2026 Humboldt Township Residential Land Table

Under 1 Acre

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Class
52-12-470-012-00	03/29/23	$2,900	WD	03-ARM'S LENGTH	$2,900	$1,600	55.17	$3,200	$2,900	$3,200	0.13	$22,308	No	402
52-09-500-051-00	03/26/24	$3,000	WD	03-ARM'S LENGTH	$3,000	$1,900	63.33	$3,800	$3,000	$3,800	0.15	$20,000	No	402
52-09-500-031-00	12/02/22	$6,000	WD	03-ARM'S LENGTH	$6,000	$3,200	53.33	$6,192	$6,000	$6,192	0.26	$23,256	No	402
52-09-500-091-00	08/29/23	$8,000	WD	03-ARM'S LENGTH	$8,000	$3,100	38.75	$6,192	$8,000	$6,192	0.26	$31,008	No	402
52-03-425-005-00	05/02/25	$12,000	WD	03-ARM'S LENGTH	$12,000	$6,700	55.83	$13,355	$12,000	$13,355	0.35	$34,286		402
52-03-430-027-00	12/17/24	$17,000	WD	03-ARM'S LENGTH	$17,000	$9,200	54.12	$18,400	$17,000	$18,400	0.63	$27,113	No	402
52-06-204-009-00	07/08/24	$293,000	WD	03-ARM'S LENGTH	$293,000	$84,700	28.91	$298,147	$19,525	$24,672	0.95	$20,553	No	401
~	~	**$48,900**	~	~	~	~	~	~	**$48,900**	~	**1.77**	**$27,580**	~	~

1 to 2 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Class
52-03-133-010-00	07/24/23	$16,000	WD	03-ARM'S LENGTH	$16,000	$12,000	75.00	$21,150	$16,000	$21,150	1.14	$14,035	No	402
52-06-103-009-00	03/24/23	$178,000	WD	03-ARM'S LENGTH	$178,000	$51,800	29.10	$178,129	$16,711	$16,840	1.73	$9,660	No	401
52-06-103-009-00	12/03/25	$219,900	WD	03-ARM'S LENGTH	$219,900	$91,500	41.61	$198,323	$48,835	$27,258	1.73	$28,228	No	401
52-06-206-009-00	01/11/24	$115,000	WD	03-ARM'S LENGTH	$115,000	$34,300	29.83	$110,721	$23,279	$19,000	2.00	$11,640	No	401
~	~	**$528,900**	~	~	~	~	~	~	**$104,825**	~	**6.60**	**$15,883**	~	~

2.5 to 5 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Class
52-03-212-045-00	02/10/25	$12,000	WD	03-ARM'S LENGTH	$12,000	$14,400	120.00	$28,845	$12,000	$28,845	2.82	$4,255	No	402
52-03-103-001-30	06/03/22	$17,000	WD	03-ARM'S LENGTH	$17,000	$15,000	88.24	$29,968	$17,000	$29,968	3.41	$4,985	No	402
52-06-211-008-10	06/26/24	$255,000	WD	03-ARM'S LENGTH	$255,000	$105,100	41.22	$240,888	$46,532	$32,420	4.24	$10,975	No	401
52-06-209-010-00	11/17/23	$145,000	WD	03-ARM'S LENGTH	$145,000	$46,800	32.28	$134,166	$36,334	$25,500	4.40	$8,258	No	401
52-06-205-005-30	04/25/23	$216,300	WD	03-ARM'S LENGTH	$216,300	$80,000	36.99	$184,774	$57,401	$25,875	4.70	$12,213	No	401
~	**Totals:**	**$616,300**	~	~	~	~	~	~	**$169,267**	~	**19.57**	**$8,649**	~	~

5 to 10 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Class
52-03-103-001-40	08/23/22	$28,000	WD	03-ARM'S LENGTH	$28,000	$16,300	58.21	$32,579	$28,000	$32,579	5.21	$5,374	No	402
52-03-212-002-14	09/19/24	$35,000	WD	03-ARM'S LENGTH	$35,000	$15,300	43.71	$30,548	$35,000	$30,548	5.73	$6,108	No	402
52-06-203-042-00	08/08/24	$26,000	WD	03-ARM'S LENGTH	$26,000	$15,000	57.69	$17,600	$26,000	$35,100	7.20	$3,611	No	402
52-03-202-002-11	08/29/24	$65,000	WD	03-ARM'S LENGTH	$65,000	$28,600	44.00	$57,249	$65,000	$57,249	9.89	$6,572	No	402
52-06-208-003-10	06/15/23	$35,000	WD	03-ARM'S LENGTH	$35,000	$14,500	41.43	$29,000	$35,000	$29,000	10.00	$3,500	No	402
~	**Totals:**	**$161,000**	~	~	~	~	~	~	**$161,000**	~	**32.82**	**$4,906**	~	~

