

# Aloha Township

## Agriculture and Rural Vacant Land Sales for 2026 Values

Rural Acreage Sales												
Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
<b>1 Acres Sales</b>												
RURAL ACREAGE	091-025-100-002-00		05/03/24	\$200	WD	03-ARM'S LENGTH	\$200	0.26	0.26	#DIV/0!	\$775	\$0.02
RURAL ACREAGE	140-001-100-009-00	SOUTH RIVER	05/15/24	\$3,000	WD	03-ARM'S LENGTH	\$3,000	0.50	0.50	#DIV/0!	\$6,000	\$0.14
RURAL ACREAGE	101-034-100-013-00	12700 ABRAHAMSON	01/05/24	\$8,500	WD	03-ARM'S LENGTH	\$8,500	0.92	0.92	#DIV/0!	\$9,239	\$0.21
RURAL ACREAGE	104-027-100-007-00	RIVER REST	05/10/24	\$5,000	WD	03-ARM'S LENGTH	\$5,000	1.00	1.00	#DIV/0!	\$5,000	\$0.11
RURAL ACREAGE	105-045-000-010-00	ORCHARD RD	05/03/23	\$5,500	WD	03-ARM'S LENGTH	\$5,500	1.00	1.00	#DIV/0!	\$5,500	\$0.13
RURAL ACREAGE	105-045-000-011-00	ORCHARD RD	05/03/23	\$5,500	WD	03-ARM'S LENGTH	\$5,500	1.00	1.12	#DIV/0!	\$5,500	\$0.13
RURAL ACREAGE	130-019-200-003-05	MULLETT TOWNSHIP DUMP	07/01/24	\$25,000	WD	03-ARM'S LENGTH	\$25,000	1.00	1.00	#DIV/0!	\$25,000	\$0.57
RURAL ACREAGE	130-023-400-004-02	DEVEREAUX LAKE	01/30/24	\$13,000	WD	03-ARM'S LENGTH	\$13,000	1.00	1.00	#DIV/0!	\$13,000	\$0.30
RURAL ACREAGE	130-020-300-001-02	4968 SUMMER PLACE	08/21/23	\$18,500	WD	03-ARM'S LENGTH	\$18,500	1.07	1.07	#DIV/0!	\$17,290	\$0.40
RURAL ACREAGE	030-036-300-002-04	6812 LEVERING	02/02/24	\$15,000	WD	03-ARM'S LENGTH	\$15,000	1.10	1.10	#DIV/0!	\$13,636	\$0.31
RURAL ACREAGE	130-020-300-002-03	4811 SUMMER PALCE	05/06/24	\$20,000	WD	03-ARM'S LENGTH	\$20,000	1.10	1.10	#DIV/0!	\$18,182	\$0.42
RURAL ACREAGE	130-020-300-002-01	4965 SUMMER PLACE	09/26/23	\$17,500	WD	03-ARM'S LENGTH	\$17,500	1.10	1.10	#DIV/0!	\$15,895	\$0.36
RURAL ACREAGE	104-017-300-009-10	HUDSON	05/19/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	1.20	1.20	#DIV/0!	\$20,833	\$0.48
RURAL ACREAGE	101-034-100-020-00	ABRAHAMSON	07/15/24	\$12,000	WD	03-ARM'S LENGTH	\$12,000	1.35	1.35	#DIV/0!	\$8,889	\$0.20
RURAL ACREAGE	105-045-000-009-00	N BLACK RIVER	10/24/24	\$11,500	WD	03-ARM'S LENGTH	\$11,500	1.38	1.38	#DIV/0!	\$8,333	\$0.19
RURAL ACREAGE	104-017-400-022-16	9427 GALBRAITH	05/03/24	\$16,000	WD	03-ARM'S LENGTH	\$16,000	1.49	1.49	#DIV/0!	\$10,738	\$0.25
							\$201,200	16.47		<b>USED</b>	<b>\$12,217</b>	
Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
<b>2 to 3 Acre Sales</b>												
RURAL ACREAGE	091-003-200-003-06	INVERNESS TRAIL	01/05/24	\$12,000	WD	03-ARM'S LENGTH	\$12,000	2.50	2.50	#DIV/0!	\$4,800	\$0.11
RURAL ACREAGE	091-003-200-003-06	INVERNESS TRAIL	10/11/24	\$14,250	WD	03-ARM'S LENGTH	\$14,250	2.50	2.50	#DIV/0!	\$5,700	\$0.13
