

CUSTER TOWNSHIP
MASON COUNTY

CUSTER RURAL UNPLATTED NEIGHBORHOOD 2026

2025 LAND ACRES	ANALYSIS	DATE	ALLOCATO	FREE SOIL	Y/W/D	NONE	TOTAL ACRES	\$ PER ACRE	TOTAL SQ FT	\$ PER SQ FT	IMPR LAND	RES PER ACRE	ADJUSTED PER ACRE	ADJUSTED TOTAL SQ FT	ADJUSTED \$ PER SQ FT	COMMENTS	
005-012-016-00	35,000.00	11/23	Allocato	Free Soil	Y/W/D	None	10	\$ 3,500.00	435600	\$ 12.44	0	\$ 35,000.00	10	\$ 3,500.00	435600	\$ 12.44	None
009-003-007-00	23,000.00	3/23	Allocatid	Meade	Y/W/D	None	10	\$ 2,300.00	435600	\$ 18.93	0	\$ 23,000.00	10	\$ 2,300.00	435600	\$ 18.93	No rd
009-009-009-00	35,000.00	2/23	Allocato	Meade	Y/W/D	None	10	\$ 3,500.00	435600	\$ 12.44	0	\$ 35,000.00	10	\$ 3,500.00	435600	\$ 12.44	2 trac
005-035-001-30	35,000.00	3/25	Allocato	Free Soil	Y/W/D	None	10	\$ 3,500.00	435600	\$ 12.44	0	\$ 35,000.00	10	\$ 3,500.00	435600	\$ 12.44	72,500
009-009-016-00	31,400.00	3/25	Allocato	Meade	Y/W/D	None	10	\$ 3,140.00	435600	\$ 13.87	0	\$ 31,400.00	10	\$ 3,140.00	435600	\$ 13.87	None
	293,400.00			TOTALS				\$ 29,340.00		\$ 99.62	\$ 293,400.00						
Used \$3,600 PA																	
Avg Per Net Acre \$ 3,667																	
Median \$3,667																	
Avg Per Net SF \$11.04																	

11 Acres to 24.99 Acre Rate	SALES PRICE	SALE DATE	VALUAT METHOD	TWP/COUNTY	CONF.	OTHER PARCEL ACRES	TOTAL ACRES	\$ PER ACRE	TOTAL SQ FT	\$ PER SQ FT	IMPR LAND	RES PER ACRE	ADJUSTED PER ACRE	ADJUSTED TOTAL SQ FT	ADJUSTED \$ PER SQ FT	COMMENTS	
013-015-007-00	\$ 75,000.00	1/24	Allocato	Sherman	Y/W/D	None	19.54	\$ 4,550.00	851162	\$ 11.34	0	\$ 75,000.00	19.54	\$ 4,550.00	851162	\$ 11.34	None
004-004-001-05	\$ 118,900.00	8/24	Allocatid	Elen	Y/W/D	None	24.59	\$ 4,839.00	1071140	\$ 9.00	0	\$ 118,900.00	24.59	\$ 4,839.00	1071140	\$ 9.00	None
002-003-100-08	\$ 35,000.00	1/23	Allocato	Wear/e/ocean	Y/W/D	None	12.99	\$ 3,500.00	565844	\$ 16.16	0	\$ 35,000.00	12.99	\$ 3,500.00	565844	\$ 16.16	None
005-003-011-10	\$ 50,000.00	9/23	Allocatid	Free Soil	Y/W/D	None	13.33	\$ 3,750.00	580654	\$ 11.61	0	\$ 50,000.00	13.33	\$ 3,750.00	580654	\$ 11.61	None
005-018-018-01	\$ 80,250.00	6/23	Allocatid	Free Soil	Y/W/D	None	24	\$ 3,838.00	1045440	\$ 13.02	0	\$ 80,250.00	24	\$ 3,838.00	1045440	\$ 13.02	None
002-012-400-04	\$ 91,000.00	7/23	Allocato	Wear/e/ocean	Y/W/D	None	20	\$ 3,950.00	871200	\$ 9.57	0	\$ 91,000.00	20	\$ 3,950.00	871200	\$ 9.57	None
003-018-002-00	\$ 79,000.00	10/23	Allocato	Custer	Y/W/D	None	20	\$ 2,500.00	871200	\$ 11.02	0	\$ 79,000.00	20	\$ 2,500.00	871200	\$ 11.02	None
005-011-021-00	\$ 50,000.00	12/23	Allocato	Free Soil	Y/W/D	None	20	\$ 2,500.00	871200	\$ 17.42	0	\$ 50,000.00	20	\$ 2,500.00	871200	\$ 17.42	None
004-003-001-01	\$ 100,000.00	8/23	Allocatid	Eden	Y/W/D	None	20	\$ 5,000.00	871200	\$ 8.71	0	\$ 100,000.00	20	\$ 5,000.00	871200	\$ 8.71	None
003-020-015-00	\$ 35,000.00	10/23	Allocatid	Custer	Y/W/D	None	10.78	\$ 3,246.00	469576	\$ 10.78	0	\$ 35,000.00	10.78	\$ 3,246.00	469576	\$ 10.78	None
	\$ 714,150.00			TOTALS				\$ 36,302.00		\$ 10.39	\$ 714,150.00						
Used \$3,600 PA																	
Avg Per Net Acre \$3,630																	
Median \$3,630																	
Avg Per Net SF \$ 10.39																	