10 to 19.99 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Class
52-06-018-002-15	08/04/25	$55,000	WD	03-ARM'S LENGTH	$55,000	$26,400	48.00	$52,806	$55,000	$52,806	10.03	$5,484	No	402
52-06-205-004-50	07/08/22	$34,900	WD	03-ARM'S LENGTH	$34,900	$15,900	45.56	$31,840	$34,900	$31,840	10.40	$3,356	No	402
52-06-203-011-00	10/26/25	$27,000	WD	03-ARM'S LENGTH	$27,000	$8,200	30.37	$37,156	$27,000	$37,156	12.53	$2,155	No	402
52-06-208-004-20	07/06/22	$37,500	WD	32-SPLIT VACANT	$37,500	$0	0.00	$30,880	$37,500	$30,880	12.80	$2,930	No	402
52-03-235-004-10	08/21/25	$39,000	WD	03-ARM'S LENGTH	$39,000	$19,100	48.97	$38,154	$39,000	$38,154	17.18	$2,270	No	402
52-03-210-001-50	09/27/23	$45,000	WD	03-ARM'S LENGTH	$45,000	$17,200	38.22	$34,375	$45,000	$34,375	17.50	$2,571	No	402
52-01-026-012-20	02/09/24	$39,900	WD	03-ARM'S LENGTH	$39,900	$15,000	37.59	$33,950	$39,900	$33,950	19.90	$2,005	No	402
~	**Totals:**	**$278,300**	~	~	~	~	~	~	**$278,300**	~	**100.34**	**$2,774**	~	~

20 to 39.99 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Class
52-06-208-025-00	10/10/24	$28,000	WD	03-ARM'S LENGTH	$28,000	$17,500	62.50	$40,000	$28,000	$40,000	20.00	$1,400	No	402
52-06-104-004-00	06/07/25	$30,000	WD	03-ARM'S LENGTH	$30,000	$20,000	66.67	$40,000	$30,000	$40,000	20.00	$1,500	No	402
52-03-206-030-00	11/17/23	$35,000	WD	03-ARM'S LENGTH	$35,000	$17,500	50.00	$35,015	$35,000	$35,015	20.06	$1,745	No	402
52-03-111-008-00	08/30/23	$29,000	WD	03-ARM'S LENGTH	$29,000	$17,600	60.69	$35,190	$29,000	$35,190	20.76	$1,397	No	402
52-01-004-002-11	11/29/23	$60,000	WD	03-ARM'S LENGTH	$60,000	$0	0.00	$54,438	$60,000	$54,438	28.25	$2,124	No	402
52-03-205-003-00	06/20/23	$52,000	WD	03-ARM'S LENGTH	$52,000	$21,400	41.15	$42,791	$52,000	$42,791	38.14	$1,363	No	402
52-03-210-070-00	10/16/25	$105,000	WD	03-ARM'S LENGTH	$105,000	$35,000	33.33	$70,073	$105,000	$70,073	38.30	$2,742	No	402
~	**Totals:**	**$234,000**	~	~	~	~	~	~	**$339,000**	~	**185.51**	**$1,827**	~	~

40 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Class
52-09-331-007-20	10/10/22	$69,000	CD	32-SPLIT VACANT	$69,000	$0	0.00	$42,800	$69,000	$42,800	40.00	$1,725	No	402
52-12-113-013-00	12/19/2022	$70,000	WD	03-ARM'S LENGTH	$70,000	$20,000	28.57	40000	$70,000	$40,000	40.00	$1,750	No	402
52-06-134-001-00	03/15/23	$50,000	WD	03-ARM'S LENGTH	$50,000	$20,000	40.00	$41,000	$50,000	$41,000	40.00	$1,250	No	402
52-06-208-006-00	07/02/25	$48,000	WD	03-ARM'S LENGTH	$48,000	$26,000	54.17	$52,000	$48,000	$52,000	40.00	$1,200	No	402
52-03-136-015-00	10/29/25	$55,000	WD		$55,000	$26,800	48.73	$53,600	$55,000	$53,600	40.00	$1,375	No	402
52-03-324-004-00	12/21/24	$70,000	WD	03-ARM'S LENGTH	$70,000	$35,300	50.43	$70,600	$70,000	$70,600	40.00	$1,750	No	402
52-03-128-004-00	10/27/23	$50,000	WD	03-ARM'S LENGTH	$50,000	$22,000	44.00	$44,000	$50,000	$44,000	40.00	$1,250	No	402
52-06-005-019-00	01/27/25	$45,000	WD	03-ARM'S LENGTH	$45,000	$22,400	49.78	$56,956	$45,000	$52,000	40.00	$1,125	No	402
~	**Totals:**	**$457,000**	~	~	~	~	~	~	**$457,000**	~	**320.00**	**$1,428**	~	~

