

Richmond
City Lots

For 2025

Parcel Number	Sale Date	Sale Price	Net Acres	Price/AC	Road FF	Price/Rd FF
52-03-430-027-00	4/25/2022	\$13,000	0.627	\$20,734	103	\$126
52-03-455-005-00	6/9/2022	\$4,000	1.5	\$2,667	155	\$26
52-03-465-003-00	11/23/2021	\$10,500	2.63	\$3,992	251	\$42
52-03-465-004-00	4/27/2023	\$16,000	2.7	\$5,926	266	\$60
52-05-380-046-00	7/8/2021	\$8,000	0.193	\$41,451	70	\$114
52-05-390-031-00	1/26/2021	\$3,000	0.31	\$9,677	65	\$46
52-05-460-018-00	3/30/2022	\$5,000	0.344	\$14,535	100	\$50
52-05-505-057-00	5/16/2022	\$5,000	0.17	\$29,412	52	\$96
52-07-451-003-00	8/23/2022	\$5,250	0.117	\$44,872	51	\$103
52-07-451-003-00	10/23/2023	\$6,000	0.117	\$51,282	51	\$118
52-09-500-031-00	12/2/2022	\$6,000	0.258	\$23,256	146	\$41
52-09-500-051-00	3/26/2024	\$3,000	0.15	\$20,000	30	\$100
52-09-500-091-00	8/29/2023	\$8,000	0.258	\$31,008	76	\$105
52-10-700-002-00	10/26/2022	\$30,000	3.25	\$9,231	221	\$136
52-10-700-033-00	8/24/2022	\$22,000	1.8	\$12,222	198	\$111
52-10-700-036-00	8/30/2021	\$16,400	1.24	\$13,226	301	\$54
52-12-403-011-00	3/9/2023	\$5,000	0.275	\$18,182	116	\$43
52-12-470-012-00	3/29/2023	\$2,900	0.126	\$23,016	50	\$58
52-12-510-055-00	1/26/2021	\$1,200	0.172	\$6,977	73	\$16
52-14-260-059-00	4/5/2022	\$20,000	0.47	\$42,553	188	\$106
52-14-285-006-00	7/15/2021	\$10,000	0.53	\$18,868	98	\$102
52-14-290-006-00	5/19/2022	\$30,000	0.75	\$40,000	146	\$205
52-14-295-006-00	9/22/2022	\$48,500	1.567	\$30,951	184	\$264
52-14-300-012-00	11/24/2021	\$15,000	0.51	\$29,412	100	\$150
52-14-335-011-00	4/8/2024	\$42,000	0.67	\$62,687	333	\$126
52-51-250-036-00	10/6/2022	\$11,000	0.069	\$159,420	58	\$190
52-51-556-056-00	6/18/2021	\$2,500	0.12	\$20,833	44	\$57
52-51-565-039-00	8/4/2022	\$3,700	0.25	\$14,800	85	\$44
52-53-010-099-00	10/20/2021	\$20,000	1	\$20,000	150	\$133
52-53-230-034-00	11/18/2021	\$15,000	0.18	\$83,333	71	\$211
52-53-280-045-00	7/12/2022	\$10,000	0.5	\$20,000	129	\$78
52-53-290-001-00	8/13/2021	\$32,000	0.553	\$57,866	180	\$178
		\$337,200			2,725	\$124

Richmond

Rural

For 2025

Parcel Number	Street Address	Sale Date	Sale Price	Net Acres	Price/AC
under 1					
52-07-134-014-00	DEER LAKE RD	10/18/2022	\$8,000	0.29	\$27,586
52-18-405-013-00	CO RD SO	3/25/2021	\$2,000	0.6	\$3,333
52-15-116-012-00	325 S ANDERSON RD	9/9/2022	\$3,000	0.625	\$4,800
52-19-033-008-30	ENGMAN LAKE ACCESS RD	12/12/2023	\$60,000	0.75	\$80,000
52-05-124-008-00		9/21/2021	\$5,000	0.852	\$5,869
52-05-127-009-70		5/12/2023	\$7,200	0.93	\$7,742
			\$85,200	4.047	\$21,053

