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## FEBRUARY 2018 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! February is now in the record books. The land market continues to be very stable and, depending on location, appears to be stronger. We are seeing more land coming up for auction than we did a year ago. In February 2017, 5,309 acres were offered at auction whereas in February 2018, 9,471 acres were auctioned. This is a sizeable increase but it's not even coming close to satisfying demand. What is bringing more land to auction? There is financial stress bringing some farms to auction. I also hear from realtors that the number of calls from landowners wanting to do sale-lease backs is up considerably from a year ago. I think this is part of the reason we are seeing an uptick in number of acres auctioned from last year. Investor buyers continue to be very active. Grain markets have done well the past six weeks, with spot price for soybeans being north of \$10/bushel and new crop corn near \$4/bushel. I continue to hear from realtors that cash rents are very stable compared to last year. This is bringing optimism to the market.

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

SALE DATE	COUNTY	LAND TYPE	GROSS ACRES	\$ PER ACRE	CSR2	TILLABLE ACRES
02/01/18	Poweshiek	Tillable	40	\$6,750	71	36
02/01/18	Mills	Tillable	49.44	no sale	89.2	48.83
02/01/18	Mills	Tillable	132.75	\$5,500	78.7	134.5
02/01/18	Tama	Tillable	75.14	\$7,000	74.3	64.87
02/01/18	Tama	Tillable-CRP	39.03	\$6,900	70.5	37.36
02/01/18	Tama	Rec-Tillable	40	\$5,100	72.2	17.7
02/02/18	Ringgold	Pasture	156	no sale	49.8	0
02/06/18	Floyd	Tillable	78	\$8,550	90.5	76.6
02/06/18	Floyd	Tillable	157	\$6,375	69.5	152.4
02/06/18	Floyd	Tillable	160	\$6,050	75	149.1
02/06/18	Floyd	Tillable	100	\$7,550	87.6	97.6
02/07/18	Hamilton	Tillable	146.33	\$10,200	82	138.8
02/07/18	Worth	Tillable	70	\$8,600	85.5	66.6
02/07/18	Worth	Tillable	36	\$6,600	64.5	30.77
02/07/18	Monona	Tillable	35.96	\$8,600	82.9	35.69
02/07/18	Monona	Tillable	74.77	\$6,700	65	74.77
02/07/18	Monona	Tillable	78.86	\$6,500	61.9	78.86
02/08/18	Monona	Tillable	73	\$7,000	64.2	72.2
02/08/18	Tama	Tillable	40.36	\$13,500	90.9	40.36
02/09/18	Benton	Tillable	176	\$14,300	91.6	170.2
02/09/18	Adair	Tillable	167	\$4,300	63.5	141.52
02/09/18	Adair	Tillable	200	\$4,700	66.9	179.1
02/09/18	Adair	Tillable	80.51	\$2,950	56.6	63.27
02/13/18	Pocahontas	Tillable	115	\$7,550	86.8	111.09
02/13/18	Pocahontas	Tillable	155	\$8,600	82.8	152.01
02/13/18	Pocahontas	Tillable	83	\$7,300	82.7	78.45
02/13/18	Pocahontas	Tillable	80	\$6,900	74.1	75.04
02/13/18	Pocahontas	Tillable	4.89	\$5,726	74.5	4.89
02/13/18	Ringgold	Pasture	80	\$2,425	0	0

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- Agricultural Real Estate Appraisal
- Commercial Real Estate Appraisal
- Real Estate Appraisal Review