RURAL ACREAGE	130-017-300-002-07	3245 OLD OAK	09/30/24	\$37,500	WD	03-ARM'S LENGTH	\$37,500	3.54	1.18	#DIV/0!	\$10,593	\$0.24
RURAL ACREAGE	092-007-101-001-04	10958 TOWNLINE	08/09/24	\$27,000	WD	03-ARM'S LENGTH	\$27,000	3.10	3.10	#DIV/0!	\$8,710	\$0.20
RURAL ACREAGE	092-007-101-001-05	10920 TOWNLINE	09/27/24	\$31,000	WD	03-ARM'S LENGTH	\$31,000	3.50	3.50	#DIV/0!	\$8,857	\$0.20
RURAL ACREAGE	130-026-400-011-00	1082 OLD SCHOOL	09/21/23	\$25,000	WD	03-ARM'S LENGTH	\$25,000	3.57	3.57	#DIV/0!	\$7,003	\$0.16
							\$146,750	18.71		<b>USED</b>	<b>\$7,843</b>	
<b>4 to 5 Acre Sales</b>												
RURAL ACREAGE	105-040-000-013-00	BONTER	10/05/23	\$22,500	WD	03-ARM'S LENGTH	\$22,500	4.71	4.71	#DIV/0!	\$4,777	\$0.11
RURAL ACREAGE	105-040-000-019-00	BONTER	10/11/23	\$40,000	WD	03-ARM'S LENGTH	\$40,000	4.79	4.79	#DIV/0!	\$8,351	\$0.19
RURAL ACREAGE	105-040-000-020-00	3614 BONTER	08/21/23	\$23,500	WD	03-ARM'S LENGTH	\$23,500	4.81	4.81	#DIV/0!	\$4,886	\$0.11
RURAL ACREAGE	091-029-300-001-02	7400 CHURCH	08/07/23	\$20,000	WD	03-ARM'S LENGTH	\$20,000	5.00	5.00	#DIV/0!	\$4,000	\$0.09
RURAL ACREAGE	130-020-100-001-08	4881 WOODMANSEE	12/22/23	\$36,000	WD	03-ARM'S LENGTH	\$36,000	5.00	5.00	#DIV/0!	\$7,200	\$0.17
RURAL ACREAGE	140-012-300-020-06	4408 LONGFELLOW	09/13/24	\$27,000	WD	03-ARM'S LENGTH	\$27,000	5.70	5.70	#DIV/0!	\$4,737	\$0.11
RURAL ACREAGE	103-032-400-002-02	US 23	12/20/24	\$20,000	WD	03-ARM'S LENGTH	\$20,000	5.74	5.74	#DIV/0!	\$3,484	\$0.08
							\$189,000	35.75		<b>USED</b>	<b>\$5,287</b>	
<b>6 to 8.99 Acre Sales</b>												
RURAL ACREAGE	091-010-216-160-00	10501 INVERNESS TRAIL	02/12/24	\$25,000	WD	03-ARM'S LENGTH	\$25,000	6.00	6.00	#DIV/0!	\$4,167	\$0.10
RURAL ACREAGE	091-010-216-160-00	10501 INVERNESS TRAIL	07/31/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	6.00	6.00	#DIV/0!	\$5,000	\$0.11
RURAL ACREAGE	104-010-300-004-07	10123 N BLACK RIVER	03/15/24	\$34,000	WD	03-ARM'S LENGTH	\$34,000	8.00	8.00	#DIV/0!	\$4,250	\$0.10
RURAL ACREAGE	091-019-400-010-02	8257 CHURCH	04/17/23	\$24,500	WD	03-ARM'S LENGTH	\$24,500	6.95	6.95	#DIV/0!	\$3,525	\$0.08
RURAL ACREAGE	091-019-400-010-01	RIGGSVILLE	04/17/23	\$26,500	WD	03-ARM'S LENGTH	\$26,500	7.54	7.54	#DIV/0!	\$3,515	\$0.08
RURAL ACREAGE	091-019-400-010-03	CHURCH	04/17/23	\$26,000	WD	03-ARM'S LENGTH	\$26,000	7.71	7.71	#DIV/0!	\$3,372	\$0.08
RURAL ACREAGE	091-023-400-001-06	1181 INDIAN TRAIL	09/29/23	\$35,000	WD	03-ARM'S LENGTH	\$35,000	7.91	7.91	#DIV/0!	\$4,425	\$0.10
							\$201,000	50.11		<b>USED</b>	<b>\$4,011</b>	

