

AGRICULTURAL LAND SALES

12/31/2024

ZEELAND

VACANT - for acreage table study			Vacant AG at time of sale					
Parcel Number	Street Address	Sale Date	Sale Price	Net Acreage	\$/Acre	Grantor	Grantee	Comments
70-17-34-200-046	Adams St	07/12/24	\$806,000	26.70	\$30,187	Koert Farm LLC	Koert Farms LLC	Family transf.
70-17-11-100-035	3616 64th Ave	04/09/24	\$546,500	23.19	\$23,566	Glupker	Misner	Large home built here
70-17-11-200-025	Chicago Dr	10/06/23	\$600,000	21.47	\$27,946	VanHoven	5964 Chicago Dr (Osterink)	Steve to farm, also build homestead here
70-17-16-200-022	Felch St	05/25/22	\$360,000	20.10	\$17,910	Miedema	DeJonge	
70-17-13-400-031	Byron Rd	01/28/22	\$155,000	12.70	\$12,205	Veldheer	Hoekstra & Sons Dairy	-

Use: \$14,100

	County Using	Local Using
FOR 2025:	14,100/ac	14,100/ac
FOR 2024:	12,000/ac	12,000/ac
FOR 2023:	12,000/ac	12,000/ac
FOR 2022:	11000/ac	10,500/ac

Commercial Land Sales

12/31/2024

ZEELAND

Prime Locations

(by highway)

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreage	\$/Acre	\$/SF	Grantor	Grantee	Notes
70-17-20-200-029	V/L Westpark Way	10/07/22	\$2,200,000	5.513	\$399,057	\$9.16	Chicago Dr Prop Dev	Holland Comm Hospital	
70-17-20-200-028	8317 Westpark Way	11/23/21	\$315,000	0.836	\$376,794	\$8.65	Chicago Dr Prop Dev	Gordon Growth Holdings	New Ziggi's Coffee
70-17-20-200-027	8387 Westpark Way	05/26/21	\$500,000	0.997	\$501,505	\$11.51	Chicago Dr Prop Dev	Marvin Dev	New Taco Bell
						\$9.77			
						Use: \$9.00/sf	112.5%		

Average Commercial

(not adjacent to highway)

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreage	\$/Acre	\$/SF	Grantor	Grantee	Notes
70-17-31-100-024	V/L Adams St	01/12/23	\$200,000	3.087	\$64,788	\$1.49	Midwest X LLC	Double J Investments	Rear not usable (?)
70-17-07-400-027	8851 Riley St	10/07/22	\$159,000	1.800	\$88,333	\$2.03	88th Ave Project	Zeeland BPW	To exempt
70-17-07-400-012	8851 Riley St	04/13/22	\$548,700	4.148	\$132,281	\$3.04	Finnie	88th Ave Project	Knight Transfer Service - future bldg site
70-17-31-100-025	96th Ave	11/19/19	\$225,000	2.240	\$100,446	\$2.31	Midwest X LLC	Pyramid Leasing & Dev	C-2 Com Zoning, lot behind Dollar General
70-17-20-100-028	8630 Main St	10/21/19	\$505,000	2.660	\$189,850	\$4.36	Michmerhuizen	Lake Mi Credit Union	New LMCU Bldg
						\$2.93			
						Use: \$3.00/sf			

Chicago Dr General Area

(further from town)

Parcel Number	Street Address	Sale Date	Sale Price	Net Acreage	\$/Acre	\$/SF	Grantor	Grantee	Notes
70-17-17-200-033	3114 84th Ave	09/21/22	\$695,000	11.32	\$61,396	\$1.41	Petroelje	West MI RV Storage	House on site also.
70-17-01-200-040	new 5148 Chicago Dr site	10/05/22	\$200,000	2.190	\$91,324	\$2.10	Rajj LLC	Tamarack Prop Group	Seller continues with 51% ownership.
70-17-16-100-013 & -015	3074 80th Ave	05/11/22	\$735,000	22.205	\$33,101	\$0.76	VanderHeide	Building Inontime LLC	2 parcels in sale. PA 260 filed for now. Res at time i
70-17-01-200-049 pt	4385 48th Ave	12/23/21	\$90,000	1.380	\$65,217	\$1.50	Blue Water (Huiz.)	Dan Kerkstra	Lot line adj, future boat storage bldgs
70-17-08-300-001	3584 88th Ave	06/02/21	\$250,000	4.490	\$55,679	\$1.28	Access Storage LLC	Hossink Properties	
70-17-17-200-031	2911 80th Ave	01/28/21	\$315,800	10.89	\$28,999	\$0.67	Ken VanderHeide	Property Plus Land Co	Commercial Condos
70-17-17-200-032	2939 80th Ave	12/28/20	\$80,000	2.50	\$32,000	\$0.73	Ken VanderHeide	Brian Kronemeyer	USA Sign & Stake - off main road (gravel)
70-17-17-200-030	3059 80th Ave	02/20/20	\$160,000	5.00	\$32,000	\$0.73	Ken VanderHeide	Property Plus Land Co	Commercial Condos, off main road (gravel)

