
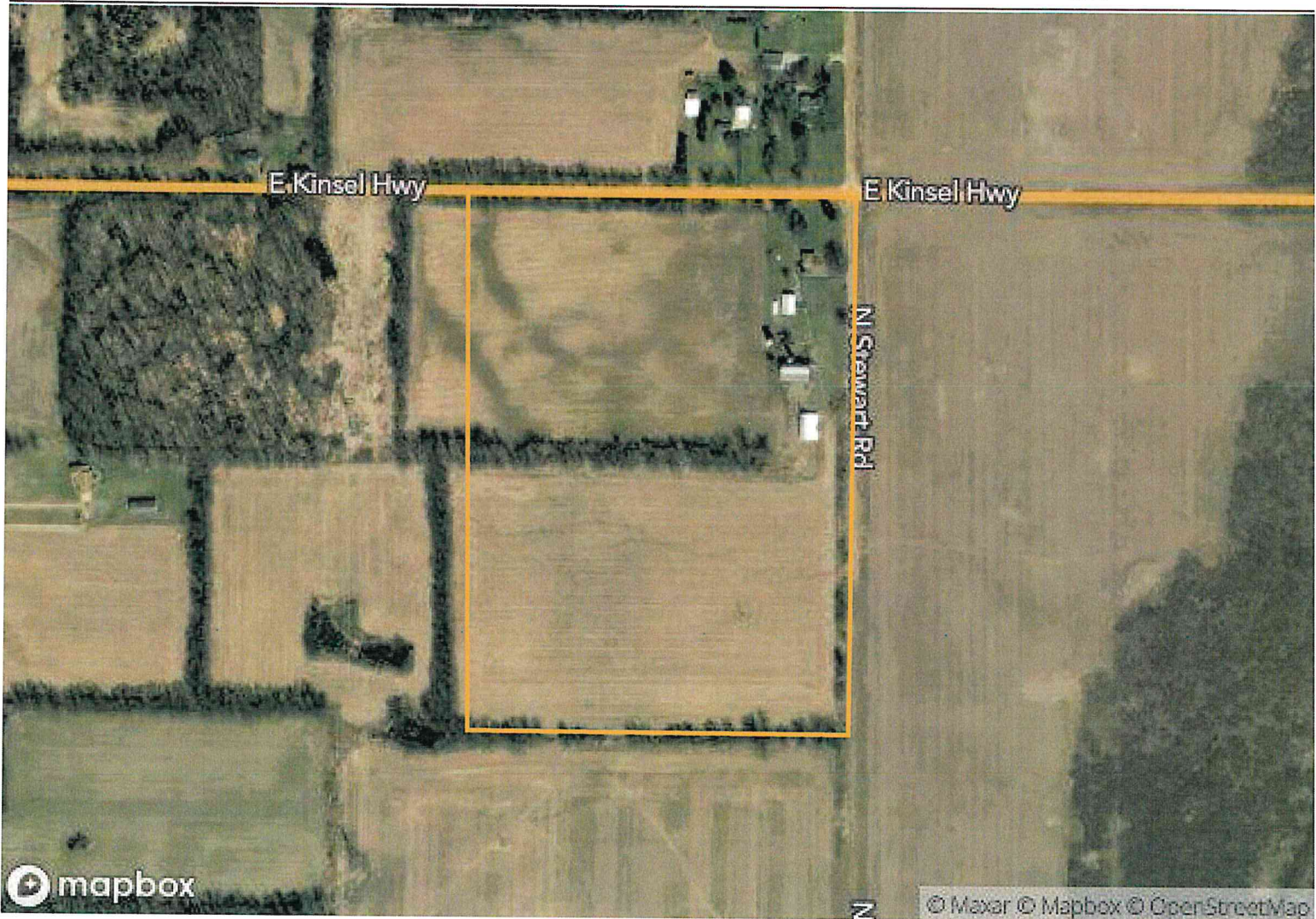


1 field, 31 acres in Eaton County, MI

## Eaton County, MI

FIELD	ACRES	TAX AMOUNT	ASSESSED VALUE	LOCATION	OWNER (LAST UPDATED)	OWNER ADDRESS	LEGAL DESCRIPTION
all 	30.69	965.67	138,900.00	APN: 11000310000200	GIDNER, KEITH & ELLEN (02/07/2022)	1991 N STEWART RD, CHARLOTTE, MI 48813	NE FRL 1/4 OF NW FRL 1/4 EXCEPT W 350 FT. SEC.3, T2N,R4W, EATON TWP 1979





1 field, 31 acres in Eaton County, MI

AVG ACREVALUE (\$/AC.)

