



Jim Rothermich, MAI
 515.777.7083 (office)
 515.493.9865 (cell)
 theLandTalker@iowaappraisal.com
 www.iowaappraisal.com/blog
 @theLandTalker

JULY 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! Currently, the land market has a lot of downward pressure and I think a couple of the sales indicate such. Land auction activity is stable compared to 2017; July 2018 had 2,880 acres offered at auction, July 2017 had 2,997 acres. Year-to-date 2018 had 40,613 acres offered at auction and 2017 had 29,833 acres. Most of the 2018 acres offered at auction came in the first quarter due to several financially stressed sales. Most of the farms being auctioned currently are estate sales. There is some nervousness in the market due to trade and tariffs. There is also some areas in Iowa that are not going to have a very good crop year, from either being too dry in southeast Iowa to excessive wetness in parts of north central and northwest Iowa. Most of the realtors I visit with think the concerns over trade and tariffs are short-term pain and it will become a long-term benefit. Most of the realtors say they expect to have a very active fall for estate land auctions. Demand to buy land continues to be much higher than the supply for sale. There is lots of equity in rural Iowa. I am still of the opinion that if you're thinking of selling farmland in the next 2-3 years, now is a good time to bring the farm 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
07/02/18	Woodbury	CRP	110	\$6,900	65.2	102.7
07/05/18	Van Buren	Pasture	109.30	\$2,150	40	0
07/05/18	Van Buren	Pasture-Tillable	83.79	\$2,950	43.4	49.42
07/05/18	Van Buren	Pasture	34.67	\$2,150	44.8	18.62
07/11/18	Pocahontas	Tillable	160	\$9,200	82.4	146.3
07/11/18	Pocahontas	Tillable	80	\$8,500	84.2	79
07/11/18	Pocahontas	Tillable	80	\$7,600	84	79
07/11/18	Pocahontas	Tillable	80	\$7,550	82.7	79
07/11/18	Pocahontas	Tillable	80	\$7,650	83	77.15
07/11/18	Pocahontas	Tillable	80	\$7,550	76.1	79
07/11/18	Pocahontas	Tillable	80	\$7,600	76.7	79
07/12/18	Tama	Tillable	99.74	\$7,600	79.7	96.62
07/13/18	Adair	Tillable	194.92	No Sale	63.6	165.17
07/14/18	Jackson	Pasture-Recreation	166	\$4,600	n/a	0
		Tillable- Wind				
07/19/18	Wright	Turbines	160	\$8,850	69.4	152.19
07/19/18	O'Brien	Tillable	120	\$10,550	94.8	110.19
07/20/18	Clinton	Tillable	161.58	\$6,400	78.7	142.8
07/23/18	Tama	Tillable	40	\$5,700	65.4	35
07/23/18	Tama	Tillable-Pasture	98.8	\$4,125	57.3	53.79
07/23/18	Tama	Tillable	221.76	\$4,400	63.7	192.83
07/24/18	Chickasaw	Tillable	96.55	\$8,800	66	91.91
07/25/18	Franklin	Tillable	145	No Sale	86.4	141.53
07/28/18	Floyd	Tillable-CRP	88.00	\$5,150	74.2	74
07/28/18	Floyd	Tillable-CRP	60	\$3,550	59.4	59.2
07/31/18	Woodbury	Development-Tillable	170	\$5,807	47.9	149.4
07/31/18	Dickinson	Tillable-Wind Turbine	80	\$8,900	85.3	72.5
Total			2,880			2,327

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



- Business Valuation
- Litigation Support
- Merger & Acquisition Advisory