1 to 3 acres					
52-06-005-012-00	5349 STATE HIGHWAY M95	5/11/2021	\$5,000	1	\$5,000
52-19-027-006-30	W M94	8/10/2021	\$7,000	1	\$7,000
52-15-007-004-00	CO RD 456	4/26/2021	\$5,000	1.182	\$4,230
52-05-128-004-53	30 W JOHNSON LAKE RD	5/23/2022	\$12,000	1.24	\$9,677
52-05-056-016-15	W BILSKY LN	2/22/2022	\$12,000	1.42	\$8,451
52-05-125-011-40	60 S MEHL LAKE DR	10/13/2021	\$8,500	1.85	\$4,595
52-05-225-009-10		4/21/2023	\$12,500	1.868	\$6,692
52-11-111-003-80		6/2/2021	\$3,000	2	\$6,500
52-15-109-018-10	DALTON RD	12/19/2022	\$13,000	2	\$6,500
52-07-007-002-25	WESTWOOD DR	3/20/2023	\$30,000	2.58	\$11,628
			\$108,000	16.14	\$6,691

3 to 10 ac					
52-18-305-007-40	CO RD 557	7/30/2021	\$16,999	4.59	\$3,703
52-19-001-030-00	S US41	4/16/2021	\$13,500	4.6	\$2,935
52-05-125-011-50	80 S MEHL LAKE DR	10/13/2021	\$13,500	4.73	\$2,854
52-11-111-002-30		3/28/2024	\$29,900	6	\$4,983
52-05-121-020-01		7/26/2021	\$28,000	6.87	\$4,076
52-05-121-020-01		11/21/2022	\$30,000	6.87	\$4,367
52-11-165-003-00		9/29/2022	\$22,000	6.9	\$3,188
52-11-018-004-10		6/30/2023	\$45,000	7	\$6,429
52-06-203-041-00		10/5/2021	\$21,500	7.133	\$3,014
52-19-023-026-05	W M94	9/16/2021	\$30,000	8	\$3,750
52-05-123-004-95	579 SWANZY RD	3/28/2024	\$40,000	8.4	\$4,762
			\$290,399	71.093	\$4,085

11 to 20 ac					
52-17-013-002-10		8/20/2022	\$27,000	10	\$2,700
52-12-104-015-20	ELM RD	1/12/2022	\$21,000	10.58	\$1,985
52-05-129-003-30		10/13/2023	\$27,000	10.6	\$2,547
52-05-135-001-60	775 E BASS LK RD	8/20/2022	\$30,000	11.37	\$2,639
52-05-133-011-02	Iron Pin Trail	9/14/2023	\$24,000	11.82	\$2,030
52-19-035-011-00	S CO RD 545	1/3/2024	\$32,500	13.93	\$2,333
52-05-133-011-01	Iron Pin Trail	8/25/2023	\$28,000	13.99	\$2,001
52-03-210-001-50	CO RD CAN	9/27/2023	\$45,000	17.5	\$2,571
52-07-132-014-00	1125 COOPER LAKE RD	10/7/2021	\$37,500	18.58	\$2,018
52-03-232-012-00	32828 CO RD 478	1/12/2022	\$36,000	19	\$1,895
52-01-026-012-20		2/9/2024	\$39,900	19.9	\$2,005
			\$347,900	157.27	\$2,212

21 to 35 ac					
52-05-021-004-20	253 N BEAUYAN LK DR	6/13/2022	\$40,000	20	\$2,000
52-05-206-007-30	CO RD 565	6/3/2021	\$29,900	20	\$1,495
52-15-003-011-00	DUKES RD	1/17/2023	\$22,000	20	\$1,100
52-15-024-008-00	US41	10/3/2023	\$55,000	20	\$2,750
52-15-109-006-50	DALTON RD	3/30/2022	\$25,400	20	\$1,270
52-15-110-002-60	YALMER RD	2/10/2021	\$20,000	20	\$1,000
52-15-110-002-75	YALMER RD	9/29/2022	\$39,900	20	\$1,995
52-17-021-004-50	3652 CO RD 444	10/26/2021	\$28,500	20	\$1,425
52-19-002-017-20	HEIDTMAN RD	10/27/2021	\$45,600	20	\$2,280
52-05-121-042-00		6/2/2021	\$51,000	20.112	\$2,536
52-03-111-008-00	36598 CO RD 581	8/30/2023	\$29,000	20.76	\$1,397
52-13-026-007-20	CO RD MT	10/6/2022	\$38,000	25.38	\$1,497
52-01-101-009-10		1/11/2023	\$80,000	28.68	\$2,789
52-15-006-002-00	HALVERSON RD	5/24/2022	\$72,000	29	\$2,483
52-05-217-003-00		1/4/2024	\$55,000	30	\$1,833
52-05-128-027-00	200 S IRON PIN TR	9/15/2023	\$60,000	33.3	\$1,802
			\$691,300	367.232	\$1,882