50 to 100 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Class
52-01-026-011-50	09/29/22	$99,900	WD	ULTI PARCEL ARM'S LE	$99,900	$27,100	27.13	$54,100	$99,900	$54,100	50.00	$1,963	52-01-035-004-00	402
52-01-004-002-15	10/18/22	$99,437	WD	03-ARM'S LENGTH	$99,437	$0	0.00	$98,759	$99,437	$98,759	51.00	$1,940	No	402
52-01-236-009-50	12/23/24	$67,000	WD	03-ARM'S LENGTH	$67,000	$29,200	43.58	$75,201	$67,000	$75,201	61.00	$1,098	No	402
52-03-301-001-50	06/11/25	$95,000	CD	03-ARM'S LENGTH	$95,000	$50,350	53.00	$100,700	$95,000	$100,700	80.00	$1,188	No	502
52-06-232-012-20	11/09/22	$77,000	CD	32-SPLIT VACANT	$77,000	$0	0.00	$64,000	$77,000	$64,000	80.00	$963	No	402
52-06-214-013-00	03/27/25	$220,000	WD	03-ARM'S LENGTH	$220,000	$104,500	47.50	$225,142	$90,858	$96,000	80.00	$1,136	No	401
~	**Totals:**	**$438,337**	~	~	~	~	~	~	**$438,337**	~	**322.00**	**$1,361**	~	~

Over 100 Acres

Parcel Number	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale $	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Dollars/Acre	Other Parcels in Sale	Class
52-03-111-041-00	09/23/22	$117,450	WD	03-ARM'S LENGTH	$117,450	$59,700	50.83	$119,360	$117,450	$119,360	105.87	$1,109	52-03-111-047-30, 52-03-114-004-00, 52-03-114-005-00	402
52-06-133-001-00	01/27/23	$118,000	WD	03-ARM'S LENGTH	$118,000	$51,000	43.22	$114,000	$118,000	$114,000	120.00	$983	No	402
52-06-133-001-00	06/06/24	$134,000	WD	03-ARM'S LENGTH	$134,000	$57,000	42.54	$144,000	$134,000	$144,000	120.00	$1,117	No	402
52-06-222-002-00	09/08/22	$265,000	WD	ULTI PARCEL ARM'S LE	$265,000	$82,700	31.21	$247,198	$140,802	$123,000	120.00	$1,173	52-06-222-003-00	201/402 when sold
52-06-230-011-50	10/13/22	$115,000	WD	ULTI PARCEL ARM'S LE	$115,000	$65,000	56.52	$131,500	$115,000	$131,500	120.00	$958	52-06-230-011-00, 52-06-230-009-00	402
52-01-312-006-00	06/18/24	$111,500	WD	ULTI PARCEL ARM'S LE	$111,500	$67,600	60.63	$148,800	$111,500	$148,800	140.00	$796	52-01-312-005-10	402
52-06-116-002-00	02/13/24	$200,000	WD	ULTI PARCEL ARM'S LE	$200,000	$30,400	15.20	$256,680	$200,000	$256,680	266.85	$749	52-06-116-003-00	402
52-09-322-001-00	05/25/23	$660,000	WD	ULTI PARCEL ARM'S LE	$660,000	$144,000	21.82	$632,000	$660,000	$632,000	320.00	$2,063	52-09-322-001-50	402
52-01-124-001-00	08/11/22	$1,267,000	WD	ULTI PARCEL ARM'S LE	$1,267,000	$147,700	11.66	$336,000	$1,267,000	$336,000	800.00	$1,584	52-01-125-001-00, 52-01-125-003-00	402
~	**Totals:**	**$2,987,950**	~	~	~	~	~	~	**$2,863,752**	~	**2,112.72**	**$1,355**	~	~

Acres	2026 Ave Sale $	*Applied for 2026 $/Acre
1	$27,580	$27,580
1.5	$27,750	$18,500
2	$29,000	$14,500
2.5	$30,000	$12,000
3	$31,500	$10,500
4	$34,000	$8,500
5	$35,000	$7,000
7	$36,750	$5,250
15	$38,250	$2,550
20	$40,000	$2,000
25	$43,750	$1,750
30	$45,000	$1,500
40	$57,120	$1,428
50	$68,050	$1,361
100	$135,500	$1,355