

2025 MAPLE GROVE TOWNSHIP
AG LAND

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Est. Land Value	Net Acres	Total Acres	Dollars/Acre
08-033-350-01	7211 HIGHBRIDGE	11/21/22	\$35,000	WD	03-ARM'S LENGTH	\$35,000	\$20,055	9.75	9.75	\$3,590
2310-08-4201		07/08/22	\$49,900	WD	03-ARM'S LENGTH	\$49,900	\$65,198	26.44	26.44	\$1,887
Totals:			\$84,900			\$84,900	\$85,253	36.19	36.19	
						Average	Average	Average	Average	
						per FF=>	per Net Ac	2,345.95	per SqFt=>	

USE 2,350.00

2025 MAPLE GROVE TWP
VACANT LAND SALES

<u>Parcel Number</u>	<u>Street Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Adj. Sale \$</u>	<u>Net Acreage</u>	<u>\$/A</u>	<u>Instr.</u>
10-19 Acres							
10-027-450-01	21594 HOXEYVILLE	12/29/23	\$58,000	\$58,000	10.00	\$5,800	WD
05-121-175-03	3658 SWIHART	04/17/23	\$55,000	\$55,000	10.00	\$5,500	WD
12-028-300-02	NORCONK	04/07/22	\$58,000	\$58,000	10.00	\$5,800	WD
02-032-400-01	7472 ADAMSON LAKE	10/25/23	\$229,000	\$229,000	52.18	\$4,389	WD
10-002-350-02	95 WARFIELD	04/28/23	\$52,900	\$52,900	10.00	\$5,290	WD
11-011-014-00	ERDMAN	01/17/24	\$43,000	\$43,000	10.00	\$4,300	WD
09-010-325-05	MARILLA	08/26/22	\$39,900	\$39,900	10.00	\$3,990	WD
05-135-350-15	SEAMAN	09/21/22	\$47,000	\$47,000	12.69	\$3,704	WD
13-007-375-01	SPRINGDALE	12/04/23	\$30,000	\$30,000	12.99	\$2,309	WD
04-036-275-02	CADILLAC	03/17/23	\$47,000	\$47,000	14.63	\$3,213	WD
02-023-100-07	9794 ZIEHM	06/29/22	\$70,000	\$70,000	14.78	\$4,738	WD
08-004-200-40	HEALY LAKE	07/27/22	\$70,000	\$70,000	17.14	\$4,084	WD
10-028-325-20	MAIESKA	03/29/23	\$65,000	\$65,000	17.44	\$3,727	WD
						\$4,373	

USE **\$4,350**

20-39 Acres

10-112-250-30	BAKER	10/18/23	\$60,000	\$60,000	19.17	\$3,130	WD
04-024-200-10	READ	11/14/23	\$70,000	\$70,000	20.00	\$3,500	WD
08-014-450-01	NIEMI	03/08/24	\$78,000	\$78,000	20.00	\$3,900	WD
13-017-175-03	16608 RUDMAN	09/18/23	\$85,000	\$85,000	20.00	\$4,250	WD
09-010-275-01	MARILLA	06/30/22	\$79,900	\$79,900	20.00	\$3,995	WD
14-133-003-10	CAMP	05/20/22	\$80,000	\$80,000	20.00	\$4,000	WD
10-135-300-05	BOSSCHEM	07/21/22	\$65,000	\$65,000	21.25	\$3,059	WD
08-011-400-03	NYRKKANEN	08/28/23	\$79,900	\$79,900	25.00	\$3,196	WD
13-003-300-01	15264 DZUIBANEK	07/27/22	\$110,000	\$110,000	27.72	\$3,968	WD
02-035-100-02	10825 EIGHT MILE	06/06/22	\$80,000	\$80,000	29.63	\$2,700	WD
04-029-450-01	VALENCOURT	08/23/23	\$94,500	\$94,500	29.91	\$3,159	WD
08-029-425-02	JOUPPI	06/23/22	\$82,500	\$82,500	30.00	\$2,750	WD
10-136-100-02	DEXTER	03/05/24	\$110,000	\$110,000	30.00	\$3,667	WD
07-116-007-15	2222 BENTOSKI	12/15/23	\$130,000	\$130,000	33.80	\$3,846	WD
						\$3,509	

