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DECEMBER 2016 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:

As 2016 goes in the record books, I want to bring up a few things for you to think about the Iowa land market in 2017. There was a lot of speculation going into the fall that land prices were going to decline. It simply did not happen. The Iowa land market, currently, is very stable. What has made it stable is the record yields of corn & soybeans this fall as soybean prices far exceeded expectations, with a large amount of pent up demand to buy land and low supply available to buy. (Only a little over 1 farm for sale per county in Iowa that is over 85% tillable), & low interest rates and no better alternative investments. In 2017, farm incomes will likely decline with corn & soybean prices remaining at or near lowest levels in about a decade. Crop production profitability is and will always be the primary force behind land prices. Low, even negative, profitability is expected in 2017 and will keep downward pressure on land prices. Interest rates have gone up since the November election but not enough to affect land prices. If interest rates continue to go up, this will increase borrowing costs and will also provide higher returns on alternative investments. This will considerably lower the demand to buy farmland from farmer and investor buyers.

To stay current on Iowa land auction prices, follow me on Twitter (@TheLandTalker) or read my blog "Dirt Talk Weekly" at www.iowaappraisal.com.

Talk to you in a month!
Jim "the Land Talker"

SALE DATE	COUNTY	LAND TYPE	GROSS ACRES	\$ PER ACRE	CSR2	TILLABLE ACRES
12/02/16	Kossuth	tillable	80	\$8,000	75	79
12/02/16	Kossuth	tillable	166	\$8,150	80	166
12/02/16	Montgomery	tillable/pasture	193	no sale	62	154
12/05/16	Kossuth	tillable	150	\$8,400	83	145
12/07/16	Guthrie	tillable	38	\$11,900	90	38
12/07/16	Guthrie	tillable	153	\$11,600	90	149
12/07/16	Howard	tillable	76	\$9,767	80	75
12/07/16	Howard	tillable	80	\$9,767	77	80
12/07/16	Sioux	tillable	640	\$12,200	90	602
12/07/16	Sioux	tillable	222	\$10,600	92	189
12/08/16	Keokuk	CRP wetlands	104	\$5,500	66	95
12/08/16	Howard	tillable	140	\$7,000	81	137
12/08/16	Jasper	tillable	160	\$11,050	93	156
12/08/16	Dickinson	tillable	138	\$8,450	88	130
12/08/16	Cerro Gordo	tillable	154	\$6,950	71	145
12/08/16	Cerro Gordo	tillable	95	\$5,800	56	93
12/12/16	Shelby	tillable	80	\$6,120	67	75
12/12/16	Shelby	tillable	40	\$6,732	61	37
12/13/16	Linn	tillable	225	\$10,350	84	221
12/13/16	Henry	tillable	62	\$9,050	79	56
12/13/16	Henry	tillable	59	\$10,600	82	59
12/13/16	Henry	tillable	126	\$9,100	80	126
12/13/16	Henry	tillable	129	\$7,150	75	118
12/14/16	Kossuth	tillable	145	\$8,700	82	142
12/14/16	Kossuth	tillable	159	\$7,400	79	155
12/15/16	Allamakee	Timber/Rec/CRP/Rec	220	\$4,000	35	172
12/15/16	Bremer	tillable	139	\$9,000	83	137
12/15/16	Sioux	tillable	228	\$11,100	64	213
12/15/16	Linn	tillable	152	\$11,200	78	147
12/15/16	Linn	tillable	89	\$11,000	82	89
12/16/16	Hardin	tillable	116	\$8,050	79	115
12/16/16	Hardin	tillable	120	\$7,300	79	117
12/16/16	Union	tillable	79	\$6,100	73	72
12/16/16	O'Brien	tillable	87	\$9,300	92	80

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 to learn more.





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12/16/16	O'Brien	tillable	73	\$11,900	92	73
12/16/16	Monona	River Bottom-tillable	100	\$3,500	57	98
12/16/16	Woodbury	tillable	159	\$9,500	81	159
12/16/16	Scott	tillable	162	\$8,450	78	145
12/19/16	Washington	Rec/cropland	200	\$4,100	62	81
12/19/16	Woodbury	River Bottom-tillable	113	\$5,625	67	111
12/19/16	Monona	River Bottom-tillable	192	\$3,950	59	192
12/19/16	Monona	River Bottom-tillable	96	\$4,700	69	96
12/20/16	Appanoose	tillable/pasture	134	\$2,900	66	70
12/20/16	Appanoose	pasture	109	\$1,700	n/a	0
12/20/16	Appanoose	tillable	133	\$3,100	50	92
12/20/16	Appanoose	tillable	80	\$2,500	31	59
12/20/16	Davis	tillable	40	\$2,375	37	31
12/20/16	Davis	pasture/tillable	250	\$2,000	37	190
12/20/16	Henry	tillable	80	\$9,050	85	79
12/20/16	Henry	tillable	72	\$14,100	83	72
12/20/16	Henry	tillable	81	\$11,100	80	80
12/20/16	Keokuk	tillable	117	\$5,900	66	111
12/21/16	Wright	tillable	153	\$7,000	86	150
12/21/16	Floyd	tillable	40	\$5,450	71	38
12/21/16	Chickasaw	tillable	49	\$8,250	87	46
12/21/16	Floyd	tillable	40	\$6,725	77	36
12/21/16	Chickasaw	tillable	44	\$6,525	78	39
12/21/16	Chickasaw	pasture/timber	17	\$3,025	n/a	0
12/21/16	Delaware	tillable	156	\$9,000	88	155
12/22/16	Dickinson	tillable	100	\$8,100	93	99
12/22/16	Dickinson	pasture	50	\$2,300	n/a	0
12/28/16	Crawford	tillable	152	\$5,500	65	136
12/28/16	Crawford	River Bottom-tillable	39	\$6,000	87	39
12/28/16	Crawford	tillable	<u>101</u>	\$3,750	57	<u>78</u>
			7976			7119

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