

Hematite Twp For 2025

Vacan Land

Parcel Number	Sale Date	Sale Price	Net Acreage	\$ Per Acre
under 1				
001-230-018-00	08/19/23	\$4,000	0.58	\$6,897
002-318-027-00	09/28/23	\$5,000	0.86	\$5,814
		\$9,000	1.44	\$6,250

1 to 5				
002-336-014-00	05/05/22	\$7,500	1.38	\$5,435
004-021-032-00	08/08/23	\$5,000	1.50	\$3,333
007-700-056-00	08/29/23	\$9,500	2.00	\$4,750
053-005-001-00	01/31/24	\$4,000	2.40	\$1,667
006-155-004-10	03/14/24	\$13,500	2.77	\$4,874
051-011-036-20	06/12/23	\$22,500	2.82	\$7,979
002-251-018-60	08/16/22	\$10,000	3.03	\$3,300
		\$72,000	15.90	\$4,528

5 to 10				
002-325-005-00	07/27/22	\$18,500	6.00	\$3,083
002-327-010-00	10/26/22	\$27,500	6.90	\$3,986
001-019-054-10	10/10/23	\$30,000	7.60	\$3,947
004-007-015-00	08/23/22	\$10,000	8.00	\$1,250
001-015-013-50	06/15/23	\$31,900	8.25	\$3,867
002-080-060-50	04/11/22	\$27,500	9.30	\$2,957
001-029-019-00	04/05/22	\$15,000	9.80	\$1,531
		\$160,400	55.85	\$2,872

10 to 20				
001-008-006-00	06/28/22	\$15,000	10.00	\$1,500
002-273-015-00	03/02/23	\$32,000	10.00	\$3,200
002-275-030-00	12/08/23	\$25,000	10.00	\$2,500
006-280-009-60	04/26/22	\$47,500	10.00	\$4,750
007-233-040-05	01/11/23	\$27,500	10.00	\$2,750
054-025-116-00	10/28/22	\$11,000	11.60	\$948
004-235-017-30	08/24/22	\$27,000	16.00	\$1,688
006-169-005-40	10/03/22	\$39,000	16.34	\$2,387
003-229-014-00	09/30/23	\$30,000	16.94	\$1,771
006-055-003-00	09/21/23	\$73,300	17.94	\$4,086
		\$327,300	128.82	\$2,541

20 to 35				
005-134-011-40	09/06/23	\$39,500	20.00	\$1,975
007-064-009-00	04/19/22	\$29,500	20.00	\$1,475
001-061-001-35	01/24/23	\$42,000	27.00	\$1,556
004-166-005-10	03/31/23	\$59,000	31.00	\$1,903
		\$170,000	98.00	\$1,735

35 to 45				
001-029-021-00	02/11/23	\$35,000	37	\$946
002-055-006-01	09/30/22	\$47,000	40	\$1,175
002-322-023-00	03/04/24	\$75,100	40	\$1,878
003-082-002-00	06/13/22	\$35,000	40	\$875
005-026-006-00	12/19/22	\$52,000	40	\$1,300
006-182-004-50	07/15/22	\$28,000	40	\$700

006-260-019-00	02/07/23	\$35,000	40	\$875
006-262-013-00	11/17/23	\$52,500	40	\$1,313
006-274-014-00	02/13/23	\$55,000	40	\$1,375
006-277-001-00	03/14/24	\$32,000	40	\$800
007-010-005-25	12/08/22	\$43,000	40	\$1,075
007-017-001-00	11/22/22	\$60,000	40	\$1,500
001-008-203-00	11/04/22	\$55,000	40.00	\$1,375
002-068-004-00	12/06/22	\$43,000	40.00	\$1,075
003-223-010-00	02/15/24	\$31,750	40.00	\$794
004-161-010-00	05/19/22	\$55,000	40.00	\$1,375
004-171-001-00	06/17/22	\$72,500	40.00	\$1,813
004-355-001-00	06/19/23	\$52,000	40.00	\$1,300
006-274-005-00	08/10/22	\$42,500	40.00	\$1,063
006-278-013-00	12/08/23	\$50,000	40.00	\$1,250
054-024-021-00	05/23/22	\$62,500	40.00	\$1,563
007-019-115-00	04/08/22	\$40,000	43.15	\$927
		\$1,053,850	880.15	\$1,197

over 45				
007-073-002-50	01/31/23	\$74,000	65	\$1,138
007-115-016-00	08/15/22	\$58,500	65	\$900
002-332-003-00	07/29/22	\$48,000	80	\$600
007-042-006-00	12/13/22	\$86,100	80	\$1,076
007-211-002-00	10/26/22	\$45,000	80	\$563
006-254-017-00	08/23/23	\$50,000	80.00	\$625
007-056-020-00	06/20/23	\$140,000	85.00	\$1,647
004-160-011-00	05/05/23	\$107,000	100.00	\$1,070
003-006-013-00	09/29/23	\$74,000	120	\$617
		\$682,600	755	\$904

	2025	2025
Acres	Ave Sale \$	\$/Acre
1	\$6,500	\$6,500
1.5	\$9,000	\$6,000
2	\$10,000	\$5,000
2.5	\$11,250	\$4,500
3	\$12,000	\$4,000
4	\$16,000	\$4,000
5	\$17,500	\$3,500
7	\$21,000	\$3,000
10	\$27,500	\$2,750
15	\$37,500	\$2,500
20	\$40,000	\$2,000
25	\$45,000	\$1,800
30	\$51,000	\$1,700
40	\$48,000	\$1,200
50	\$45,000	\$900
100	\$90,000	\$900