**\$8,300**

TOTAL VALUE

**\$254,707**

COUNTY AVG (\$/AC.)

**\$5,632**

AVG NCCPI

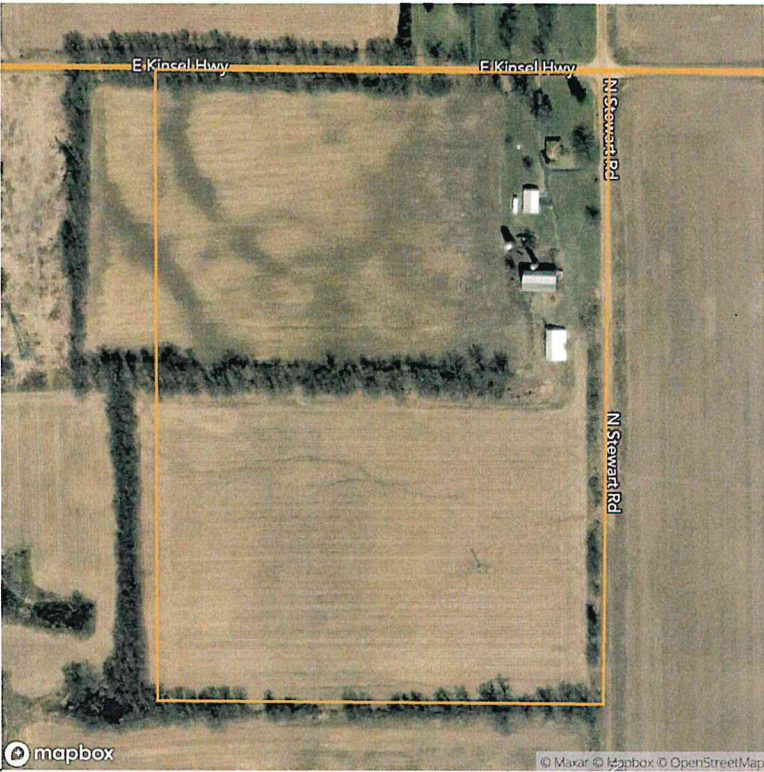
**55.9**

COUNTY AVG

**56.7**



Generate Carbon Credit income with Carbon by Indigo - These fields could generate a combined **\$431** in additional revenue.



**ECONOMIC ATTRIBUTES**


Eaton County is a high tax county.  
This land is in a low livestock demand area.  
Expected Corn Basis: -\$0.13

