

Charter Township of Breitung Land Value Guide

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**GENERAL VACANT LAND VALUE GUIDE – 2023-2024
AVERAGE MARKET VALUE**

<u>Parcel Size</u>	<u>Average Price Per Acre</u>	<u>Range</u>
1 TO 5 ACRES	\$10,500	\$3,400 - \$20,200
5 TO 10 ACRES	\$ 4,700	\$3,000 - \$6,875
10 TO 20 ACRES	\$ 3,675	\$1,750 - \$7,350
20 TO 40 ACRES	\$ 3,300	\$2,300 - \$4,600
40 or more ACRES	\$ 1,560	\$1,000 - \$2,500

Acreage sold at the AVERAGE MARKET VALUE has the following characteristics:

1. Frontage on a paved or gravel road with all season access.
2. Typical road frontage for size of property.
3. Reasonably close to an urban area.
4. Without water or sewer service available.

Market Value Range of Platted Vacant Lots

Platted Lot and Block	\$ 65/FF
Single Access Subdivisions	\$ 150/FF

Market Value of Water Frontage

Menominee River Shoreline	\$ 575/FF
Inland Lake Shoreline	\$ 575/FF

Front Foot Market Value of Commercial/Industrial

<u>Location</u>	<u>Average Price Per Acre</u>	<u>Range</u>
Low	\$ 88.00	\$ 65 - \$ 130/FF
Average	\$ 403.00	\$ 233 - \$ 662/FF
High	\$ 1,626.00	\$1,677 - \$ 1,950/FF

Acre Market Value of Commercial/Industrial

<u>Location</u>	<u>Average Price Per Acre</u>	<u>Range</u>
Less than Five Acres	\$ 20,622	\$ 15,609 - \$ 30,788
More than Five Acres	\$ 4,993	\$ 2,153 - \$ 23,100

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