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
<b>9 to 12 Acre Sales</b>												
RURAL ACREAGE	104-033-200-005-10	LITTLE CANADA	06/26/24	\$23,000	WD	03-ARM'S LENGTH	\$23,000	11.40	6.44	#DIV/0!	\$2,018	\$0.05
RURAL ACREAGE	104-033-200-005-10	LITTLE CANADA	08/14/23	\$30,000	WD	03-ARM'S LENGTH	\$30,000	11.40	6.44	#DIV/0!	\$2,632	\$0.06
RURAL ACREAGE	102-035-200-006-08	US 23	08/10/23	\$27,000	WD	03-ARM'S LENGTH	\$27,000	9.06	9.06	#DIV/0!	\$2,980	\$0.07
RURAL ACREAGE	103-032-400-002-07	US 23	11/22/24	\$35,000	WD	03-ARM'S LENGTH	\$35,000	9.30	9.30	#DIV/0!	\$3,763	\$0.09
RURAL ACREAGE	030-022-204-031-00		01/05/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	9.40	9.40	#DIV/0!	\$3,191	\$0.07
RURAL ACREAGE	104-036-200-004-00	5870 ORCHARD BEACH	07/12/24	\$30,000	WD	03-ARM'S LENGTH	\$30,000	9.46	9.46	#DIV/0!	\$3,171	\$0.07
RURAL ACREAGE	101-025-400-003-00	5560 US 23	08/06/24	\$45,000	WD	03-ARM'S LENGTH	\$45,000	10.00	10.00	#DIV/0!	\$4,500	\$0.10
RURAL ACREAGE	104-014-200-001-05	ORCHARD RD	12/10/24	\$56,000	WD	03-ARM'S LENGTH	\$56,000	10.01	10.01	#DIV/0!	\$5,594	\$0.13
RURAL ACREAGE	104-014-113-122-00	9707 UPPER MOGRAIN	08/04/23	\$32,000	WD	03-ARM'S LENGTH	\$32,000	10.20	10.20	#DIV/0!	\$3,137	\$0.07
RURAL ACREAGE	104-010-300-004-08	10059 N BLACK RIVER	10/20/23	\$50,000	WD	03-ARM'S LENGTH	\$50,000	10.80	10.80	#DIV/0!	\$4,630	\$0.11
RURAL ACREAGE	091-001-300-002-02	N RIGGSVILLE	03/25/25	\$42,000	WD	03-ARM'S LENGTH	\$42,000	11.80	11.80	#DIV/0!	\$3,559	\$0.08
							\$400,000	112.83		<b>USED</b>	<b>\$3,545</b>	

### 15 to 30 Acre Sales

RURAL ACREAGE	104-015-200-001-03	9764 N BLACK RIVER	04/20/23	\$51,000	WD	03-ARM'S LENGTH	\$51,000	17.41	17.41	#DIV/0!	\$2,929	\$0.07
AGRICULTURAL ACREAGE	104-034-100-005-03	6642 LITTLE CANADA	03/28/24	\$87,500	WD	03-ARM'S LENGTH	\$87,500	33.00	33.00	#DIV/0!	\$2,652	\$0.06
RURAL TOWNSHIP	105-060-000-001-00	N BLACK RIVER	01/30/25	\$90,000	WD	03-ARM'S LENGTH	\$90,000	26.36	26.36	#DIV/0!	\$3,414	\$1.81
RURAL TOWNSHIP	030-033-300-002-06	LEVERING	06/26/24	\$98,000	WD	03-ARM'S LENGTH	\$98,000	33.00	33.00	#DIV/0!	\$2,970	\$0.07
RURAL ACREAGE	030-013-100-003-01	OLD MACKINAW	01/05/24	\$44,500	WD	03-ARM'S LENGTH	\$44,500	19.00	19.00	#DIV/0!	\$2,342	\$0.05
							\$371,000	128.77		<b>USED</b>	<b>\$2,881</b>	

