

**West Branch                      For 2025**  
**Acerage W/Water**

| Parcel Number    | Sale Date  | Sale Price       | Net Acres    | Price/AC       | Water Type                        |
|------------------|------------|------------------|--------------|----------------|-----------------------------------|
| 52-16-118-002-00 | 7/18/2023  | \$75,000         | 40           | \$1,875        | middle branch escanaba river      |
| 52-18-405-006-20 | 7/21/2023  | \$115,000        | 40           | \$2,875        | ford river                        |
| 52-18-521-011-00 | 6/30/2021  | \$79,000         | 40.5         | \$1,951        | little west branch escanaba river |
| 52-01-004-002-12 | 10/31/2023 | \$120,000        | 50.93        | \$2,356        | Mulligan Creek and Unnamed        |
| 52-19-001-034-00 | 4/5/2024   | \$195,000        | 67.87        | \$2,873        | Chocolay River                    |
| <b>Total</b>     |            | <b>\$584,000</b> | <b>239.3</b> | <b>\$2,440</b> |                                   |

Large Acerage only. Used \$2500/ac

**West Branch For 2025  
Residential Lands**

| Parcel Number    | Street Address        | Sale Date  | Sale Price       | Net Acres    | Price/AC        |
|------------------|-----------------------|------------|------------------|--------------|-----------------|
| <b>under 1</b>   |                       |            |                  |              |                 |
| 52-07-451-003-00 | 130 STEEL ST          | 8/23/2022  | \$5,250          | 0.117        | \$44,872        |
| 52-07-451-003-00 | 130 STEEL ST          | 10/23/2023 | \$6,000          | 0.117        | \$51,282        |
| 52-12-470-012-00 | REPUBLIC AVE          | 3/29/2023  | \$2,900          | 0.126        | \$23,016        |
| 52-05-505-057-00 | PROVIDER ST           | 5/16/2022  | \$5,000          | 0.17         | \$29,412        |
| 52-12-403-011-00 | SECOND ST             | 3/9/2023   | \$5,000          | 0.275        | \$18,182        |
| 52-07-134-014-00 | DEER LAKE RD          | 10/18/2022 | \$8,000          | 0.29         | \$27,586        |
| 52-05-460-016-00 | 20 SERENITY DR        | 9/8/2022   | \$5,900          | 0.344        | \$17,151        |
| 52-12-510-035-00 | HEMLOCK ST            | 10/13/2022 | \$9,000          | 0.344        | \$26,163        |
| 52-05-460-008-00 | 816 W KIMBERLY ST     | 6/16/2023  | \$7,500          | 0.482        | \$15,560        |
| 52-03-430-027-00 | 8 LAWER DR            | 4/25/2022  | \$13,000         | 0.627        | \$20,734        |
| 52-05-460-027-00 |                       | 6/7/2022   | \$6,500          | 0.643        | \$10,109        |
| 52-19-033-008-30 | ENGMAN LAKE ACCESS RD | 12/12/2023 | \$60,000         | 0.75         | \$80,000        |
|                  |                       |            | <b>\$134,050</b> | <b>4.285</b> | <b>\$31,284</b> |

**1 to 3 Acres**

|                  |                      |            |                  |               |                 |
|------------------|----------------------|------------|------------------|---------------|-----------------|
| 52-05-128-004-53 | 30 W JOHNSON LAKE RD | 5/23/2022  | \$12,000         | 1.24          | \$9,677         |
| 52-03-415-003-00 | 4 TWIN PINES DR      | 6/30/2023  | \$8,000          | 1.325         | \$6,038         |
| 52-07-108-006-10 | DEER LAKE RD         | 12/27/2022 | \$24,000         | 1.6           | \$15,000        |
| 52-07-108-006-10 | DEER LAKE RD         | 8/11/2023  | \$25,000         | 1.6           | \$15,625        |
| 52-05-460-013-00 | 826 W KIMBERLY ST    | 1/3/2023   | \$17,500         | 2.038         | \$17,500        |
| 52-07-007-002-25 | WESTWOOD DR          | 3/20/2023  | \$30,000         | 2.58          | \$11,628        |
| 52-05-385-027-00 | CIRCLE STREET        | 5/9/2022   | \$75,000         | 2.6           | \$28,846        |
|                  |                      |            | <b>\$191,500</b> | <b>12.983</b> | <b>\$14,750</b> |