36 to 45 ac					
52-07-108-011-00	DEER LAKE RD	12/10/2021	\$37,000	38	\$974
52-03-205-003-00	30340 CO RD 496	6/20/2023	\$52,000	38.14	\$1,363
52-04-010-005-00	HOLLY 35 PT 5 RD	6/14/2023	\$38,000	39.77	\$955
52-03-120-009-00	CO RD CCF	5/26/2022	\$35,000	40	\$875
52-03-128-004-00	CO RD CCE	10/27/2023	\$50,000	40	\$1,250
52-03-136-015-00	CO RD CCS	1/7/2022	\$45,000	40	\$1,125
52-03-212-002-10	CO RD 496	12/7/2022	\$65,000	40	\$1,625
52-04-008-001-00		4/13/2022	\$48,750	40	\$1,219
52-05-126-016-00		12/9/2021	\$40,000	40	\$1,000
52-06-134-001-00		3/15/2023	\$50,000	40	\$1,250
52-06-236-007-00	CO RD 478	10/15/2021	\$65,000	40	\$1,625
52-07-103-005-00	CO RD GGG	8/22/2023	\$45,000	40	\$1,125
52-07-114-013-00	CO RD JY	10/26/2022	\$36,000	40	\$900
52-07-121-003-10		4/21/2022	\$62,500	40	\$1,563
52-07-123-001-00	CO RD JY	3/2/2023	\$40,000	40	\$1,000
52-07-226-001-40	CO RD 510	4/9/2021	\$38,500	40	\$963
52-07-228-009-00	386 WILLOW CREEK RD	8/4/2023	\$54,000	40	\$1,350
52-07-304-007-00	YAMAHA TR	7/13/2023	\$95,000	40	\$2,375
52-09-409-002-00		7/18/2022	\$60,000	40	\$1,500
52-11-136-008-30		1/12/2022	\$62,000	40	\$1,550
52-11-136-008-30		7/26/2023	\$69,900	40	\$1,748
52-11-282-003-20		6/7/2021	\$42,000	40	\$1,050
52-12-107-006-30		4/14/2021	\$43,000	40	\$1,075
52-12-113-013-00	5555 DOGWOOD RD	12/19/2022	\$70,000	40	\$1,750
52-12-221-006-00		10/20/2022	\$40,000	40	\$1,000
52-12-236-001-50		3/11/2022	\$34,600	40	\$865
52-13-027-004-00	M35	1/25/2022	\$45,000	40	\$1,125
52-13-027-008-00	M35	1/25/2022	\$46,900	40	\$1,173
52-15-009-017-00	843 CARLSHEND RD	1/21/2021	\$58,000	40	\$1,450
52-15-031-002-00		10/18/2023	\$72,000	40	\$1,800
52-16-229-008-00		10/2/2023	\$75,000	40	\$1,875
52-17-031-014-00		3/16/2022	\$42,500	40	\$1,063
52-18-224-006-00	CO RD SAE	11/23/2022	\$40,000	40	\$1,000
52-18-408-008-00	CO RD 426	10/5/2023	\$35,000	40	\$875

52-18-408-009-00		9/21/2023	\$45,000	40	\$1,125
52-19-002-020-00	HEIDTMAN RD	9/30/2021	\$44,801	40	\$1,120
52-19-033-002-00	ENGMAN LAKE RD	4/21/2022	\$95,000	40	\$2,375
52-11-177-009-00	TBD CO RD 510	5/11/2022	\$152,000	40.5	\$3,753
52-06-005-001-75		3/23/2022	\$48,500	41	\$1,183
52-19-030-012-00	W M94	10/14/2021	\$135,000	42.6	\$3,169
52-12-111-010-00		1/25/2021	\$50,000	43.65	\$1,145
52-12-111-010-00		6/15/2023	\$57,600	43.65	\$1,320
			\$2,360,551	1687.31	\$1,399