Approximate Per Market Info:

Rate	\$/Acre	\$/SF
Prime	\$392,040	\$9.00
Average	\$130,680	\$3.00
Chicago Dr	\$65,340	\$1.50
Excess (from Ag)	\$14,100	\$0.32

*similar to industrial parcels in same area.

Industrial Land Sales

12/31/2024

ZEELAND

<u>Parcel Number</u>	<u>Street Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Net Acreage</u>	<u>\$/Acre</u>	<u>\$/SF</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Notes</u>
70-17-31-120-006	664 Construction Ct	08/15/23	\$150,000	1.25	\$120,000	\$2.75	Green Trust	Hiemstra	
70-17-07-398-006	9305 Pentatech Dr	02/13/23	\$400,000	6.60	\$60,606	\$1.39	RJB Dev	Covert Ind	
70-17-07-398-007	3306 Centennial St	12/30/21	\$306,750	4.18	\$73,385	\$1.68	Zeeland Devel	Bast Michigan	-
					Avg:	\$84,664			

2025 DB RATE: \$85,000/Ac

OLDER:

<u>Parcel Number</u>	<u>Street Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Net Acreage</u>	<u>\$/Acre</u>	<u>\$/SF</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Notes</u>
70-17-17-200-034	3114 84th Ave	08/26/21	\$298,650	5.43	\$55,000	\$1.26	Petroelje	Solutions Amer	Former Ag, future Ind
70-17-08-300-001	3584 88th Ave	06/02/21	\$250,000	4.49	\$55,704	\$1.28	Access Storage LL	Hossink Properties LLC	-
70-17-17-200-035	Riley St	04/21/21	\$623,250	13.85	\$45,000	\$1.03	Petroelje	Properties West LLC	Former Ag, future Ind
70-17-07-399-005	9335 Pentatech Dr	08/27/18	\$155,000	2.80	\$55,357	\$1.27	Zeeland Devel	RDK Holdings LLC	vacant
70-17-07-399-006	9328 Pentatech Dr	04/11/18	\$192,000	3.02	\$63,576	\$1.46	Zeeland Devel	RDK Holdings LLC	vacant
70-17-07-100-018 et al	88th Ave Rear	06/20/19	\$704,000	40.66	\$17,314	\$0.40	Arendsen	Gentex	2 Parcels in sale, currently Ag.
70-17-08-400-013	80th Ave	08/09/18	\$211,900	4.88	\$43,422	\$1.00	3290 84th Ave	Vanderkolk	vacant, split to -017 & -018
70-17-07-398-008	3268 Centennial St	01/05/18	\$225,000	4.50	\$50,000	\$1.15	Zeeland Devel	Innovation Devel	vacant, new constr site
70-17-07-398-006	9305 Pentatech Dr	12/01/17	\$305,000	6.60	\$46,212	\$1.06	Zeeland Devel	RJB Development	vacant, flat ground
70-17-08-400-015	80th Ave	07/14/17	\$575,000	14.75	\$38,983	\$0.89	Schout	ZTD LLC	vacant, flat ground

UNIQUE

<u>Parcel Number</u>	<u>Street Address</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Net Acreage</u>	<u>\$/Acre</u>	<u>\$/SF</u>	<u>Grantor</u>	<u>Grantee</u>	<u>Notes</u>
70-17-07-100-029	9340 Quincy St	06/10/21	\$880,000	42.22	\$20,843	\$0.48	Riemersma	Gentex	Currently in Ag.

