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## APRIL 2017 IOWA LAND AUCTION RESULTS

*This list includes auctions conducted by various auction firms throughout the State of Iowa not affiliated with Iowa Appraisal and Research Corporation. CSR-2 soil rating is calculated on tillable acres of each tract of land.*

Contact Jim Rothermich if you would like additional information on these transactions.

### The Land Talker says:

Greetings! The land market has been very stable this month. There were a couple of “no sales” but I do not consider them to be an indication of a falling land market. The market appears to be very stable. Only 4,180 acres were offered for auction in the month of April. There is an ultra-low amount of land available to buy. I have had a couple of realtors tell me they have never seen such a low inventory of land to buy. Investors continue to be active in the market. There have been several auctions in April with the successful bidder or runner up bidder being an investor. Recreational land is selling very well. There is a lot of demand for Iowa recreational land.

To stay current on Iowa land auction prices, follow me on Twitter (@theLandTalker) or read my blog “Land Talk Weekly” at [www.iowaappraisal.com/blog](http://www.iowaappraisal.com/blog).

Talk to you in a month!  
Jim “the Land Talker”

SALE DATE	COUNTY	LAND TYPE	GROSS ACRES	\$ PER ACRE	CSR2	TILLABLE ACRES
04/01/17	Monona	Tillable	76.64	\$5,175	57	76.64
04/01/17	Guthrie	Tillable-Pasture	77	\$6,700	68.9	58
04/01/17	Guthrie	Tillable-Pasture	155	\$5,100	51.6	102
04/04/17	Floyd	Tillable-CRP	110	\$3,700	67.8	65.5
04/05/17	Marshall	Tillable	98	\$8,500	89.1	97.71
04/06/17	Lyon	Tillable	80	\$7,600	53.4	78.5
04/06/17	Linn	Tillable	155	\$6,800	61	152
04/08/17	Keokuk	Tillable-CRP	41.2	\$4,100	48.7	31.36
04/10/17	Monona	Rec-Tillable	30	\$3,700	n/a	0
04/13/17	Benton	Tillable	140.03	\$9,071	84.5	128.61
04/13/17	Adams	Pasture	129.57	\$2,850	n/a	0
04/14/17	Buchanan	Tillable	77	\$5,700	74.1	61.5
04/18/17	Buchanan	Tillable	84.75	\$10,750	88.7	80
04/18/17	Buchanan	Tillable	75.95	\$10,850	89.3	74
04/18/17	Buchanan	Tillable	71.7	\$4,250	89.3	51.58
04/18/17	Buchanan	Tillable-Pasture	106.71	\$2,250	48.9	33.53
04/18/17	Buchanan	Pasture	29.02	\$1,600	n/a	0
04/18/17	Ringgold	CRP	112	\$3,650	54.5	98.3
04/20/17	Plymouth	Tillable	120	\$9,000	66.7	115.4
04/21/17	Keokuk	Tillable	128.5	\$6,000	60	115.38
04/21/17	Keokuk	Tillable-CRP	51.5	\$3,100	60	20.6
04/21/17	Keokuk	Recreation	24	\$1,600	n/a	0
04/21/17	Keokuk	Tillable	55	\$3,600	45	32.92
04/21/17	Palo Alto	Tillable	80	\$9,300	85.7	75.3
04/24/17	Dallas	Development	60	no sale	n/a	60
04/24/17	Marion	Tillable	59.5	\$10,900	84.2	58.5
04/25/17	Lucas	Tillable	233.57	\$4,700	53.1	200.95
04/25/17	Lucas	Tillable	78.37	\$3,900	46.6	58.83
04/25/17	Lucas	CRP	36.01	\$3,900	59.6	32.58
04/25/17	Lucas	Pasture-tillable	276.42	\$1,600	35.9	32.08
04/25/17	Lucas	Pasture-tillable	115.09	\$1,650	30	56.87
04/25/17	Lucas	Tillable	101.82	\$2,050	49.8	82.04
04/25/17	Lucas	Tillable	59.32	\$2,550	34.5	45.15
04/25/17	Lucas	CRP-pasture	94.25	\$1,800	34.1	22.98
04/25/17	Lucas	Tillable	115.15	\$2,500	42	66.84
04/25/17	Lucas	Tillable	36.92	\$3,200	49.1	31.99
04/25/17	Lucas	Tillable	160.5	\$3,000	56.4	114.19
04/25/17	Lucas	CRP-tillable	77.85	\$3,000	57.8	72.53

Iowa Appraisal and Research Corporation specializes in valuations of agricultural land, recreational land, agribusiness properties, and commercial-agricultural properties, as well as all commercial property types. As professional consultants, our team of expert appraisers also provides appraisal review and market/feasibility studies. Visit [www.iowaappraisal.com](http://www.iowaappraisal.com) to learn more.





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04/25/17	Davis	Tillable	278	\$2,400	34.8	207.75
04/27/17	Washington	Tillable	37	\$6,600	71	25
04/27/17	Pocahontas	Tillable	172	no sale	71	170
04/27/17	Webster	Tillable	80	\$8,750	84.5	77.06
Total			4180			2964

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