Over 45					
52-07-322-001-90	WILSON CREEK TRUCK TR	1/26/2021	\$55,000	49	\$1,122
52-19-030-014-00	W M94	11/3/2021	\$45,000	52.45	\$858
52-07-230-004-00	CO RD GGT	12/1/2022	\$70,000	70	\$1,000
52-18-216-006-00	CO RD 426	11/29/2021	\$76,000	76.23	\$997
52-11-178-004-00		11/2/2021	\$85,000	79	\$1,076
52-01-106-007-00		11/19/2021	\$77,500	80	\$969
52-01-204-002-00		7/1/2023	\$75,000	80	\$938
52-06-232-012-20	CO RD 601	11/9/2022	\$77,000	80	\$963
52-07-201-001-80	GOLD MINE RD	9/30/2021	\$95,000	80	\$1,188
52-07-218-002-00	CO RD GGA	12/7/2021	\$88,000	80	\$1,100
52-07-304-005-00	SUZUKI TR	4/27/2022	\$84,000	80	\$1,050
52-11-279-001-00		6/1/2022	\$89,250	80	\$1,116
52-11-420-002-00		9/20/2023	\$90,000	80	\$1,125
52-12-235-005-10	GRANT LAKE RD	10/27/2023	\$64,500	80	\$806
52-16-032-005-00		9/27/2022	\$70,000	80	\$875
52-18-233-004-00		9/1/2023	\$88,000	80	\$1,100
52-03-211-019-00	7000 US HIGHWAY 41	4/2/2021	\$89,700	88	\$1,019
52-03-226-001-10		12/28/2021	\$176,000	160	\$1,100
52-07-110-025-00	NORTH CAMP RD	7/19/2022	\$112,000	160	\$700
52-11-275-001-00		11/16/2023	\$345,000	320	\$1,078
			\$1,951,950	1934.68	\$1,009

avg sites

	2025	2025
Acres	Ave Sale \$	\$/Acre
1	\$21,000	\$21,000
1.5	\$18,750	\$12,500
2	\$14,000	\$7,000
2.5	\$15,000	\$6,000
3	\$15,000	\$5,000
4	\$20,000	\$5,000
5	\$20,000	\$4,000
7	\$28,000	\$4,000
10	\$30,000	\$3,000
15	\$30,000	\$2,000
20	\$40,000	\$2,000
25	\$55,000	\$2,200
30	\$52,500	\$1,750
40	\$56,000	\$1,400
50	\$50,000	\$1,000
100	\$100,000	\$1,000

Richmond For 2025
Comm Land

Parcel Number under 1	Sale Date	Sale Price	Effec. Front	Total Acres	Dollars/FF	Dollars/Acre
52-51-556-058-00	08/19/21	\$6,000	78.0	0.22	\$77	\$27,273
52-05-340-086-00	01/06/23	\$9,000	100.0	0.32	\$90	\$28,125
52-53-431-084-00	09/18/20	\$20,000	222.0	0.84	\$90	\$23,923
		\$35,000	400.0	1.38	\$88	\$25,436
1 to 5						
52-53-431-084-30	07/28/22	\$75,000	50.0	2.91	\$1,500	\$25,773
52-53-432-017-00	06/21/22	\$49,900	286.0	4.70	\$174	\$10,617
		\$124,900	336.0	7.61	\$372	\$16,413
5 to 10						
52-51-704-011-00	02/24/22	\$99,500	977.0	6.18	\$102	\$16,100
52-53-535-006-00	04/24/23	\$16,000	1,270.0	7.19	\$13	\$2,225
		\$115,500	2,247.0	13.37	\$51	\$8,639
10 to 20						
52-08-031-013-00	01/31/22	\$10,000	160.7	10.17	\$62	\$983
52-14-134-018-00	05/22/23	\$55,000	1,730.0	12.27	\$32	\$4,482
52-51-703-005-00	03/28/22	\$151,600	1,251.0	15.00	\$121	\$10,107
		\$216,600	3,141.7	37.44	\$69	\$5,785
over 30						
52-12-213-044-00	06/15/22	\$45,000	1,350.0	30.80	\$33	\$1,461
52-02-106-023-10	05/19/21	\$400,000	769.0	74.47	\$520	\$5,371
52-03-211-019-00	04/02/21	\$89,700	2,800.0	88.20	\$32	\$1,017
		\$534,700	4,919.0	193.47	\$109	\$2,764

	for 2025	for 2025
Acres	\$/Ac	AV Total
1	\$25,000	\$25,000
1.5	\$20,000	\$30,000
2	\$15,000	\$30,000
2.5	\$12,500	\$31,250
3	\$10,000	\$30,000
4	\$8,000	\$32,000
5	\$6,000	\$30,000
7	\$6,000	\$42,000
10	\$5,000	\$50,000
15	\$5,000	\$75,000
20	\$4,000	\$80,000
25	\$3,000	\$75,000
30	\$2,500	\$75,000
40	\$2,000	\$80,000
50	\$2,000	\$100,000
100	\$2,000	\$200,000