**PHYSICAL ATTRIBUTES**

Annual Precipitation: 33.79 inches  
Annual GDD: 2490

**ZONING & LAND USE**

Land Use: Grass/Pasture, Developed, Cropland, Non-Cropland  
Zoning Code: LA

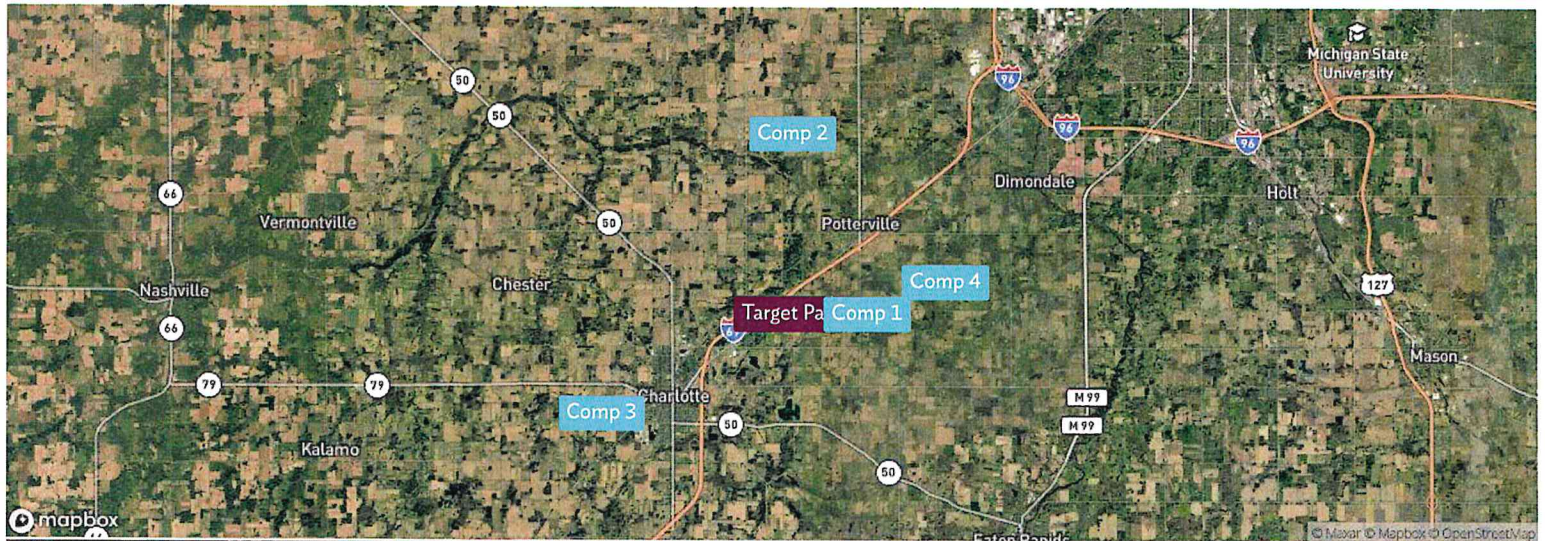
	FIELD	ACRES	LATITUDE LONGITUDE	SLOPE	2023 CROPS	AVG NCCPI	CARBON POTENTIAL (\$)	AVG ACREVALUE (\$/AC.)	
	all		30.69	42.59497 -84.77022	2.35%	46% Corn, 37% Soybeans, 13% Developed, 3% Grass/Pasture, 2% Other	55.9	\$431	\$8,300

Interested in farmland financing options? You may be eligible for a Farmer Mac loan. Click here to learn more.