USE **\$3,500**

2025 MAPLE GROVE TWP
VACANT LAND SALES

40-59 Acres

02-034-200-05	EIGHT MILE	02/24/23	\$112,000	\$112,000	36.80	\$3,043	WD
04-024-150-01	15732 HARLAN	04/15/22	\$111,000	\$111,000	37.00	\$3,000	WD
04-033-175-01	13694 MARILLA	03/26/24	\$117,500	\$117,500	40.00	\$2,938	WD
08-014-375-01	MAKINEN	11/20/23	\$135,000	\$135,000	40.00	\$3,375	WD
08-016-200-01	10880 HEALY LAKE	05/12/23	\$149,000	\$149,000	40.00	\$3,725	WD
09-030-125-01	18673 NINE MILE	10/27/23	\$127,500	\$127,500	40.00	\$3,188	WD
10-010-475-01	CABERFAE	02/09/24	\$129,900	\$129,900	40.00	\$3,248	WD
10-027-125-01	DOROTHY	05/27/22	\$99,900	\$99,900	40.00	\$2,498	WD
10-009-400-01	HUSIER	05/02/22	\$132,000	\$132,000	40.00	\$3,300	WD
09-008-425-00	ERWIN	06/14/22	\$133,000	\$133,000	40.00	\$3,325	WD
07-121-002-00	DIESING	08/29/22	\$115,000	\$115,000	40.00	\$2,875	LC
13-028-150-02	HEALY LAKE	10/07/22	\$110,000	\$110,000	40.00	\$2,750	WD
05-102-250-01	PUUSTINEN	12/02/22	\$146,000	\$146,000	40.00	\$3,650	WD
12-011-425-00	SWANSON	12/15/22	\$120,000	\$120,000	40.25	\$2,981	WD
10-032-300-03	SEAMAN	05/23/22	\$125,900	\$125,900	41.45	\$3,037	WD
12-026-100-10	NORCONK	10/25/22	\$160,000	\$160,000	59.40	\$2,694	WD
						\$3,102	
					USE	\$3,100	

60-79 Acres

14-005-012-10	PINE CREEK	05/05/23	\$175,000	\$175,000	63.02	\$2,777	WD
02-025-100-02	8736 BIG FOUR	05/13/22	\$160,000	\$160,000	66.67	\$2,400	WD
08-032-250-01	JOHNSON	09/15/23	\$167,499	\$167,499	66.88	\$2,504	WD
						\$2,560	
					USE	\$2,600	

100 ACRES

01-023-011-00	BISCHOFF	10/05/23	\$235,500	\$235,500	80.00	\$2,944	WD
07-104-006-00	FALK	03/28/24	\$210,000	\$210,000	81.46	\$2,578	WD
04-002-200-01	LINDY	05/19/22	\$215,000	\$215,000	98.72	\$2,178	WD
						\$2,567	
					USE	\$2,600	

2025 MAPLE GROVE TWP
BEAR CREEK INFLUENCE LAND

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	Est. Land Value	Effec. Front	Dollars/FF
08-007-425-01	12599 POTTER RD	08/03/23	\$130,000	WD	03-ARMS LENGTH	\$130,000	\$30,386	\$9,982	46.0	\$661
08-222-701-05	7455 MCGLELLAN RD	03/21/23	\$255,000	WD	03-ARMS LENGTH	\$255,000	\$79,711	\$65,100	300.0	\$266
08-401-705-07		09/02/22	\$35,250	WD	03-ARMS LENGTH	\$35,250	\$35,250	\$19,096	88.0	\$401
08-541-704-03	12580 BEAR CREEK LN	08/25/23	\$83,000	WD	03-ARMS LENGTH	\$83,000	\$58,327	\$21,700	100.0	\$583
Totals:			\$503,250			\$503,250	\$203,674	\$115,878	534.0	
Average									\$381	
per FF=>										