25 Acres to 39.99 Acre Rate	SALES PRICE	SALE DATE	VALUAT METHOD	TWP/COUNTY	CONF.	OTHER PARCEL ACRES	TOTAL ACRES	\$ PER ACRE	TOTAL SQ FT	\$ PER SQ FT	IMPR LAND	RES PER ACRE	ADJUSTED PER ACRE	ADJUSTED TOTAL SQ FT	ADJUSTED \$ PER SQ FT	COMMENTS	
003-008-007-01	\$ 127,044.00	2/24	Allocatid	Custer	Y/W/D	None	34.57	\$ 3,674.00	1505869	\$ 11.85	0	\$ 127,044.00	34.57	\$ 3,674.00	1505869	\$ 11.85	None
003-011-003-65	\$ 90,000.00	10/23	Allocatid	Custer	Y/W/D	None	30	\$ 3,000.00	1306800	\$ 14.52	0	\$ 90,000.00	30	\$ 3,000.00	1306800	\$ 14.52	ease
	\$ 217,044.00			TOTALS				\$ 6,674.00		\$ 26.37	\$ 217,044.00						
Used \$3,300 pa																	
Avg Per Net Acre \$3,337																	
Median \$3,337																	
Avg Per Net sf \$ 13.18																	

Custer
~~CUSTER~~ TOWNSHIP
MASON COUNTY MI
2026 AGRICULTURAL LAND ANALYSIS

LOWER/SCRUB LAND

CUSTER TOWNSHIP, MASON COUNTY MI
2026 Agricultural land analysis (Lower/Scrub Land Value)

