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Iowa
 Appraisal and Research
 CORPORATION

JULY 2019 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! My how things can change. With the recent surge in grain prices due to the weather, optimism has really come around. Buyer optimism is high and land supplies are tight. In fact, July 2019 had 41% fewer acres auctioned than July 2018, and year-to-date 2019 has had 23% fewer auctioned acres than same time year-to-date 2018. Here are various comments I have heard from realtors this past month: "People who were thinking of selling this spring held off and are now ready to sell. This fall will be active and there will be plenty of buyers." "Sale leasebacks stopped when corn prices went up." "Buyer demand is very strong. Optimism got better when grain prices went up." "If interest rates trend down, buyer demand to buy land will be even stronger." "I have cash buyers wanting recreational tracts. If the tract is priced at market value, it will be sold in less than 30 days." Farms news has some pretty negative press releases on the farm economy and one might think land prices have tanked. Land prices are very stable and we could be seeing some strength in the land market if crop yields are good this fall. Besides being late, there are some pretty good looking crops in Iowa. On a personal note, I recently achieved the prestigious Accredited Rural Appraiser (ARA) designation with the American Society of Farm Managers and Rural Appraisers (ASFMRA).

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



Give me a call
 if you need a farmland appraisal!

515.777.7083

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SALE DATE	COUNTY	LAND TYPE	GROSS ACRES	\$ PER ACRE	CSR2	TILLABLE ACRES
07/01/19	Warren	CRP	80	\$4,200	45	66.04
07/01/19	Warren	CRP-Tillable	230	\$3,100	58.2	193.5
07/01/19	Warren	Tillable	23	\$6,600	82.1	21.48
07/01/19	Clarke	Tillable	113	\$3,900	51.8	102.76
07/02/19	Humboldt	Tillable	75	\$5,700	69.3	71
07/02/19	Humboldt	Tillable	76.7	\$7,450	80.5	73.93
07/10/19	Cerro Gordo	Tillable	235	\$7,200	68.4	227.8
07/12/19	Ringgold	Pasture	80	\$3,600	51.2	0
07/12/19	Ringgold	Pasture	169	\$2,400	47.8	0
07/15/19	Jones	Tillable-farmstead	40	Undisclosed	50.1	28.6
07/15/19	Boone	Tillable	40	\$7,700	80.3	38.99
07/17/19	Linn	Development-Tillable	45.17	No sale	85	45.17
07/19/19	Washington	Tillable	72.64	\$9,637	84	73
07/19/19	Washington	Tillable	18.37	\$15,242	88	18.37
07/19/19	Washington	Tillable	68	\$13,603	84	68
07/23/19	Buchanan	Tillable	106	\$8,900	87.3	104.52

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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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SALE DATE	COUNTY	LAND TYPE	GROSS ACRES	\$ PER ACRE	CSR2	TILLABLE ACRES
07/23/19	Floyd	Tillable	109	\$8,900	87	108.9
07/23/19	Floyd	Tillable	80	\$11,600	89.6	79.3
07/23/19	Floyd	Tillable	80	\$8,475	89.3	76.4
07/25/19	Hamilton	Tillable	76	\$10,000	85.9	75.04
07/26/19	Lyon	Tillable	81	\$13,600	98.1	77.65
07/26/19	Johnson	Tillable-Recreation	43	\$6,100	73	23.49
07/31/19	Madison	Tillable-Development	21	\$5,200	73.2	13.07
07/31/19	Taylor	Tillable	76	\$4,100	53.6	74.52
Total			2,038			1,661

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Jim Rothermich, MAI, ARA – Vice President
 Iowa Appraisal and Research Corporation
Experienced real estate appraiser specializing in the valuation of farmland and farm-related improvements.
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