/3/2021	\$33,500	19	\$1,809
001-226-005-30	4/30/2021	\$70,000	20	\$3,500
001-236-010-20	5/28/2021	\$88,500	20	\$4,425
006-155-009-00	8/19/2021	\$22,250	20	\$1,113
006-231-001-60	11/3/2021	\$29,000	20	\$1,450
004-029-015-10	1/5/2022	\$25,000	20	\$1,250
004-116-002-00	2/22/2022	\$10,000	20	\$500
001-017-010-00	11/8/2023	\$38,500	20	\$1,925
		\$663,750	269	\$2,466

20 to 35 acres				
004-104-008-00	10/20/2021	\$75,000	29	\$2,586
008-130-031-00	6/12/2023	\$100,000	35	\$2,869
006-008-003-00	2/23/2022	\$35,000	35	\$1,000
008-006-011-10	12/20/2023	\$5,000	36	\$141
		\$215,000	134	\$1,600
35 to 40 acres				
002-103-011-00	2/3/2021	\$32,000	40	\$800
008-130-025-00	2/8/2021	\$45,750	40	\$1,144
007-067-007-00	6/1/2021	\$48,000	40	\$1,200
002-324-011-00	6/16/2021	\$54,000	40	\$1,350
001-322-010-00	10/25/2021	\$65,000	40	\$1,625
006-179-006-00	12/13/2021	\$52,000	40	\$1,300
008-154-009-10	2/12/2023	\$67,000	40	\$1,675
007-231-002-00	6/1/2023	\$28,000	40	\$700
007-226-003-00	6/8/2023	\$42,000	40	\$1,050
008-018-013-00	9/20/2023	\$65,500	40	\$1,638
007-284-001-00	10/2/2023	\$50,000	40	\$1,250
		\$549,250	440	\$1,248
over 40 acres				
008-172-010-00	10/20/2023	\$127,000	68	\$1,880
008-009-014-00	8/27/2021	\$55,000	75	\$729
004-020-001-20	3/4/2022	\$70,000	78	\$892
004-031-016-00	3/10/2021	\$60,000	80	\$750
007-214-004-20	1/18/2023	\$75,000	80	\$938
007-209-020-00	1/30/2023	\$30,000	80	\$375
007-003-001-10	6/6/2023	\$167,200	82	\$2,039
008-130-021-00	10/21/2021	\$40,000	40	\$1,000
		\$624,200	583	\$1,070

Acres	for 2024 \$/Ac	for 2024 AV Total
1	\$30,000	\$30,000
1.5	\$20,000	\$30,000
2	\$15,000	\$30,000
2.5	\$10,000	\$25,000
3	\$7,500	\$22,500
4	\$5,000	\$20,000
5	\$5,000	\$25,000
7	\$2,700	\$18,900
10	\$2,600	\$26,000
15	\$2,500	\$37,500
20	\$2,000	\$40,000
25	\$1,750	\$43,750
30	\$1,600	\$48,000
40	\$1,250	\$50,000
50	\$1,100	\$55,000
100	\$1,100	\$110,000

Au Train Township

Residential FF						
Parcel Number	Sale Date	Sale Price	Net Acres	\$/ac	ff	\$/ff
Under 1 acre						
006-630-037-00	4/23/2021	\$4,200	0.12	35,000	50	\$84
001-660-020-00	7/21/2020	\$15,000	0.43	34,884	170	\$88
001-255-012-00	8/20/2021	\$20,000	0.69	28,986	200	\$100
006-681-008-00	8/9/2021	\$16,800	0.69	24,348	212	\$79
001-168-011-10	11/11/2021	\$25,000	0.73	34,247	319	\$78
006-413-065-10	11/5/2020	\$8,000	0.74	10,811	128	\$63
001-420-018-00	6/1/2021	\$22,000	0.8	27,500	232	\$95
008-169-017-00	9/1/2020	\$9,000	1	9,000	208	\$43
001-214-010-30	6/3/2021	\$27,500	1.91	14,398	830	\$33
007-066-034-00	7/22/2020	\$50,000	3.26	15,337	350	\$143
001-660-015-50	10/24/2023	2500	0.34	7,353	90	\$28
001-450-049-00	8/7/2023	13500	0.517	26,112	150	\$90
001-450-016-00	9/12/2023	80000	1.213	65,952	328.6	
		\$293,500			3267.6	\$90