PARCEL #	SALE DATE	Unadjusted Acreage	Unadjusted Per Acre	Unadjusted Sq Footage	Unadjusted Per SF	Conf	Total Acreage	ROW	Drain	Residual Acre	Bldg Value	Tillable Acre	Adjusted S Price	Adjusted Per Acre	Adjusted Sq Foot	Adjusted Per SF	Twp	Other Parcels Notes
004-008-002-00	8/11/2023	20	\$ 2,500.00	871200	\$ 17.42	Y/W/D	20.00	0	0	0	0	0	\$ 50,000.00	0	871200	\$ 17.42	Eden	None
004-036-003-03	5/24/2023	58.6	\$ 2,645.00	2552616	\$ 16.46	Y/W/D	58.60	0	0	0	0	0	\$ 155,000.00	0	2552616	\$ 16.46	Eden	None
012-016-001-20	4/26/2024	40	\$ 2,688.00	1742400	\$ 16.20	Y/W/D	40.00	0	0	0	0	0	\$ 107,500.00	0	1742400	\$ 16.20	Sheridan	None
012-024-000-00	1/5/2024	78.77	\$ 2,412.00	3431221	\$ 18.05	Y/W/D	78.77	0	0	0	0	0	\$ 190,000.00	0	3431221	\$ 18.05	Sheridan	None
002-027-011-00	3/1/2024	80	\$ 2,200.00	3484800	\$ 19.80	Y/W/D	80.00	0	0	0	0	0	\$ 176,000.00	0	3484800	\$ 19.80	Branch	None
013-008-001-01	9/19/2023	40	\$ 2,949.00	1742400	\$ 15.15	Y/W/D	40.00	0	0	0	0	0	\$ 115,000.00	0	1742400	\$ 15.15	Sherman	None
004-002-010-00	8/30/2024	40	\$ 3,000.00	1742400	\$ 14.52	Y/W/D	40.00	0	0	0	0	0	\$ 120,000.00	0	1742400	\$ 14.52	Eden	None

\$ 18,394.00
Median: \$ 2627

\$ 913,500.00
\$ 117.60

Used: \$2,600 Per acre (Agricultural Lower/Scrub Land) 2026
Agricultural Neighborhood - Land Value 2026
4-1-2023 to 3-31-2025

Comparables sales from outside of Custer Twp were collected and used in analysis. All are located in Mason County, MI; Vacant properties. No time, location adjustments were needed.

CUSTER TOWNSHIP 2026 COMMERCIAL LAND ANALYSIS

Parcel Number	S Date	Sale Price	Net Acres	Adjust Sale Price	Per Net Acre	Sq Footage	Frontage	Per FF	Net Per SF	Location	Valu.	Conflmp	Value
06-010-011-00	3/22/2023	\$ 71,500	40	\$ 71,500	\$ 1,787	1742400	1320.00	\$54.00	0.04	Colfax/Mecos	Allocatiy		0
002-016-129-00	7/22/2022	\$ 200,000	3.3	\$ 97,876	\$ 29,659	143748	1720.00	\$57.00	0.68	Branch Twp/M	Abrastrly		102124
\$271,500.00													

ANS. 5550

Used comparable sales from surrounding areas. No time, location, row adjustments were needed

Comparable 2, the Abrastration method was used and an adjustment for improvement value was necessary.

4-1-23 to 3-31-25

Used \$ 55' Per Front Foot – 2026

VILLAGE OF CUSTER
MASON COUNTY
VILLAGE LAND ANALYSIS 2026

CUSTER VILLAGE LOT ANALYSIS - 2026

2026 CUSTER VILLAGE LOT LAND ANALYSIS

PARCEL NUMBER	SALES PRICE	SALE DATE	VALUATION Met	\$ Per Lot	CONF.	OTHER PARCELS	Frontage	\$ Per Frontage	Class	Lot(s) #	Location	
042-200-008-00	\$ 3,100.00	23-Sep	Allocd	\$ 3,100.00	YWD	None	60	\$ 51.66		402	1	Vlg of Fountain
041-109-011-00	\$ 7,000.00	23-May	Allocd	\$ 7,000.00	YWD	None	90	\$ 77.77		402	1	Vlg of Custer
013-750-015-00	\$ 8,500.00	23-Jun	Allocd	\$ 8,500.00	YWD	None	116	\$ 73.27		402	1	Near Vlg of Fountain
TOTALS	\$ 18,600.00			\$ 18,600.00				\$ 202.70				
							Avg Per Lot \$6,975					
							Median Per Lot \$6,200					
												Avg Per FF \$67.56

Used \$6,200 per lot
4-1-2023 to 3-31-2025

No time, location, ROW, or Drain adjustments were necessary. Comparables 1 and 3 came from surrounding villages similar to the Village of Custer.