

2023 for 2024  
OSCEOLA COUNTY  
COMMERCIAL LAND ANALYSIS

**2024 SHERMAN TWP COMMERCIAL LAND VALUES**  
**RURAL**

\*county other

**0-5 Acres = \$10,500**

	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

**2024      RAW      \$9,977      \$0      \$79**  
**USE      \$10,000**

**>5 Acres = \$3,500**

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	Ewart 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
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	
*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

**2024      RAW      \$3,695      \$0.08      \$87**  
**USE      \$3,500**