- Business Valuation
- Litigation Support
- Merger & Acquisition Advisory





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02/13/18	Ringgold	Pasture	80	\$2,250	0	0
02/14/18	Harrison	Tillable	71.38	\$5,725	57.2	71.05
02/14/18	Palo Alto	Tillable	36.26	\$7,622	87.1	36.26
02/14/18	Palo Alto	Tillable	75.72	\$7,158	82.7	75.72
02/14/18	Plymouth	Tillable	78.08	\$11,450	88	76.47
02/14/18	Plymouth	Tillable	71.42	\$11,150	86.1	70.92
02/15/18	Wayne	Tillable	80	\$3,000	43.1	63.16
02/15/18	Howard	Tillable	62	\$9,250	88.6	60.5
02/15/18	Chickasaw	Tillable-Rec	146.43	\$6,328	69.2	120.11
02/15/18	Pocahontas	Tillable	107	\$9,100	85.4	102.97
02/15/18	Clinton	Tillable	160	\$10,800	83.5	148.1
02/15/18	Mills	Tillable-CRP-Rec	135.07	\$3,850	54.2	86.8
02/16/18	Plymouth	Tillable	75.04	\$11,900	82.5	71.89
02/16/18	Plymouth	Tillable	80	\$10,800	82.5	72.65
02/16/18	Bremer	Tillable	34	no sale	60.2	29.2
02/16/18	Bremer	Tillable	13.82	no sale	52.3	13.82
02/16/18	Bremer	Tillable	14.42	no sale	49.2	14.42
02/17/18	Howard	Tillable	160	\$10,201	85.4	155.7
02/17/18	Howard	Tillable	80	undisclosed	72.2	74.2
02/17/18	Howard	Tillable	129	\$9,343	87	126.7
02/17/18	Howard	Tillable	320	undisclosed	83.2	316.7
02/17/18	Howard	Tillable	160	undisclosed	85.6	152.97
02/17/18	Howard	Tillable	126	\$9,595	87.4	120.77
02/17/18	Howard	Tillable	108	undisclosed	83.3	102.8
02/20/18	Union	Tillable	77	\$4,225	67	68
02/20/18	Freemont	Tillable	81.11	No Sale	71	63.74
02/21/18	Story	Tillable	313	\$11,300	85.4	300.5
02/21/18	Story	Tillable	145	\$11,400	88.9	146.8
02/22/18	Sioux	Tillable	78.12	\$11,016	92.1	78.12
02/22/18	Fremont	Tillable	155.25	\$8,100	92	153.38
02/22/18	Buena Vista	Tillable	73	\$10,625	95.4	71
02/22/18	Buena Vista	Tillable	80	\$8,400	83	78.5
02/22/18	Buena Vista	Tillable	69.2	\$7,525	75.6	56
02/22/18	Buena Vista	Tillable	75.6	\$4,925	74.1	75.3
02/22/18	Fayette	Tillable	40	\$10,050	87.24	39.46
02/22/18	Davis	Tillable-Dairy	71.24	\$4,600	44.4	21
02/22/18	Davis	Tillable-Dairy Feedlot	69.63	\$3,300	59.4	36
02/23/18	Pottawattamie	Tillable	230.33	\$6,600	69.1	215.87
02/23/18	Pottawattamie	Tillable	229.56	\$8,200	77.7	228.54
02/23/18	Pottawattamie	Tillable	158	\$6,900	75.3	144.02
02/23/18	Woodbury	Tillable	117.79	\$4,500	46	110
02/23/18	Woodbury	Tillable-pasture	158	\$4,800	44.8	125.46
2/23/2018	Clay	Tillable	60	\$11,100	93.9	60
2/23/2018	Clay	Tillable	60	\$12,200	95	60
2/23/218	Clay	Tillable	75	\$12,200	97.1	74
2/23/218	Clay	Tillable	40	\$7,700	78.3	33.9
2/23/2018	Clay	Tillable	80	\$8,800	90.2	71.2
2/23/2018	Clay	Tillable	80	\$10,200	94	78.94

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2/23/2018	Warren	Tillable	80	\$12,100	89.1	73.13
02/24/18	Crawford	Tillable	159	\$6,100	67.4	151.26
02/24/18	Montgomery	Tillable-Recreation	158	\$3,600	67.2	104.6
02/27/18	Sac	Tillable	153	\$7,300	79.1	150.71
02/27/18	Lyon	Tillable	113.92	\$13,350	97.4	112.01
02/27/18	Lyon	Tillable	112.02	\$14,350	94.8	107.6
02/28/18	Hancock	Tillable	160	\$9,200	81.7	155.38
02/28/18	Greene	Tillable-pasture	80	\$3,950	66.6	46.32
02/28/18	Greene	Tillable-pasture	80	\$3,650	64.2	46.15
02/28/18	Wayne	Tillable	95.35	no sale	44.9	69
02/28/18	Wayne	Tillable	299.87	no sale	43.3	260.92
02/28/18	Wayne	Tillable	235.48	no sale	39.4	192
Total			9,471			8,351