1 field, 31 acres in Eaton County, MI

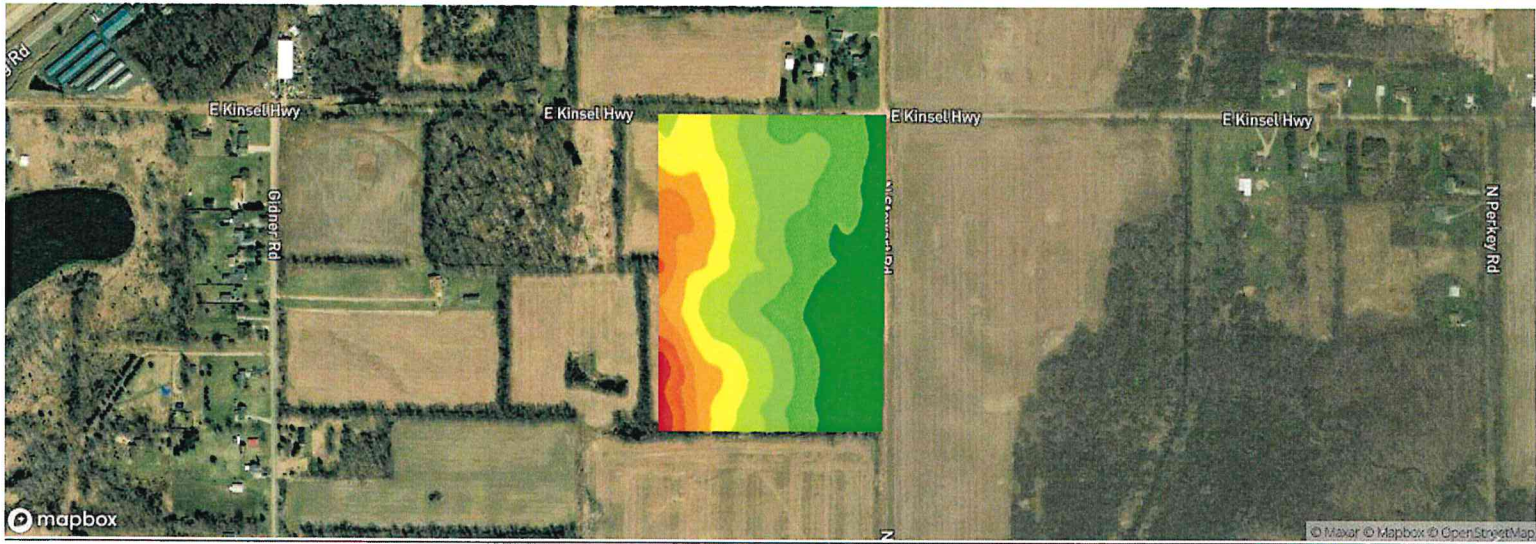


	COMP 1	COMP 2	COMP 3	COMP 4	COMP AVGS	TARGET PARCEL
BOUNDARY						
COUNTY	Eaton, MI	Eaton, MI	Eaton, MI	Eaton, MI		Eaton, MI
SALE PRICE	\$95,000	\$80,000	\$355,000	\$274,900	\$275,222	
\$/AC. PRICE	\$9,321/ac.	\$7,653/ac.	\$7,284/ac.	\$8,507/ac.	\$7,915/ac.	\$8,300/ac. *
SALE DATE	05/30/24	07/03/24	05/21/24	01/29/23		
SALE CONDITION	Market	Market	Market	Market		
PURCHASE CONDITION	Mortgage	Cash Purchase	Mortgage	Mortgage		
DISTANCE (MI)	1.78	4.72	5.84	3.93	4.07	
ACRES	10.19	10.45	48.74	32.31	25.42	30.69
TOP CROP	Soybeans	Soybeans	Winter Wheat	Soybeans		Corn
NCCPI	64.4	69.6	54.8	61.1	59.3	55.9
\$/NCCPI	\$145	\$110	\$133	\$139	\$134	\$149
TILLABLE %	90.5%	92.2%	86.7%	76.5%	84.4%	83.7%

\* Estimated Price Per Acre from AcreValue model.



1 field, 31 acres in Eaton County, MI

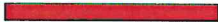










All fields

31 ac.

Avg. Elevation

903.95 ft

	ELEVATION RANGE	ACRES	PERCENT AREA
	922.33 ft - 925.90 ft	0.35	1.15%
	918.75 ft - 922.33 ft	0.62	2.02%
	915.18 ft - 918.75 ft	1.61	5.26%
	911.60 ft - 915.18 ft	2.46	8.01%
	908.03 ft - 911.60 ft	3.87	12.62%
	904.46 ft - 908.03 ft	3.93	12.81%
	900.88 ft - 904.46 ft	5.23	17.04%
	897.31 ft - 900.88 ft	5.83	19.0%
	893.74 ft - 897.31 ft	6.78	22.09%

