

2023 for 2024  
OSCEOLA COUNTY  
COMMERCIAL LAND ANALYSIS

2024 Burdell Township Commercial Land Values

\*county other

VILLAGE

First Acre = \$35,500

	SALE DATE	AMOUNT	a	sf	ff	/a	/sf	/ff			
*11 014 015 003	9/19/2022	\$ 30,000	0.69	30,056	150	\$ 43,478	\$ 1.49	\$ 299	COM	Morton Twp M-20	C-3
*2209-20-4306-03	6/25/2021	\$ 25,900	0.93	40,598	247	\$ 27,790	\$ 0.64	\$ 105	COM	Harding Twp Walker Ave	Com
10 016 007 00	8/9/2021	\$ 70,000	1.00	43,560	165	\$ 70,000	\$ 1.61	\$ 424	RES	Middle Branch Twp M-115	No zoning
08 004 010 01	9/23/2021	\$ 44,000	1.02	44,431	77	\$ 43,137	\$ 0.99	\$ 571	RES	Outside Ashton Village	No zoning
*2112-07-4411	9/20/2022	\$ 20,000	1.03	44,997	0	\$ 19,361	\$ 0.44	\$ -	COM	South Branch Twp just off M-55	Com
*12 022 007 200	4/15/2022	\$ 10,000	1.24	54,014	100	\$ 8,065	\$ 0.83	\$ 447	COM	Wheatland Twp M-20 near Remus	C-1

Raw \$35,305 \$1.00 \$308  
Use \$35,500

> 1 to 3 Acres = \$21,000

*04 891 026 002	2/26/2023	\$ 25,000	1.40	60,984	191	\$ 17,857	\$ 0.74	\$ 236	COM	Barryton M-66	C-2
*13 047 037 000	9/12/2022	\$ 42,000	1.42	61,855	257	\$ 29,577	\$ 0.72	\$ 174	COM	Aetna Twp Northland Dr	C-1
*01 027 017 300	5/19/2022	\$ 42,000	1.58	68,825	0	\$ 26,582	\$ 0.65	\$ -	COM	Green Twp off of Northland Dr	C-2
03 005 017 35	4/12/2022	\$ 30,000	2.20	95,832	210	\$ 13,636	\$ 0.31	\$ 143	COM	Evert Twp US 10	No Zoning
*05 020 001 050	8/15/2022	\$ 38,500	2.32	101,059	758	\$ 16,595	\$ 0.44	\$ 59	COM	Big Rapids Twp 220th Ave off US 131	HI
*11 010 008 000	3/18/2022	\$ 55,000	2.52	109,771	623	\$ 21,825	\$ 0.41	\$ 72	COM	Morton Twp 90th Ave	C-3

Raw \$21,012 \$0.55 \$114  
Use \$21,000

> 3 Acres = \$4,000

10 036 017 35	9/3/2021	\$ 15,000	3.10	135,036	264	\$ 4,839	\$ 0.11	\$ 57	RES	Middle Branch Twp North of M 115	No zoning
*11 061 000 010 & 000 011	12/14/2021	\$ 19,584	4.08	177,725	420	\$ 4,800	\$ 0.25	\$ 106	COM	Morton Twp Ind Park Midstate Dr	C-3
*04 891 023 000	9/29/2022	\$ 40,000	5.80	252,648	405	\$ 6,897	\$ 0.18	\$ 111	RES	Barryton off M-66	C-2
05 001 011 10	8/6/2021	\$ 40,500	6.72	292,723	737	\$ 6,027	\$ 0.14	\$ 55	RES	Hersey Twp US 10	No zoning
03 005 017 02	10/12/2021	\$ 45,000	9.00	392,040	875	\$ 5,000	\$ 0.11	\$ 51	RES	Evert Twp US 10	No zoning
*007 035 005 00	8/22/2022	\$ 80,000	9.06	394,654	817	\$ 8,830	\$ 0.20	\$ 98	COM	Forest Township M-55	No Zoning
*11 010 003 300	11/19/2021	\$ 35,000	9.75	424,710	330	\$ 3,590	\$ 0.10	\$ 135	RES	Morton Twp M-20	R-2
11 016 024 40	12/27/2021	\$ 15,000	10.00	435,600	330	\$ 1,500	\$ 0.03	\$ 45	RES	Orient Twp M-66	No zoning
11 002 005 00	1/27/2022	\$ 18,000	10.61	462,172	165	\$ 1,697	\$ 0.04	\$ 109	RES	Orient Twp South of US 10	No zoning
06 006 010 10	2/2/2022	\$ 75,000	18.50	805,860	500	\$ 4,054	\$ 0.09	\$ 150	COM	Highland Twp M-115 excess campground land	
*12 015 009 500	8/26/2021	\$ 58,000	19.24	838,094	660	\$ 3,015	\$ 0.05	\$ 67	RES	Wheatland Twp M-66 near Remus	AF
09 028 420 50	3/29/2022	\$ 60,000	21.00	914,760	660	\$ 2,857	\$ 0.07	\$ 91	RES	Marion Twp Outside Marion Village	No zoning
*11 003 025 000	12/9/2021	\$ 85,000	26.47	1,153,033	191	\$ 3,211	\$ 0.04	\$ 233	RES	Morton Twp M-20	AG-2
*11 027 068 00	6/14/2021	\$ 44,000	29.00	1,263,240	1300	\$ 1,517	\$ 0.03	\$ 34	COM	Webber Twp M-37 South of Baldwin	
*01 033 010 000	5/6/2022	\$ 145,000	35.14	1,530,698	0	\$ 4,126	\$ 0.03	\$ -	RES	Green Twp 19 Mile Rd	R-4
*08 009 009 000	12/26/2022	\$ 225,000	73.05	3,182,058	825	\$ 3,080	\$ 0.01	\$ 54	AG	Sheridan Twp M-66	AG

