

# Breitung Township Vacant Land Value Guide 2022-2023

3851 Menominee Street  
Quinnesec, MI 49876

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Website: [breitungtwp.org](http://breitungtwp.org)

## ACREAGE

| PARCEL SIZE    | PER ACRE | RANGE          |
|----------------|----------|----------------|
| 0 TO 5 ACRES   | 8,600    | 1,000 - 19,000 |
| 6 TO 10 ACRES  | 4,700    | 1,450 - 9,000  |
| 11 TO 20 ACRES | 3,400    | 1,350 - 8,000  |
| 29 TO 39 ACRES | 2,500    | 1,150 - 4,700  |
| 40 + ACRES     | 2,100    | 1,200 - 3,150  |

MARKET VALUE has the following characteristics:

1. *Frontage on a paved or gravel year-round road.*
2. *Electric & Telephone service on property.*
3. *Typical road frontage for size of property.*
4. *Reasonably close to an urban area.*
5. *Not including well and septic.*

## PLATTED VACANT LOTS

| AREA                | LOCAL ROADS  | MAJOR STREETS & HIGHWAYS |
|---------------------|--------------|--------------------------|
| Early Platted Lots  | 10 TO 75/FF  | 30 TO 800/FF             |
| Recent Platted Lots | 45 TO 300/FF | N/A                      |

## WATERFRONT

### River Frontage

|  |               |
|--|---------------|
| Good – Excellent Menominee River Shoreline | 570 TO 690/FF |
| Average Menominee River Shoreline          | 480/FF        |
| Fair -- Poor Menominee River Shoreline     | 175 TO 400/FF |

### Inland Lake Frontage

|                  |               |
|------------------|---------------|
| Good – Excellent | 710 TO 900/FF |
| Average          | 500/FF        |
| Fair – Poor      | 175 TO 310/FF |

## COMMERCIAL AND INDUSTRIAL

|                              | Low                                  | Fair      | Average  | High       |
|------------------------------|--------------------------------------|-----------|----------|------------|
| Average Price Per Front Foot | \$ 100                               | \$ 195    | \$ 465   | \$ 1,525   |
| Average Price Per Acre       | \$ 5,600                             | \$ 21,300 | \$42,500 | \$ 187,500 |
| Price Per Square Foot        | <i>Not Used in Breitung Township</i> |           |          |            |

The above General Land Values are an opinion of value, and it should be noted by the user some sale prices may differ