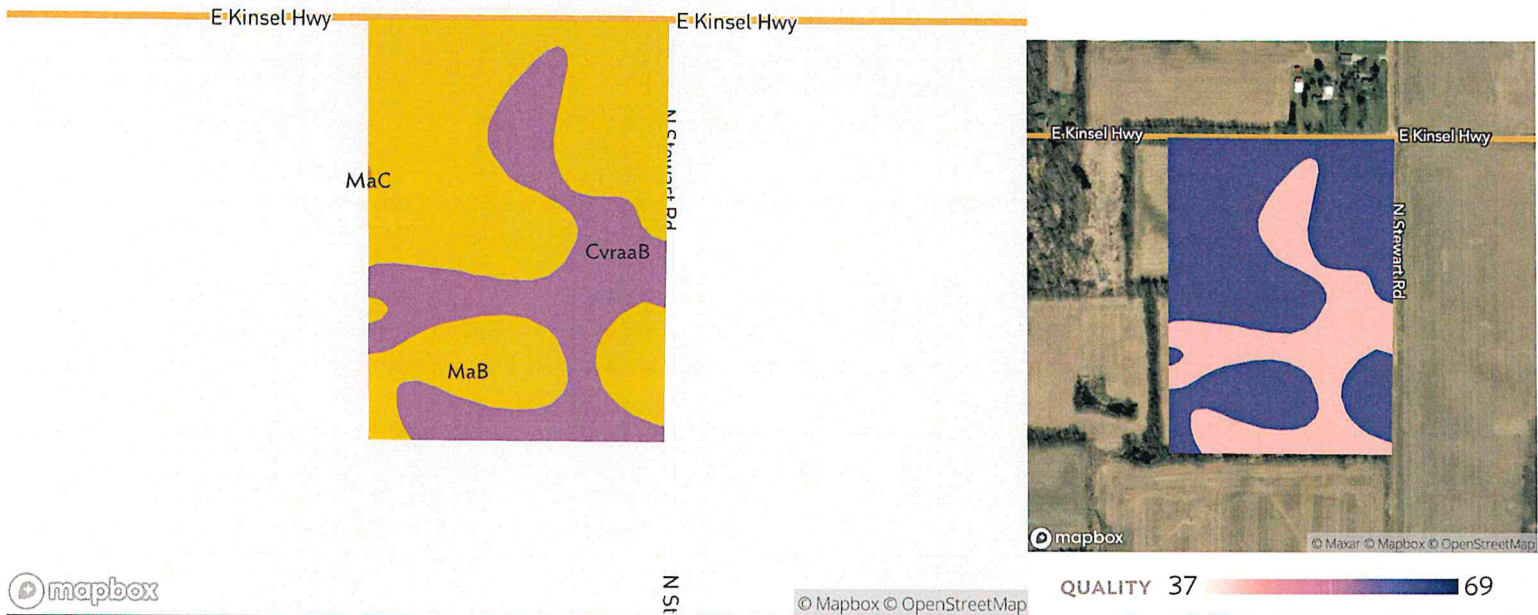
1 field, 31 acres in Eaton County, MI

AVG NCCPI

COUNTY AVG

55.9

56.7



All fields

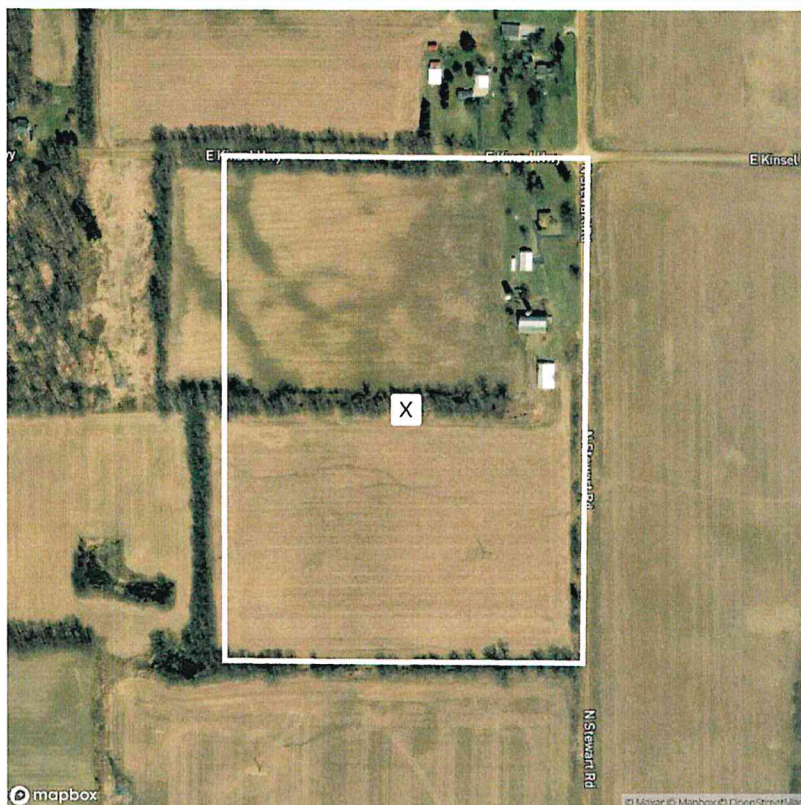
Source: NRCS Soil Survey

31 ac.










SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	NCCPI
MaB	Marlette loam, 2 to 6 percent slopes	20.24	66.0%	2	63.0
CvraaB	Conover loam, 0 to 4 percent slopes	10.43	34.0%	2	42.0
MaC	Filer loam, 6 to 12 percent slopes	0.01	0.0%	3	60.9
		30.69			55.9



1 field, 31 acres in Eaton County, MI



### Legend

SPECIAL FLOOD HAZARD AREAS High flood risk		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD Moderate flood risk		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Areas with Reduced Flood Risk due to Levee Zone X
		Areas with Flood Risk due to Levee Zone X
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Area of Undetermined Flood Hazard Zone D


SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**\* HIGH FLOOD RISK** - areas with a 1% annual chance or greater of flooding, also referred to as base flood zones or 100-year flood zones. Classified as Special Flood Hazard Areas (SFHAs) by FEMA. **MODERATE FLOOD RISK** - areas