**3 to 6 Acres**

|                  |                   |           |                  |              |                |
|------------------|-------------------|-----------|------------------|--------------|----------------|
| 52-03-103-001-30 | 8834 CO RD CD     | 6/3/2022  | \$17,000         | 3.41         | \$4,985        |
| 52-03-103-001-10 | 8388 CO RD CD     | 4/28/2022 | \$17,000         | 3.6          | \$4,722        |
| 52-03-103-001-20 | 8670 CO RD CD     | 8/11/2022 | \$17,000         | 3.6          | \$4,722        |
| 52-05-124-006-90 | M35               | 2/28/2023 | \$20,000         | 3.88         | \$5,155        |
| 52-03-465-028-00 | 1584 PIKE POND DR | 8/15/2023 | \$27,000         | 5.01         | \$5,389        |
| 52-11-540-003-00 | LIGHTHOUSE ROAD   | 1/5/2024  | \$70,000         | 5.11         | \$13,699       |
| 52-03-103-001-40 | 9078 CO RD CD     | 8/23/2022 | \$28,000         | 5.21         | \$5,374        |
| 52-18-405-006-00 |                   | 4/20/2022 | \$75,000         | 5.6          | \$13,393       |
|                  |                   |           | <b>\$271,000</b> | <b>35.42</b> | <b>\$7,651</b> |

**7 to 15 Acres**

|                  |                    |            |                  |               |                |
|------------------|--------------------|------------|------------------|---------------|----------------|
| 52-05-017-006-95 | CO RD 456          | 2/6/2024   | \$29,900         | 6             | \$4,983        |
| 52-11-111-002-30 |                    | 3/28/2024  | \$29,900         | 6             | \$4,983        |
| 52-11-165-019-00 |                    | 8/11/2023  | \$34,900         | 6.1           | \$5,721        |
| 52-11-019-003-00 |                    | 5/15/2023  | \$36,000         | 6.3           | \$5,714        |
| 52-05-212-012-20 | 1091 N CATARACT DR | 5/11/2023  | \$34,900         | 6.85          | \$5,095        |
| 52-05-121-020-01 |                    | 11/21/2022 | \$30,000         | 6.87          | \$4,367        |
| 52-11-165-003-00 |                    | 9/29/2022  | \$22,000         | 6.9           | \$3,188        |
| 52-11-018-004-10 |                    | 6/30/2023  | \$45,000         | 7             | \$6,429        |
| 52-05-123-004-95 | 579 SWANZY RD      | 3/28/2024  | \$40,000         | 8.4           | \$4,762        |
| 52-06-208-003-10 | CO RD FD           | 6/15/2023  | \$35,000         | 10            | \$3,500        |
| 52-11-124-006-10 |                    | 7/23/2022  | \$49,900         | 10            | \$4,990        |
| 52-13-004-015-70 | 309 CO RD ML       | 7/11/2023  | \$34,000         | 10            | \$3,400        |
| 52-19-011-005-50 | N CO RD 545        | 6/21/2022  | \$60,000         | 10.1          | \$5,941        |
| 52-05-129-003-30 |                    | 10/13/2023 | \$27,000         | 10.6          | \$2,547        |
| 52-11-172-020-00 |                    | 11/20/2023 | \$47,000         | 11.5          | \$4,087        |
| 52-05-126-006-20 | S RICE LAKE DR     | 11/10/2022 | \$43,500         | 13            | \$3,346        |
|                  |                    |            | <b>\$599,000</b> | <b>135.62</b> | <b>\$4,417</b> |

**16 to 35 Acres**

|                  |                     |            |                  |               |                |
|------------------|---------------------|------------|------------------|---------------|----------------|
| 52-03-210-001-50 | CO RD CAN           | 9/27/2023  | \$45,000         | 17.5          | \$2,571        |
| 52-05-118-015-20 | W M 35              | 5/19/2023  | \$51,900         | 18.5          | \$2,805        |
| 52-05-119-002-20 |                     | 2/5/2024   | \$66,900         | 18.5          | \$3,616        |
| 52-05-021-004-20 | 253 N BEAUYAN LK DR | 6/13/2022  | \$40,000         | 20            | \$2,000        |
| 52-12-126-022-30 | FENCE RIVER RD      | 12/30/2022 | \$37,000         | 20            | \$1,850        |
| 52-15-024-008-00 | US41                | 10/3/2023  | \$55,000         | 20            | \$2,750        |
| 52-15-110-002-75 | YALMER RD           | 9/29/2022  | \$39,900         | 20            | \$1,995        |
| 52-19-002-017-25 |                     | 5/5/2023   | \$22,800         | 20            | \$1,140        |
| 52-05-119-004-10 |                     | 11/16/2022 | \$68,791         | 23            | \$2,991        |
| 52-11-164-026-50 |                     | 7/21/2022  | \$46,000         | 23.2          | \$1,983        |
| 52-13-026-007-20 | CO RD MT            | 10/6/2022  | \$38,000         | 25.38         | \$1,497        |
| 52-15-006-002-00 | HALVERSON RD        | 5/24/2022  | \$72,000         | 29            | \$2,483        |
|                  |                     |            | <b>\$583,291</b> | <b>255.08</b> | <b>\$2,287</b> |

