

Spaulding 2023 Hemp Affiliated Land Analysis

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Total Acres	Dollars / Acre	Dollars / SqFt	Land Table	Class
02-13-5-31-3010-006	TITTABAWASSEE	08/06/20	\$18,500	WD	03-ARM'S LENGTH	\$18,500	2.129	2.183	\$8,690	\$0.20	Rural	202
12-022-029-01 (Gratiot Co)	W MONROE/N BEGOLE RD, ALMA	08/16/21	\$20,000	WD	03-ARM'S LENGTH	\$20,000	2.380	2.380	\$8,403	\$0.19	Rural	202
29-13-3-16-2108-001	8700 CARTER	11/18/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	2.980	2.980	\$15,101	\$0.35	Rural	202
010-026-200-140-00 (Midland Co)	4870 N LAKE SANFORD RD, SANFORD	07/30/20	\$17,000	WD	03-ARM'S LENGTH	\$17,000	1.000	1.000	\$17,000	\$0.39	Rural	202
25-11-4-14-4001-005	4930 EAST	03/16/22	\$85,000	WD	03-ARM'S LENGTH	\$85,000	3.623	3.840	\$23,461	\$0.54	Rural	202
<b>Totals:</b>			<b>\$185,500</b>			<b>\$185,500</b>	<b>12.11</b>					

Average per SqFt=> **\$0.35**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Total Acres	Dollars / Acre	Dollars / SqFt	Land Table	Class
51-344-621-10 (Gratiot Co)	319 E SUPERIOR, ALMA	10/29/20	\$7,000	WD	03-ARM'S LENGTH	\$7,000	0.320	0.320	\$21,875	\$0.50	Suburban	202
29-13-3-27-2002-000	6560 MIDLAND	02/24/21	\$12,500	WD	03-ARM'S LENGTH	\$12,500	0.406	0.700	\$30,788	\$0.71	Suburban	202
03-11-6-35-2108-005	CONWAY	04/16/20	\$5,000	WD	03-ARM'S LENGTH	\$5,000	0.150	0.150	\$33,333	\$0.77	Suburban	302
09-11-5-25-2006-001	BARON	10/09/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	2.000	2.000	\$35,000	\$0.80	Suburban	202
09-11-5-25-2006-002	BARON	10/09/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	2.000	2.000	\$35,000	\$0.80	Suburban	202
09-11-5-25-2006-003	BARON	10/09/20	\$70,000	WD	03-ARM'S LENGTH	\$70,000	2.000	2.000	\$35,000	\$0.80	Suburban	202
10-12-5-16-1002-000 CORRECTED	3700 E WASHINGTON	02/24/21	\$65,000	WD	03-ARM'S LENGTH	\$65,000	1.790	2.300	\$36,313	\$0.83	Suburban	202
<b>Totals:</b>			<b>\$299,500</b>			<b>\$299,500</b>	<b>8.67</b>					

Average per SqFt=> **\$0.79**

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Total Acres	Dollars / Acre	Dollars / SqFt	Land Table	Class
91-30-2-05-7000-100	1331 WEISS	11/10/21	\$4,391	OTH	03-ARM'S LENGTH	\$4,391	0.130	0.130	\$33,777	\$0.78	MEDIUM DENSITY	202
18-13-4-36-3106-000	1685 CHAMPAGNE DR E	10/16/20	\$45,000	WD	03-ARM'S LENGTH	\$45,000	1.228	1.228	\$36,645	\$0.84	MEDIUM DENSITY	302
23-12-4-19-1608-000	6368 AMANDA	12/18/20	\$28,000	WD	03-ARM'S LENGTH	\$28,000	0.653	0.653	\$42,879	\$0.98	MEDIUM DENSITY	202
23-12-4-19-1605-000	6290 NORMANDY	09/17/20	\$26,000	WD	03-ARM'S LENGTH	\$26,000	0.584	0.584	\$44,521	\$1.02	MEDIUM DENSITY	202
23-12-4-29-1005-004	GRATIOT	03/11/21	\$39,000	WD	03-ARM'S LENGTH	\$39,000	0.754	0.830	\$51,724	\$1.19	MEDIUM DENSITY	202
91-30-0-42-0000-000 & 91-30-0-42-1000-000	2115 N MICHIGAN	04/29/20	\$25,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$25,000	0.348	0.348	\$71,839	\$1.65	MEDIUM DENSITY	202
18-13-4-26-2001-003	6000 BAY	12/18/20	\$250,000	WD	03-ARM'S LENGTH	\$250,000	3.070	3.070	\$81,433	\$1.87	MEDIUM DENSITY	202
23-12-4-02-3001-005 & 23-12-4-02-3023-000	SCHUST	11/13/20	\$385,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$385,000	4.592	5.290	\$83,841	\$1.92	MEDIUM DENSITY	202
03-11-6-35-2409-000	HEINLEIN STRASSE	11/09/21	\$60,000	WD	03-ARM'S LENGTH	\$60,000	0.589	0.589	\$101,868	\$2.34	MEDIUM DENSITY	202
03-11-6-22-1444-036	KLEINER	04/22/21	\$160,000	WD	03-ARM'S LENGTH	\$160,000	1.522	1.522	\$105,125	\$2.41	MEDIUM DENSITY	202
<b>Totals:</b>			<b>\$1,022,391</b>			<b>\$1,022,391</b>	<b>13.47</b>					

Average per SqFt=> **\$1.74**

Conclusion: There being no known Marajuana affiliated sales in Saginaw County. The following determinations are made based on county wide vacant Comm/Ind sales.

2Hemp Commercial	1ac	160,000	3ac	232,000	10ac	400,000
	1.5ac	180,000	4ac	256,000		
	2ac	200,000	5ac	280,000		
	2.5ac	220,000	7ac	338,000		
3Hemp Industrial	1ac	136,000	3ac	197,000	10ac	339,875
	1.5ac	153,000	4ac	217,600		
	2ac	170,000	5ac	238,000		
	2.5ac	187,000	7ac	278,698		