in between the limits of the 1% annual and the 0.2% annual (or 500-year) flood zones. **MINIMAL FLOOD RISK** - areas that are above the 500-year flood zones. **UNDETERMINED FLOOD RISK** - areas where flood analysis has not been conducted.

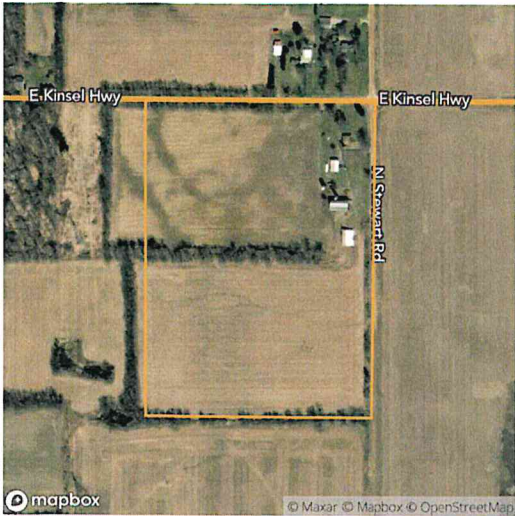
## All fields

Source: FEMA National Flood Hazard Layer

31 ac.













FLOOD ZONE	FLOOD RISK*	FLOOD ZONE SUBTYPE	ACRES	PERCENTAGE OF FIELD
 X	MINIMAL	AREA OF MINIMAL FLOOD HAZARD	30.69	100.0%
			<b>30.69</b>	

1 field, 31 acres in Eaton County, MI



**All fields**

31 ac.

					
	2023	2022	2021	2020	2019
 Corn	45.8%	36.2%	1.4%	51.4%	35.2%
 Soybeans	37.2%	0.8%	48.0%	33.7%	49.1%
 Winter Wheat	-	45.2%	35.0%	-	-
 Developed	12.6%	1.9%	1.9%	-	-
 Non-Cropland	-	11.4%	10.0%	9.8%	6.2%
 Grass/Pasture	2.9%	2.9%	2.9%	5.1%	6.6%
 Other	1.5%	1.7%	0.8%	-	2.9%



This crop rotation may be eligible for Carbon by Indigo - the following crops are currently supported: Barley, Dry beans/peas, Canola, Corn, Cotton, Flax, Oats, Peanuts, Rye, Sorghum, Soybeans, Sugar beets, Sunflowers, Triticale, and Wheat. [Click here to find out more about your qualification.](#)

Source: NASS Cropland Data Layer