**35 to 45 Acres**

|                  |                         |            |                    |                |                |
|------------------|-------------------------|------------|--------------------|----------------|----------------|
| 52-12-212-007-00 | M-95                    | 7/29/2022  | \$20,000           | 36             | \$556          |
| 52-03-205-003-00 | 30340 CO RD 496         | 6/20/2023  | \$52,000           | 38.14          | \$1,363        |
| 52-06-229-014-20 | 34851 STATE HIGHWAY M95 | 7/28/2022  | \$33,000           | 38.65          | \$854          |
| 52-04-010-005-00 | HOLLY 35 PT 5 RD        | 6/14/2023  | \$38,000           | 39.77          | \$955          |
| 52-03-120-009-00 | CO RD CCF               | 5/26/2022  | \$35,000           | 40             | \$875          |
| 52-03-128-004-00 | CO RD CCE               | 10/27/2023 | \$50,000           | 40             | \$1,250        |
| 52-04-008-001-00 |                         | 4/13/2022  | \$48,750           | 40             | \$1,219        |
| 52-06-134-001-00 |                         | 3/15/2023  | \$50,000           | 40             | \$1,250        |
| 52-07-103-005-00 | CO RD GGG               | 8/22/2023  | \$45,000           | 40             | \$1,125        |
| 52-07-106-015-00 | CO RD PN                | 5/24/2023  | \$30,000           | 40             | \$750          |
| 52-07-114-013-00 | CO RD JY                | 10/26/2022 | \$36,000           | 40             | \$900          |
| 52-07-121-003-10 |                         | 4/21/2022  | \$62,500           | 40             | \$1,563        |
| 52-07-123-001-00 | CO RD JY                | 3/2/2023   | \$40,000           | 40             | \$1,000        |
| 52-07-228-009-00 | 386 WILLOW CREEK RD     | 8/4/2023   | \$54,000           | 40             | \$1,350        |
| 52-07-304-007-00 | YAMAHA TR               | 7/13/2023  | \$95,000           | 40             | \$2,375        |
| 52-11-136-008-30 |                         | 7/26/2023  | \$69,900           | 40             | \$1,748        |
| 52-12-113-013-00 | 5555 DOGWOOD RD         | 12/19/2022 | \$70,000           | 40             | \$1,750        |
| 52-12-221-006-00 |                         | 10/20/2022 | \$40,000           | 40             | \$1,000        |
| 52-15-031-002-00 |                         | 10/18/2023 | \$72,000           | 40             | \$1,800        |
| 52-16-229-008-00 |                         | 10/2/2023  | \$75,000           | 40             | \$1,875        |
| 52-18-224-006-00 | CO RD SAE               | 11/23/2022 | \$40,000           | 40             | \$1,000        |
| 52-18-224-009-00 |                         | 10/12/2022 | \$140,000          | 40             | \$3,500        |
| 52-18-408-008-00 | CO RD 426               | 10/5/2023  | \$35,000           | 40             | \$875          |
| 52-18-408-009-00 |                         | 9/21/2023  | \$45,000           | 40             | \$1,125        |
| 52-18-412-000-00 | CO RD 557               | 6/8/2022   | \$32,000           | 40             | \$800          |
| 52-19-033-002-00 | ENGMAN LAKE RD          | 4/21/2022  | \$95,000           | 40             | \$2,375        |
| 52-11-177-009-00 | TBD CO RD 510           | 5/11/2022  | \$152,000          | 40.5           | \$3,753        |
| 52-12-111-010-00 |                         | 6/15/2023  | \$57,600           | 43.65          | \$1,320        |
|                  |                         |            | <b>\$1,612,750</b> | <b>1116.71</b> | <b>\$1,444</b> |