RESIDENTIAL VACANT LAND SALES

Neigh.	Parcel Number	Street Address	Sale Date	Sale Price	Net Acreage	\$/Acre	Grantor	Grantee
RES01	70-17-34-100-03	ADAMS ST	07/27/22	\$110,000	1.26	\$87,302	BAKER ARNOLD-BAKER JE	INMAN DANA-SAMANTHA
RES01	70-17-03-200-06	6687 RANSOM ST	04/05/23	\$127,500	1.38	\$92,727	SMITH MARK	ROBERT VOLKERS PROPERTIES LL
RES01	70-17-34-100-03	ADAMS ST	07/19/22	\$135,000	1.38	\$97,826	BAKER ARNOLD-BAKER JE	CNOSSEN DANIEL J-CAMMI E
RES01	70-17-02-400-04	35964 CHICAGO DR	10/06/23	\$90,000	1.40	\$64,470	VANHOVEN DONALD A	OSTERINK STEVEN-JANINE
RES01	70-17-21-200-04	7394 BYRON RD	10/11/23	\$80,000	1.53	\$52,390	HLV LLC	T BOSGRAAF HOMES LLC
RES01	70-17-21-200-04	77386 BYRON RD	12/06/23	\$80,000	1.67	\$47,990	HLV LLC	T BOSGRAAF HOMES LLC
RES01	70-17-21-200-04	57400 BYRON RD	08/11/23	\$80,000	1.71	\$46,866	HLV LLC	T BOSGRAAF HOMES LLC
RES01	70-17-06-100-04	1NEW HOLLAND ST	01/12/24	\$127,500	2.58	\$49,419	SLAGH CODY J-HANNA G-	NORRIS ROBERT B-EMILY
RES01	70-17-16-400-04	32565 72ND AVE	01/09/24	\$152,000	2.58	\$58,915	NELSON STEVE-KRISTI	GARNER KATHRYN M
RES01	70-17-06-100-04	9364 NEW HOLLAND ST	04/20/23	\$135,000	2.62	\$51,527	SLAGH CODY J-HANNA G-	STREUR MATTHIEU-KATLYN J
RES01	70-17-06-100-04	24711 LONG RANGE DR	08/31/23	\$130,000	2.67	\$48,689	SLAGH CODY J-HANNA G-	PEIFFER JOE-SHELBY
RES01	70-17-33-200-04	87452 ADAMS ST	04/07/22	\$175,000	3.23	\$54,180	WESTRATE DELWYN-DIAN	PLUGER JOHN
RES01	70-17-15-100-06	6CICADA LANE (PVT)	08/09/22	\$110,000	3.44	\$31,977	TERHAAR CLIFFORD J-CY	NDYKSTRA CHRISTOPHER J-LAURA
RES01	70-17-06-200-09	84660 ASHER LANE	12/15/22	\$225,000	3.85	\$58,411	632 VENTURES	KENDRICK ANDREW-AMBER
RES01	70-17-15-100-06	7CICADA LANE (PVT)	10/07/22	\$137,500	5.03	\$27,336	TERHAAR CLIFFORD J-CYN	BERRIDGE GEORGE E III
RES01	70-17-13-200-03	3FELCH ST	06/06/24	\$100,000	5.36	\$18,646	MANN EUGENE W-HOPE	ESCHIERBEEK JAKE
RES01	70-17-15-100-07	2880 68TH AVE	10/13/23	\$175,000	5.74	\$30,488	TERHAAR CLIFFORD J-CYN	KRISNISKI ROBERT-CHERYL
RES01	70-17-15-100-07	2CICADA LANE (PVT)	07/06/23	\$175,000	5.74	\$30,488	TERHAAR CLIFFORD J-CYN	BILDERBECK RYNE-MELISSA
RES01	70-17-15-100-07	32904 CICADA LANE (PVT)	10/13/23	\$175,000	5.74	\$30,488	TERHAAR CLIFFORD J-CYN	KRISNISKI ROBERT-CHERYL
RES01	70-17-15-100-06	82910 68TH AVE	07/06/23	\$175,000	5.74	\$30,488	TERHAAR CLIFFORD J-CYN	BILDERBECK RYNE-MELISSA
RES01	70-17-01-300-02	8QUINCY ST	09/12/22	\$308,000	9.99	\$30,846	LANNING LINDA	KOEMAN EVAN-KAREN TRUST
RES01	70-17-31-400-03	29155 OTTOGAN ST	05/23/22	\$255,000	14.95	\$17,057	BOEVE CHAD	BROWER RICK A-JILLA TRUST
RES01	70-17-15-100-07	12845 68TH AVE	08/18/23	\$240,000	15.90	\$15,095	TERHAAR CLIFFORD J-CYN	VEENSTRA JUSTIN-ALYSSA
RES01	70-17-11-200-02	5CHICAGO DR	10/06/23	\$600,000	21.47	\$27,946	VANHOVEN DONALD A	5964 CHICAGO DR LLC
RES01	70-17-11-100-03	564TH AVE	04/09/24	\$546,500	23.19	\$23,566	GLUPKER	MISNER
RES01	70-17-34-200-04	6ADAMS ST	07/12/24	\$806,000	26.70	\$30,187	Koert Farm LLC	Koert Farms LLC
RES01	70-17-11-200-02	5CHICAGO DR	10/06/23	\$600,000	21.47	\$27,946	VanHoven	5964 Chicago Dr (Osterink)
RES01	70-17-15-400-05	5BYRON RD	12/09/22	###	69.89	\$27,543	Boersen Land Co	PW Byron Rd LLC

