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## FEBRUARY 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! There were no “no sales” in February. Low supply for sale and strong demand to buy continues. The land market appears to be very stable, if not gaining some strength. Investor buyers are really becoming active. I visited with several realtors who have said the winning bidder, or the runner up bidder, was an investor buyer. Farmers are still buying most of the land being offered at auction, however, they are just not as competitive as they were and investors have become very active market participants. Optimism about 2017 continues to be high. Why is the optimism so high this year as compared to last year? Based on interviews with market participants, here are a few reasons:

1. Presidential Election - attitudes changed post-election and are more optimistic.
2. Lower input costs for 2017.
3. Strong demand for corn and soybeans - domestic and export. The big supply will be used up.
4. Better corn and soybean prices than last year at this time.
5. Weather forecasters say there is a good probability for an El Nino weather pattern this summer. This weather pattern typically has good rain during the summer months which equates to another big harvest.
6. Mild winter. Farmers love to plant corn. An early spring typically gets more acres of corn planted than a more normal spring. Early planted corn typically produces good yields.

To stay current on Iowa land auction prices, follow me on Twitter (@TheLandTalker) or read my blog “Land Talk Weekly” at [www.iowaappraisal.com](http://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
02/03/17	Warren	Tillable	71.22	15550	82.4	69.34
02/03/17	Warren	Tillable	90	7650	61.4	82.83
02/03/17	Warren	Tillable	98.47	9100	63.9	92.37
02/03/17	Warren	Tillable	51.49	4300	56.6	46.61
02/03/17	Warren	Tillable	132.08	5300	73.6	114.22
02/03/17	Jasper	Tillable/CRP/Woods	108.53	3700	44.8	62.66
02/06/17	Marion	Tillable	334.7	9426	83	302.7
02/08/17	Grundy	Tillable	75.6	12000	91.8	73.99
02/08/17	Clay	Tillable/Pasture	69	6050	81	33.13
02/09/17	Harrison	Tillable	126.62	8300	81.2	122.74
02/09/17	Harrison	Tillable	117.4	6500	56.7	108.22
02/09/17	Winnebago	Tillable	160	8600	80.5	153
02/10/17	Clay	Tillable/Pasture	112	4700	78.6	66.09
02/10/17	Pottawattamie	Tillable	111.2	7850	76.4	103
02/13/17	Buchanan	Tillable	76.27	11600	85.3	77.23
02/13/17	Buchanan	Tillable	78.5	9600	86.6	77.57
02/15/17	Cerro Gordo	Tillable	59	7300	83.3	56.8
02/15/17	Cerro Gordo	Tillable	80	7025	75	78.4
02/15/17	Madison	Tillable	107.2	8950	72.3	98.67
02/15/17	Madison	Tillable	38.13	8900	79.5	35.43
02/16/17	Howard	Tillable	125.09	6700	79.8	118.79
02/16/17	Howard	Tillable	80	7300	78.9	78.9
02/16/17	Fremont	Tillable	151.5	6000	84	125.99
02/17/17	Mitchell & Howard	Tillable	160	6925	79.3	141.9
02/17/17	Mitchell & Howard	Tillable/Pasture	60	5125	80.2	34.1
02/17/17	Mitchell & Howard	Tillable/Pasture	196	4525	76.8	0
02/17/17	Mitchell & Howard	Tillable	75	6300	69.1	74.9
02/17/17	Keokuk	Tillable	77	7350	63.9	60.2
02/17/17	Keokuk	Tillable	95.26	3500	51.3	44.17
02/20/17	Decatur	Pasture	120	2700	0	0

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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02/20/17	Decatur	Pasture	120	2500	0	0
02/20/17	Union	Tillable	129	3525	61.2	114
02/20/17	Union	Pasture/Woods	237	2175	0	0
02/21/17	Muscatine	Tillable	77.65	6500	67.1	57.91
02/22/17	Lyon	Tillable	159.25	9400	75.5	143.02
02/22/17	Marshall	Tillable	229.02	9082	74.1	226.75
02/23/17	Pottawattamie	Tillable	104.01	6900	73.7	100.48
02/24/17	Shelby	Tillable	110.58	7750	71.9	108.93
02/24/17	Monona	Tillable	43.1	6850	77.5	42.9
02/24/17	Monona	Tillable	68.78	5000	58.4	69.99
02/24/17	Monona	Tillable	113.15	6500	79.7	112.64
02/24/17	Monona	Tillable	61.74	5000	72.9	59.8
02/24/17	Harrison	Tillable	114.6	4000	66.2	114.92
02/24/17	Harrison	Tillable	64.5	7100	84	62.34
02/28/17	Van Buren	Tillable/Recreation	65	2975	45	30.9
02/28/17	Monona	Tillable	153.91	5700	60.6	137.25
02/28/17	Montgomery	Tillable	220	6250	74.6	198.59
<b>Total</b>			<b>5309</b>			<b>4114</b>

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