**over 45**

|                  |                        |            |           |        |         |
|------------------|------------------------|------------|-----------|--------|---------|
| 52-15-118-058-00 | DALTON RD              | 3/31/2023  | \$43,000  | 45.3   | \$949   |
| 52-05-011-010-00 | 2958 E COUNTY ROAD 456 | 6/21/2023  | \$110,000 | 45.37  | \$2,425 |
| 52-05-135-014-20 |                        | 6/6/2023   | \$69,000  | 50     | \$1,380 |
| 52-05-005-009-00 | 1398 N SETTER DR       | 12/1/2023  | \$129,500 | 70     | \$1,850 |
| 52-07-230-004-00 | CO RD GGT              | 12/1/2022  | \$70,000  | 70     | \$1,000 |
| 52-03-207-014-00 |                        | 7/23/2023  | \$35,000  | 76     | \$461   |
| 52-12-122-023-00 | 8032 N CO RD LH        | 6/6/2023   | \$575,000 | 76.468 | \$7,519 |
| 52-03-232-002-00 | CO RD 478              | 5/15/2023  | \$84,900  | 78.9   | \$1,076 |
| 52-18-214-008-00 | 5121 CO RD SI          | 6/10/2023  | \$120,000 | 79     | \$1,519 |
| 52-19-035-001-00 | S CO RD 545            | 10/26/2023 | \$140,000 | 79.2   | \$1,768 |

|                  |                 |            |                    |                 |                |
|------------------|-----------------|------------|--------------------|-----------------|----------------|
| 52-03-204-021-00 | US HIGHWAY 41   | 11/15/2023 | \$40,000           | 80              | \$500          |
| 52-06-206-005-00 |                 | 3/12/2024  | \$200,000          | 80              | \$2,500        |
| 52-06-230-009-00 |                 | 10/13/2022 | \$115,000          | 80              | \$1,438        |
| 52-06-232-012-20 | CO RD 601       | 11/9/2022  | \$77,000           | 80              | \$963          |
| 52-07-222-001-30 | CO RD 510       | 6/2/2022   | \$45,000           | 80              | \$563          |
| 52-07-222-001-30 | CO RD 510       | 1/6/2023   | \$110,000          | 80              | \$1,375        |
| 52-07-304-005-00 | SUZUKI TR       | 4/27/2022  | \$84,000           | 80              | \$1,050        |
| 52-11-269-002-00 | NORTHWESTERN    | 10/20/2022 | \$69,000           | 80              | \$863          |
| 52-11-279-001-00 |                 | 6/1/2022   | \$89,250           | 80              | \$1,116        |
| 52-11-420-002-00 |                 | 9/20/2023  | \$90,000           | 80              | \$1,125        |
| 52-12-235-005-10 | GRANT LAKE RD   | 10/27/2023 | \$64,500           | 80              | \$806          |
| 52-15-103-001-00 |                 | 10/17/2023 | \$60,000           | 80              | \$750          |
| 52-15-114-005-00 | YALMER RD       | 5/22/2024  | \$160,000          | 80              | \$2,000        |
| 52-15-136-014-00 |                 | 4/20/2023  | \$22,000           | 80              | \$275          |
| 52-16-032-005-00 |                 | 9/27/2022  | \$70,000           | 80              | \$875          |
| 52-18-233-004-00 |                 | 9/1/2023   | \$88,000           | 80              | \$1,100        |
| 52-18-403-006-00 | 3680 CO RD SP   | 10/25/2022 | \$43,000           | 80              | \$538          |
| 52-18-421-002-00 |                 | 1/12/2024  | \$65,000           | 80              | \$813          |
| 52-03-332-002-00 | CO RD CKK       | 8/1/2023   | \$115,000          | 100             | \$1,150        |
| 52-03-111-041-00 | 41221 CO RD 581 | 9/23/2022  | \$117,450          | 106             | \$1,108        |
| 52-04-015-001-20 |                 | 7/28/2022  | \$131,000          | 120             | \$1,092        |
| 52-05-132-012-00 |                 | 6/8/2023   | \$21,666           | 120             | \$181          |
| 52-07-228-011-00 | WILLOW CREEK RD | 11/17/2022 | \$100,000          | 120             | \$833          |
| 52-18-512-003-00 |                 | 7/20/2023  | \$120,000          | 120             | \$1,000        |
| 52-18-404-001-00 |                 | 7/6/2023   | \$100,000          | 126.04          | \$793          |
| 52-07-110-025-00 | NORTH CAMP RD   | 7/19/2022  | \$112,000          | 160             | \$700          |
| 52-11-365-001-00 |                 | 7/22/2022  | \$180,000          | 160             | \$1,125        |
| 52-11-279-007-00 |                 | 11/22/2022 | \$230,000          | 200             | \$1,150        |
| 52-07-315-004-00 | CO RD KCH       | 10/9/2023  | \$253,200          | 240             | \$1,055        |
| 52-11-275-001-00 |                 | 11/16/2023 | \$345,000          | 320             | \$1,078        |
| 52-07-217-004-00 | CO RD GGA       | 8/12/2022  | \$345,000          | 400             | \$863          |
| 52-18-209-002-00 |                 | 5/26/2023  | \$330,000          | 580             | \$569          |
|                  |                 |            | <b>\$5,368,466</b> | <b>4982.278</b> | <b>\$1,078</b> |