USE 250.0

2025 MAPLE GROVE TOWNSHIP
VILLAGE LAND FF RATE

VI	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Land Residual	st. Land Value	Effec. From	Dollars/FF
38-028-225-04	14069 NINE MILE RD	10/27/22	\$79,900	WD	03-ARMS LENGTH	\$79,900	\$12,129	\$15,990	123.0	\$99
38-401-708-01	9316 OSMO ST	06/13/23	\$70,000	WD	03-ARMS LENGTH	\$70,000	\$9,483	\$11,050	85.0	\$112
38-401-711-05	14530 WUOKSI AV	01/25/24	\$144,230	WD	03-ARMS LENGTH	\$144,230	\$3,302	\$6,500	50.0	\$66
38-401-721-04	9188 AURA ST	12/13/22	\$117,000	WD	03-ARMS LENGTH	\$117,000	\$48,020	\$26,000	200.0	\$240
38-401-724-04	9132 OSMO ST	03/30/23	\$90,000	WD	08-ESTATE	\$90,000	\$14,153	\$13,000	100.0	\$142
38-402-709-03	9069 WALETA ST	08/05/22	\$150,000	WD	03-ARMS LENGTH	\$150,000	\$18,340	\$22,100	170.0	\$108
38-402-735-07	9087 TAMI ST	07/19/22	\$155,000	WD	03-ARMS LENGTH	\$152,500	\$54,428	\$19,500	150.0	\$363
38-441-703-09	8561 AURA ST	03/24/23	\$153,500	WD	03-ARMS LENGTH	\$153,500	\$6,492	\$15,600	120.0	\$54
38-541-701-13	8931 AURA ST	08/05/22	\$110,000	WD	03-ARMS LENGTH	\$110,000	\$18,407	\$16,250	125.0	\$147
38-550-004-00		12/06/23	\$12,987	WD	03-ARMS LENGTH	\$12,987	\$12,987	\$13,000	100.0	\$130
38-550-005-00		01/31/24	\$14,000	WD	03-ARMS LENGTH	\$14,000	\$14,000	\$13,000	100.0	\$140
Totals:			\$1,096,617			\$1,094,117	\$211,741	\$171,990	1,323.0	

Average
per FF=> \$160
USE 160.0

2025 MAPLE GROVE TWP
SMALL ACRES VACANT LAND SALES

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Land Residual	Est. Land Value	Net Acres	T
1 ~ 2 ACRES									
10-112-425-02	N BAKER RD	04/04/22	\$2,400	WD	03-ARMS LENGTH	\$2,400	\$6,900	1.00	
10-022-350-10	LAVERNE RD	11/08/21	\$5,000	WD	03-ARMS LENGTH	\$5,000	\$8,211	1.19	
05-128-250-07	RIVER RD	11/01/22	\$8,000	WD	03-ARMS LENGTH	\$8,000	\$11,655	1.43	
07-118-010-05		10/27/23	\$14,000	WD	03-ARMS LENGTH	\$14,000	\$11,220	2.20	
02-025-125-05	NINE MILE RD	12/29/21	\$12,500	WD	03-ARMS LENGTH	\$12,500	\$16,820	2.27	
08-004-350-23	14206 POTTER RD	08/19/22	\$29,500	WD	03-ARMS LENGTH	\$29,500	\$11,250	2.37	
10-112-475-20	17831 CABERFAE	10/26/21	\$25,000	WD	03-ARMS LENGTH	\$25,000	\$15,500	2.48	
02-004-100-07	8799 13 MILE RD	11/26/21	\$28,000	WD	03-ARMS LENGTH	\$28,000	\$19,906	2.69	
						\$124,400		15.63	
3 ~ 4 ACRES									
07-101-010-20	KERRY	02/23/24	\$25,000	WD	03-ARMS LENGTH	\$25,000	\$17,748	3.48	
10-017-150-30	1697 LAVERNE RL	10/27/21	\$19,900	WD	03-ARMS LENGTH	\$19,900	\$22,500	3.60	
10-113-125-05	1161 S BAKER RD	11/28/22	\$30,000	WD	03-ARMS LENGTH	\$30,000	\$28,125	4.50	
10-108-325-15	CABERFAE HWY	01/30/23	\$30,000	WD	03-ARMS LENGTH	\$30,000	\$28,750	4.60	
07-120-013-23		07/27/22	\$32,000	WD	03-ARMS LENGTH	\$32,000	\$29,402	4.82	
10-115-325-40	S HART RD	06/11/21	\$23,900	WD	03-ARMS LENGTH	\$23,900	\$30,188	4.83	
						\$160,800		25.83	