RES05	70-17-30-357-0079378 BLUFF RIDGE DR	10/26/23	\$150,000	SUBD LOT	SUBD LOT	BLUFF RIDGE PROPERTIES	SAMSON JANICE K
RES05	70-17-30-357-0039510 BLUFF RIDGE DR	11/21/23	\$150,000	SUBD LOT	SUBD LOT	BLUFF RIDGE PROPERTIES	ARENT ALEXANDER-OLIVA
RES05	70-17-30-351-0119407 BLUFF RIDGE DR	11/23/22	\$125,000	SUBD LOT	SUBD LOT	BLUFF RIDGE PROPERTIES	DEWITT ZACHARY-MACKENZIE
RES05	70-17-30-351-0129387 BLUFF RIDGE DR	11/14/22	\$125,000	SUBD LOT	SUBD LOT	BLUFF RIDGE PROPERTIES	SMITH STEVEN K-JOYCE A
RES05	70-17-30-351-0139367 BLUFF RIDGE DR	11/14/22	\$125,000	SUBD LOT	SUBD LOT	BLUFF RIDGE PROPERTIES	ZWIERS ANTHONY-LAURA
RES05	70-17-30-357-0069456 BLUFF RIDGE DR	11/14/22	\$150,000	SUBD LOT	SUBD LOT	BLUFF RIDGE PROPERTIES	GALE TRENTEN M-BRITTANY N
<i>*keep same as last year per sales.</i>							

RES07	70-17-07-164-0109476 FIELDS DR	05/31/24	\$90,000	SUBD LOT	SUBD LOT	BAUVAN WEST LAND COM	RYOO MYUNGYUL-LEE JUHYE
RES07	70-17-07-163-0163676 GARNER DR	10/10/23	\$85,000	SUBD LOT	SUBD LOT	BAUVAN WEST LAND COM	STAAT COLIN-MEGAN
RES07	70-17-07-163-0149429 FIELDS DR	12/01/23	\$75,000	SUBD LOT	SUBD LOT	BAUVAN WEST LAND COM	KLAASEN NICHOLAS-ALEXA
RES07	70-17-07-163-0159417 FIELDS DR	08/31/23	\$85,000	SUBD LOT	SUBD LOT	BAUVAN WEST LAND COM	MATHEWS MARK-HOPE
		average:	\$83,750				
		use:	\$85,000/site				
RES07	70-17-15-436-0022675 BLUE STEM DR	09/20/22	\$56,730	SUBD LOT	SUBD LOT	SIGNATURE LAND DEVEL EASTBROOK HOMES INC. developer to their own construction arm.	
RES19	70-17-21-213-0047548 RIDGELINE DR	04/08/22	\$87,000	SUBD LOT	SUBD LOT	T BOSGRAAF HOMES LLC	SHRODE BART- NANCY
RES19	70-17-21-213-0037560 RIDGELINE DR	11/15/22	\$90,000	SUBD LOT	SUBD LOT	T BOSGRAAF HOMES LLC	DYKSTRA ANTHONY J-KELSEY R
RES27	70-17-07-163-0213608 GARNER DR	05/05/22	\$80,000	SUBD LOT	SUBD LOT	BAUVAN WEST LAND COM	LAMPEN ANN LOUISE
<u>Outliers</u>							
RES01	70-17-03-100-0577069 RANSOM ST	06/21/23	\$10,000	0.66	\$15,152	CRAZY ACRES FARMS LLC	VELDMAN BRUCE-AMY
RES01	70-17-07-400-0288851 RILEY ST	10/07/22	\$10,000	2.26	\$4,429	ZEELAND BOARD OF PUBI	88TH AVE PROJECT LLC
RES01	70-17-20-400-0391984 84TH AVE	11/02/22	\$50,000	5.81	\$8,609	HULST MERLE D-TAMMY I	PAYNE JACK JR-JUDY A TRUST
RES01	70-17-01-400-058CHICAGO DR	12/30/22	\$56,250	13.10	\$4,296	BROUWER MARK-SHEILA	KOEMAN SCOTT B-BENITA
RES01	70-17-06-200-0544747 88TH AVE	09/26/23	\$25,000	0.97	\$25,853	BRIAN MEISTE BUILDERS	PJM ASSETS LLC