|       | 2025        | 2025     |
|-------|-------------|----------|
| Acres | Ave Sale \$ | \$/Acre  |
| 1     | \$30,000    | \$30,000 |
| 1.5   | \$30,000    | \$20,000 |
| 2     | \$30,000    | \$15,000 |
| 2.5   | \$31,250    | \$12,500 |
| 3     | \$30,000    | \$10,000 |
| 4     | \$40,000    | \$10,000 |
| 5     | \$37,500    | \$7,500  |
| 7     | \$35,000    | \$5,000  |
| 10    | \$45,000    | \$4,500  |
| 15    | \$45,000    | \$3,000  |
| 20    | \$50,000    | \$2,500  |
| 25    | \$56,250    | \$2,250  |
| 30    | \$60,000    | \$2,000  |
| 40    | \$60,000    | \$1,500  |
| 50    | \$55,000    | \$1,100  |
| 100   | \$110,000   | \$1,100  |

**West Branch**                      **For 2025**  
**Commercial Industrial**

| Parcel Number     | Sale Date | Sale Price | Effec. Front | Total Acres | Dollars/FF | Dollars/Acre |
|-------------------|-----------|------------|--------------|-------------|------------|--------------|
| <b>Under 1</b>    |           |            |              |             |            |              |
| 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     |
| 52-53-431-084-00  | 09/18/20  | \$20,000   | 222.0        | 0.84        | \$90       | \$23,923     |
|                   |           | \$35,000   | 400.0        | 1.38        | \$88       | \$25,436     |
|                   |           |            |              |             |            |              |
| <b>2 to 30 ac</b> |           |            |              |             |            |              |
| 52-53-432-017-00  | 06/21/22  | \$49,900   | 286.0        | 4.70        | \$174      | \$10,617     |
| 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      |
| 52-51-703-005-00  | 03/28/22  | \$151,600  | 1,251.0      | 15.00       | \$121      | \$10,107     |
|                   |           | \$266,500  | 3,427.7      | 42.14       | \$78       | \$6,324      |
| <b>Over 30 ac</b> |           |            |              |             |            |              |
| 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 | \$/Ac    | AV Total  |
|-------|----------|-----------|
| 1     | \$25,000 | \$25,000  |
| 1.5   | \$20,000 | \$30,000  |
| 2     | \$15,000 | \$30,000  |
| 2.5   | \$12,500 | \$31,250  |
| 3     | \$10,000 | \$30,000  |
| 4     | \$8,000  | \$32,000  |
| 5     | \$6,000  | \$30,000  |
| 7     | \$6,000  | \$42,000  |
| 10    | \$5,000  | \$50,000  |
| 15    | 5000     | 75000     |
| 20    | \$5,000  | \$100,000 |
| 25    | \$3,000  | \$75,000  |
| 30    | \$2,500  | \$75,000  |
| 40    | \$2,000  | \$80,000  |
| 50    | \$2,000  | \$100,000 |
| 100   | \$2,000  | \$200,000 |

West Branch For 2025

| Waterfront       |           |                  |              |           |               |              |                |
|------------------|-----------|------------------|--------------|-----------|---------------|--------------|----------------|
| Parcel Number    | Sale Date | Sale Price       | Effec. Front | Net Acres | Dollars/FF    | Dollars/Acre | Body of Water  |
| 52-19-032-013-00 | 07/13/21  | \$37,900         | 80.0         | 0.51      | \$474         | \$73,735     | Engman Lake    |
| 52-19-032-027-00 | 05/18/21  | \$95,000         | 177.0        | 0.50      | \$537         | \$190,000    | Sporley Lake   |
| 52-19-032-024-00 | 7/31/2024 | \$70,000         | 100          | 0.558     | \$700         | \$125,448    | Sporley Lake   |
| 52-19-032-002-00 | 8/4/2024  | \$31,500         | 60           | 0.207     | \$525         | \$152,174    | Sporley Lake   |
| 52-03-133-010-00 | 7/24/2023 | \$16,000         | 155          | 0.31      | \$103         | \$51,613     | Big Perch Lake |
| 52-05-127-024-00 | 3/28/2022 | \$40,000         | 122          | 0.925     | \$328         | \$43,243     | blue lake      |
| <b>Total</b>     |           | <b>\$290,400</b> | <b>694.0</b> |           | <b>418.44</b> |              |                |

Calculated at \$418/ff. Used \$425/ff for 2025