USE

USE

2025 MAPLE GROVE TWP
SMALL ACRES VACANT LAND SALES

5 ~ 9 ACRES									
08-032-175-01		06/01/23	\$29,900	WD	03-ARM'S LENGTH	\$29,900	\$17,775	5.00	
10-112-425-08	17850 CABERFAE	01/12/23	\$19,980	WD	03-ARM'S LENGTH	\$19,980	\$31,250	5.00	
07-120-013-20		06/02/22	\$39,900	WD	03-ARM'S LENGTH	\$39,900	\$30,866	5.06	
02-015-325-00	ANDERSON RD	11/02/21	\$8,000	WD	03-ARM'S LENGTH	\$8,000	\$28,025	5.90	
08-034-475-04		07/12/22	\$30,000	WD	03-ARM'S LENGTH	\$30,000	\$19,200	6.00	
08-033-350-20	JOHNSON RD	10/26/23	\$27,000	WD	03-ARM'S LENGTH	\$27,000	\$22,125	6.10	
02-023-400-10	ZIEHM RD	05/25/22	\$22,000	WD	03-ARM'S LENGTH	\$22,000	\$29,900	6.50	
07-005-029-25	1583 OLSON RD	03/08/24	\$15,000	PTA	03-ARM'S LENGTH	\$15,000	\$45,414	7.73	
10-027-475-15	HOXEYVILLE RD	04/29/21	\$21,000	MLC	03-ARM'S LENGTH	\$21,000	\$38,133	8.07	
10-109-475-30	CABERFAE HWY	01/08/22	\$48,000	WD	03-ARM'S LENGTH	\$48,000	\$39,273	9.00	
08-017-150-14		06/13/23	\$49,900	WD	19-MULTI PARCELS	\$49,900	\$34,919	9.21	
08-020-200-05	9876 JOUPLI RD	12/12/22	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$34,170	9.72	
02-032-100-04	ADAMSON LAKE R	11/30/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$41,925	9.75	
05-121-175-03	3658 SWIHART	09/27/22	\$50,000	WD	03-ARM'S LENGTH	\$50,000	\$39,975	9.75	
05-121-175-03	3658 SWIHART	04/17/23	\$55,000	WD	03-ARM'S LENGTH	\$55,000	\$39,975	9.75	
10-006-125-20	N SNYDER RD	03/14/22	\$28,000	QC	03-ARM'S LENGTH	\$28,000	\$40,193	9.75	
10-028-350-01	20170 HOXEYVILL	10/01/21	\$45,000	WD	03-ARM'S LENGTH	\$45,000	\$40,193	9.75	
10-034-125-01	21881 HOXEYVILL	11/17/21	\$40,000	WD	03-ARM'S LENGTH	\$40,000	\$40,193	9.75	
			\$613,680					141.79	