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
<b>Larger Tracts</b>												
RURAL ACREAGE	030-025-100-002-00	13480 DOUGLAS	03/21/25	\$167,500	WD	03-ARM'S LENGTH	\$167,500	78.00	78.00	#DIV/0!	\$2,147	\$0.05
AGRICULTURAL ACREAGE	104-033-200-007-10	6640 CAREY	04/28/24	\$115,000	WD	03-ARM'S LENGTH	\$115,000	59.67	59.67	#DIV/0!	\$1,927	\$0.04
RURAL ACREAGE	102-026-300-008-00	10053 US 23	03/07/25	\$90,000	WD	03-ARM'S LENGTH	\$90,000	46.81	46.81	#DIV/0!	\$1,923	\$0.04
RURAL ACREAGE	104-033-300-007-00	N M33	05/15/24	\$175,000	WD	03-ARM'S LENGTH	\$175,000	67.38	39.00	#DIV/0!	\$4,487	\$0.06
RURAL ACREAGE	030-017-300-002-00	HEBRON TOWNHALL	10/10/24	\$280,000	WD	03-ARM'S LENGTH	\$280,000	139.00	139.00	#DIV/0!	\$2,014	\$0.05
							\$915,000	423.86		<b>USED</b>	<b>\$2,159</b>	

### Hunting Property See Chart

**COMMERCIAL and INDUSTRIAL**

**Commercial AND Industrial Land Values used for 2026 were the same as the usual selling price for residential properties for 2026.**

**Location of all these properties in Aloha Township would not command any higher or lower value.**

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
<b>SUBDIVISIONS</b>												
SUBDIVISIONS	140-029-106-052-00	WEST SLATER	06/23/23	\$7,000	WD	03-ARM'S LENGTH	\$7,000	0.48	0.48	\$67	\$14,523	\$0.33
SUBDIVISIONS	105-S61-000-024-01	4607 BLUE JAY	10/05/23	\$12,500	WD	03-ARM'S LENGTH	\$12,500	0.52	0.52	\$83	\$24,178	\$0.56
SUBDIVISIONS	140-M13-000-003-00	1628 M-212	10/09/24	\$5,000	WD	03-ARM'S LENGTH	\$5,000	1.02	1.02	\$33	\$4,921	\$0.11
							\$24,500			<b>USED</b>	<b>\$60</b>	

**BLACK RIVER ABOVE DAM**

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
BLACK RIVER ABOVE DAM	151-007-400-009-01	4134 SOUTH RIVER RD	03/14/24	\$65,000	WD	03-ARM'S LENGTH	\$65,000	5.32	5.32	\$327	\$12,230	\$0.28
BLACK RIVER ABOVE DAM	140-012-200-003-01	4826 REFLECTIONS	10/16/23	\$36,000	WD	03-ARM'S LENGTH	\$36,000	1.73	1.73	\$254	\$20,761	\$0.48
BLACK RIVER ABOVE DAM	140-012-200-003-02	4804 REFLECTIONS	12/05/23	\$34,000	WD	03-ARM'S LENGTH	\$34,000	1.73	1.73	\$264	\$19,699	\$0.45
BLACK RIVER ABOVE DAM	151-007-400-009-02		09/30/25	\$75,000	WD	03-ARM'S LENGTH	\$75,000	4.92	4.92	\$455	\$15,232	\$0.35
BLACK RIVER ABOVE DAM	153-B02-000-039-00	6600 STRAWFLOWER LN	05/06/24	\$20,000	WD	03-ARM'S LENGTH	\$20,000	0.27	0.27	\$333	\$74,906	\$1.72
BLACK RIVER ABOVE DAM	153-B11-000-002-00	5816 TWIN LAKES	07/17/25	\$90,000	WD	03-ARM'S LENGTH	\$90,000	2.75	2.75	\$529	\$32,715	\$0.75
							\$320,000			<b>USED</b>	<b>\$370</b>	