**Au Train Township
Waterfront**

Parcel Number	Sale Date	Sale Price	Net Acres	Actual Front	\$/ff
Small Inland Lakes					
001-340-019-00	11/15/2021	\$21,650	0.8	123.75	\$175
001-340-021-00	8/17/2020	\$29,500	0.88	122.31	\$241
001-340-025-00	4/1/2021	\$28,000	0	333.16	\$84
001-340-012-00	9/1/2021	\$30,000	0	126.6	\$237
001-340-032-00	5/28/2021	\$23,900	1.52	120	\$199
001-031-006-22	8/16/2021	\$62,500	3.53	262	\$239
001-029-011-30	6/17/2020	\$60,000	10.1	167	\$359
001-029-011-50	10/13/2020	\$49,000	10	167	\$293
001-029-012-00	5/5/2020	\$55,000	10.1	167	\$329
001-029-003-15	9/2/2021	\$86,000	20.28	334	\$257
001-340-025-00	6/2/2023	40000	0	333.16	0
001-216-011-12	7/11/2023	168264	8.69	719	8.69
		\$653,814		2974.98	\$220

Large Inland Lakes					
002-560-019-00	9/30/2020	\$32,000	0	95	\$337
001-214-045-10	5/17/2020	\$42,500	0	100	\$425
001-214-045-30	11/15/2020	\$45,000	0	100	\$450
001-214-045-30	8/16/2021	\$75,000	0	100	\$750
001-450-028-00	6/21/2023	75000	0	200	\$375
		\$269,500		595	\$453

LAKE SUPERIOR					
Parcel Number	Sale Date	Sale Price	Net Acres	Actual Front	#VALUE!
001-169-015-95	8/20/2021	\$200,000	0	214	\$935
001-170-001-40	10/22/2021	\$165,000	0	151.47	\$1,089
002-106-036-00	12/10/2021	\$152,500	0	200	\$763
007-286-015-00	2/17/2022	\$99,900	0.22	86	\$1,162
007-131-001-18	5/25/2021	\$238,000	19.69	528	\$451
007-055-007-00	10/29/2021	\$130,000	9.91	251	\$518
007-055-015-00	2/3/2021	\$160,000	9.7	260	\$615
007-130-001-10	8/6/2021	\$220,000	12.01	583	\$377
007-130-001-04	7/30/2021	\$92,000	4.88	230	\$400
002-234-006-40	1/10/2022	\$90,000	9.11	234	\$385
007-283-007-00	8/9/2023	119000	8.93	660	\$180
007-205-010-00	8/20/2023	140000	0.579	90	\$1,556
007-286-015-00	9/12/2023	147000	0.217	86	\$1,709
007-055-018-00	6/21/2023	150000	9.78	254	\$591
007-066-015-00	6/1/2023	157000	1.109	350	\$449
007-131-001-19	12/28/2023	200000	9.97	250	\$800
007-131-001-17	10/12/2023	210000	9.76	249	\$843
		\$2,670,400		4676.47	\$571

**Au Train
South Wetlands**

Parcel Number	Sale Date	Sale Price	Total Acres	Dollars/Acre	
001-007-007-10	2/17/2023	\$9,900	\$10	\$990	\$990
001-007-005-00	5/14/2020	\$6,000	\$10	\$595	\$595
001-017-001-50	6/16/2020	\$2,350	\$10	\$235	\$235
001-008-001-35	10/19/2020	\$2,600	\$10	\$260	\$260
001-018-009-60	7/9/2021	\$4,500	\$10	\$450	\$450
001-008-001-12	7/9/2021	\$5,000	\$10	\$500	\$500
001-008-001-55	12/15/2022	\$9,000	\$10	\$900	\$900
001-008-001-00	8/2/2021	\$16,000	\$60	\$267	\$267
		\$55,350	\$130		\$426

Acres	for 2024 \$/Ac	for 2024 AV Total
1	\$500	\$500
1.5	\$500	\$750
2	\$500	\$1,000
2.5	\$500	\$1,250
3	\$500	\$1,500
4	\$500	\$2,000
5	\$500	\$2,500
7	\$500	\$3,500
10	\$500	\$5,000
15	\$500	\$7,500
20	\$500	\$10,000
25	\$500	\$12,500
30	\$500	\$15,000
40	\$500	\$20,000
50	\$500	\$25,000
100	\$500	\$50,000