Raw \$4,065 \$0.09 \$87  
Use \$4,000

RURAL

0-5 Acres = \$10,000

	SALE DATE	AMOUNT	a	sf	ff	/a	/sf	/ff			
*008 020 100 04	4/28/2023	\$ 7,000	1.37	59,677	100	\$ 5,109	\$ 0.12	\$ 70	COM	Hamilton Twp N Dodge Lake Ave	C-1/RR
*009 016 021 90	10/1/2021	\$ 21,500	2.63	114,563	320	\$ 8,175	\$ 0.19	\$ 67	COM	Lake Township LaChance Rd	No Zoning
*11 010 008 000	3/18/2022	\$ 55,000	2.52	109,771	623	\$ 21,825	\$ 0.41	\$ 72	COM	Morton Twp 90th Ave	C-3
*11 061 000 010 & 000 011	12/14/2021	\$ 19,584	4.08	177,725	420	\$ 4,800	\$ 0.25	\$ 106	COM	Morton Twp Ind Park Midstate Dr	C-3

Raw \$9,977 \$0 \$79  
Use \$10,000

>5 Acres = \$3,500

03 005 017 02	10/12/2021	\$ 45,000	9.00	392,040	875	\$ 5,000	\$ 0.11	\$ 51	RES	Evert Twp US 10	No zoning
*007 035 005 00	8/22/2022	\$ 80,000	9.06	394,654	817	\$ 8,830	\$ 0.20	\$ 98	COM	Forest Township M-55	No Zoning
*11 010 003 300	11/19/2021	\$ 35,000	9.75	424,710	330	\$ 3,590	\$ 0.10	\$ 135	RES	Morton Twp M-20	R-2
11 016 024 40	12/27/2021	\$ 15,000	10.00	435,600	330	\$ 1,500	\$ 0.03	\$ 45	RES	Orient Twp M-66	No zoning
11 002 005 00	1/27/2022	\$ 18,000	10.61	462,172	165	\$ 1,697	\$ 0.04	\$ 109	RES	Orient Twp South of US 10	No zoning
52 008 029 18	1/26/2022	\$ 12,000	12.78	556,697	744	\$ 939	\$ 0.02	\$ 16	COM	425 with Richmond Twp (not in city limits)	C-4
*11 003 025 000	12/9/2021	\$ 85,000	26.47	1,153,033	191	\$ 3,211	\$ 0.04	\$ 233	RES	Morton Twp M-20	AG-2
*11 027 068 00	6/14/2021	\$ 44,000	29.00	1,263,240	1300	\$ 1,517	\$ 0.03	\$ 34	COM	Webber Twp M-37 South of Baldwin	
*01 033 010 000	5/6/2022	\$ 145,000	35.14	1,530,698	0	\$ 4,126	\$ 0.03	\$ -	RES	Green Twp 19 Mile Rd	R-4
*007 033 200 01	8/11/2022	\$ 150,000	39.00	1,698,840	1320	\$ 3,846	\$ 0.09	\$ 114	COM	Hayes Twp County Farm Rd	C-2

Raw \$3,426 \$0.07 \$84  
Use \$3,500