Hematite Land Values For 2025

Lake - Standard

Vacant Lake Sales				
Parcel Number	Sale Date	Sale Price	Actual Front	\$ Per front Foot
007-111-002-00	12/22/23	\$149,900	2000	\$75
006-270-004-25	06/07/22	\$19,500	180	\$108
002-154-008-70	09/22/22	\$65,000	332	\$196
007-114-006-10	06/27/23	\$40,000	200	\$200
007-590-019-00	11/03/23	\$25,000	108	\$231
001-028-001-44	04/22/22	\$50,000	213	\$235
004-166-019-50	08/26/22	\$60,000	232	\$259
001-028-001-36	09/09/22	\$56,500	217	\$260
002-266-007-00	10/05/23	\$85,000	295	\$288
003-232-004-10	04/19/22	\$45,000	150	\$300
007-590-020-00	06/23/23	\$35,000	108	\$324
006-257-005-60	06/06/22	\$87,000	215	\$405
007-275-005-18	04/20/23	\$112,500	261	\$431
007-275-005-26	07/28/23	\$120,000	260	\$462
		\$950,400	4771	\$199

Cable

Vacant Lake Sales				
004-166-019-50	08/26/22	\$60,000	232	\$259
001-028-001-36	09/09/22	\$56,500	217	\$260
002-266-007-00	10/05/23	\$85,000	295	\$288
003-232-004-10	04/19/22	\$45,000	150	\$300
007-590-020-00	06/23/23	\$35,000	108	\$324
006-257-005-60	06/06/22	\$87,000	215	\$405
007-275-005-18	04/20/23	\$112,500	261	\$431
007-275-005-26	07/28/23	\$120,000	260	\$462
002-335-049-60	11/27/23	\$85,000	173	\$491
		\$686,000	1911	\$359

River Sales				
Parcel Number	Sale Date	Sale Price	Actual Front	\$ Per Front Foot
002-057-009-24	01/23/23	\$114,000	625	\$182
002-260-018-15	05/01/23	\$38,250	302	\$127
002-260-018-17	05/26/23	\$55,000	302	\$182
002-260-018-20	05/24/23	\$55,000	305	\$181
002-261-004-40	11/30/22	\$25,000	276	\$91
002-261-004-45	09/01/23	\$32,000	275	\$116
003-160-004-00	03/21/24	\$95,000	1,320	\$72
004-151-008-00	02/01/24	\$34,000	118	\$288
005-020-001-10	11/02/23	\$48,000	276	\$174
005-032-015-00	09/02/22	\$70,000	400	\$175
052-028-026-30	06/17/22	\$55,000	700	\$79
		\$621,250	4,898	\$127

Vacant City Lots

Parcel Number	Sale Date	Sale Price	Actual Front	\$ Per Front Foot
002-440-003-00	10/10/23	\$6,200	100	\$62
052-160-325-00	07/12/23	\$8,000	135	\$59
054-524-001-00	05/05/22	\$7,500	347	\$22
055-402-002-00	11/01/23	\$2,900	40	\$73
		\$24,600	622	\$41

Hematite Twp For 2025
Com Ind Vacant Land

Parcel #	Date	Grantee/Grantor	Sale Price	Acre	\$/PA	Frontage
Under 1 ac						
052-028-058-00	8/10/2022	Casanova/Schiavo	\$2,000	0.16	\$12,500	70.00
52-51-300-086-00	11/1/2021	411 E PEARL ST	\$307	0.22	\$1,395	60.00
052-028-016-50	12/21/2023	CF Golf Course/Wm Neuens Rit	\$5,000	0.53	\$9,434	110.00
052-028-053-50	4/13/2022	Crystal Falls/Ponchaud	\$3,000	0.89	\$3,371	231.70
			\$10,307	1.80	\$5,726	
1 to 10 ac						
52-05-121-058-00	6/28/2023	46 N JOHNSON LK RD	\$7,500	1.90	\$3,947	0.00
52-14-010-001-05	4/4/2023	295.00	\$16,000	2.18	\$7,339	0.00
002-080-057-00	10/3/2022	St of MI/Crystal Falls Township	\$7,800	2.93	\$2,662	430.00
52-06-203-029-00	7/12/2022	15180 W US41	\$20,000	8.70	\$2,299	0.00
			\$51,300	15.71	\$3,265	
10 to 20 ac						
007-041-002-00	12/7/2022	West Iron School/Johnson	\$10,500	10.00	\$1,050	330.00
52-14-134-018-00	4/4/2023	M553	\$55,000	12.27	\$4,482	0.00
			\$65,500	22.27	\$2,941	
over 20 ac						
007-041-005-00	12/7/2022	WIC School/Ford River Land	\$22,500	20.61	\$1,092	660.00
			\$22,500	20.61	\$1,092	

Acres	2024		2025	
	Ave Sale \$	\$/Acre	Ave Sale \$	\$/Acre
1	\$5,500	\$5,500	\$5,500	\$5,500
1.5	\$7,875	\$5,250	\$7,875	\$5,250
2	\$9,000	\$4,500	\$9,000	\$4,500
2.5	\$10,000	\$4,000	\$10,000	\$4,000
3	\$12,000	\$4,000	\$12,000	\$4,000
4	\$14,000	\$3,500	\$14,000	\$3,500
5	\$15,750	\$3,150	\$16,000	\$3,200
7	\$18,200	\$2,600	\$21,000	\$3,000
10	\$25,000	\$2,500	\$30,000	\$3,000
15	\$30,000	\$2,000	\$45,000	\$3,000
20	\$35,000	\$1,750	\$40,000	\$2,000
25	\$43,750	\$1,750	\$43,750	\$1,750
30	\$48,000	\$1,600	\$48,000	\$1,600
40	\$60,000	\$1,500	\$60,000	\$1,500
50	\$62,500	\$1,250	\$62,500	\$1,250
100	\$100,000	\$1,000	\$100,000	\$1,000