**LONG LAKE PRIMARY**

LONG LAKE	140-002-300-021-00	5130 HIAWATHA	02/09/24	\$179,900	WD	03-ARM'S LENGTH	\$179,900	0.47	0.47	\$1,799	\$381,953	\$8.77
LONG LAKE	140-003-400-010-00	5382 HIAWATHA	05/03/24	\$99,100	WD	03-ARM'S LENGTH	\$99,100	0.53	0.53	\$1,417	\$186,278	\$4.28
							\$279,000			<b>USED</b>	<b>\$1,642</b>	

**Long Lake**

**Mich-A-Ke-Wa Condo & Camp Walden**

LONG LAKE	140-M25-000-002-00	4774 MICH-A-KE-WA	07/27/23	\$115,000	WD	03-ARM'S LENGTH	\$115,000	0.74	0.74	\$1,095	\$155,196	\$3.56
LONG LAKE	140-M25-000-003-00	4784 MICH-A-KE-WA	07/25/23	\$109,900	WD	03-ARM'S LENGTH	\$109,900	0.77	0.77	\$1,002	\$142,727	\$3.28
LONG LAKE	140-M25-000-005-00	4822 MICH-A-KE-WA	08/16/24	\$117,000	WD	03-ARM'S LENGTH	\$117,000	0.78	0.78	\$1,158	\$150,000	\$3.44
LONG LAKE	140-M25-000-007-00	4860 MICH-A-KE-WA	08/12/24	\$135,000	WD	03-ARM'S LENGTH	\$135,000	0.72	0.72	\$1,346	\$187,500	\$4.30
							\$476,900			<b>USED</b>	<b>\$1,146</b>	

Land Table	Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Net Acres	Total Acres	Dollars/FF	Dollars/Acre	Dollars/SqFt
<b>Water View properties for Village of Aloha,Devereaux Lake, Black River, Long Lake and Mullett Lake</b>												
ALL WATER VIEW PROPERTIES	105-C11-000-070-00	8380 CORDWOOD	08/10/23	\$24,000	WD	03-ARM'S LENGTH	\$24,000	0.48	0.48	\$200	\$49,793	\$1.14
ALL WATER VIEW PROPERTIES	105-H27-000-063-00	10840 HURON	10/11/24	\$28,500	WD	03-ARM'S LENGTH	\$28,500	0.48	0.48	\$238	\$59,129	\$1.36
ALL WATER VIEW PROPERTIES	105-C13-000-491-00	8869 CORDWOOD	12/28/23	\$9,000	WD	03-ARM'S LENGTH	\$9,000	0.24	0.24	\$150	\$37,344	\$0.86
ALL WATER VIEW PROPERTIES	105-C13-000-492-00	8874 CORDWOOD	10/03/23	\$22,900	WD	03-ARM'S LENGTH	\$22,900	0.52	0.52	\$178	\$44,208	\$1.01
ALL WATER VIEW PROPERTIES	105-C11-000-084-00	8190 CORDWOOD	09/06/23	\$14,000	WD	03-ARM'S LENGTH	\$14,000	0.24	0.24	\$219	\$57,851	\$1.33
ALL WATER VIEW PROPERTIES	105-C11-000-090-00	8120 CORDWOOD	08/24/23	\$13,000	WD	03-ARM'S LENGTH	\$13,000	0.24	0.24	\$215	\$53,279	\$1.22
							\$111,400			<b>USED</b>	<b>\$201</b>	

**Village of Aloha Backlots**

Village of Aloha Backlots	105-B06-000-022-00	W BLACK	02/01/22	\$17,000	WD	03-ARM'S LENGTH	\$17,000	0.58	0.66	\$157	\$29,565	\$0.68
Village of Aloha Backlots	105-F17-000-021-00	3198 CANTON	06/25/21	\$10,000	WD	03-ARM'S LENGTH	\$10,000	0.46	0.46	\$100	\$21,786	\$0.50
							\$27,000			<b>USED</b>	<b>\$130</b>	

