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Iowa
Appraisal and Research
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MARCH 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! March is now history. Auction activity was steady this month with 7,704 acres coming to auction. There were 24,122 acres auctioned in the 1st quarter 2019, down 4% from 1st quarter 2018. So far this year, the amount of acres being auctioned is close to the same amount for this time period in 2018. While there is a lot of press about financial stress in agriculture, we are seeing very few farms going to auction for that reason. The land market has been very resilient. There is a lot of concern about farmers not being able to get financing for the 2019 crop. I have visited with numerous farm managers and realtors and when asked how many March 1st rent payments were delinquent, most said "no more than usual." The financial stress is a concern but it is not bringing an excess supply of land to the market. The market is absorbing whatever additional acres this is bringing. There is still plenty of buyer demand and good farms continue to bring premium prices. As planting season begins, auction activity will be down until this fall. I am still optimistic about the land market, but I do have concerns about trade issues, weather, global commodity demand, and interest rate direction. Time will tell as we move through 2019.

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



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SALE DATE	COUNTY	LAND TYPE	GROSS ACRES	\$ PER ACRE	CSR2	TILLABLE ACRES
03/01/19	Jasper	Tillable-Development	35	\$8,400	84.4	36.54
03/01/19	Clarke	Tillable-Pasture	61.78	\$6,700	71.5	55.27
03/01/19	Clarke	Pasture	40	\$2,550	40.8	0
03/01/19	Clarke	Recreation-Pasture	80	\$2,500	44.5	0
03/01/19	Lee	Pasture-Recreation-Tillable	228.99	\$2,425	51.3	105
03/01/19	Lee	Pasture-Recreation-Tillable	71.68	\$3,075	63	14.52
03/01/19	Marion	CRP	60.02	No Sale	62.7	56.57
03/01/19	Jasper	Tillable	130	\$7,600	77.5	126.4
03/05/19	Dickinson	Tillable	60	\$4,000	62.4	59.3
03/07/19	Emmet	Tillable	126.55	\$5,800	74.7	118.23
03/07/19	Ringgold	Pasture	76	\$2,575	n/a	0
03/07/19	Ringgold	Pasture	76	\$4,350	n/a	0
03/07/19	Fremont	Tillable-Pasture	399.7	\$4,625	73.2	342.85
03/08/19	Iowa	CRP	44	\$4,200	56	39.8
03/08/19	Grundy	Tillable	81	No Sale	71.1	72.32
03/08/19	Pottawattamie	Tillable	526	\$6,475	73.7	475.59

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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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03/09/18	Floyd	CRP	78	\$4,500	72.1	77.1
03/09/18	Floyd	CRP-Recreation	82	\$2,525	56.6	56.1
03/11/19	Jefferson	Recreation-Pasture	40	\$2,750	n/a	0
03/11/19	Jefferson	Tillable	40.19	\$8,300	75.3	39
03/12/19	Jasper	Tillable	80	\$5,400	59.8	77.4
03/12/19	Jasper	Tillable	80	\$5,900	64.3	71.04
03/12/19	Marshall	Tillable	53	\$11,300	91.2	50.99
03/12/19	Greene	Tillable	40	\$8,600	84.8	38.24
03/12/19	Greene	Tillable	160	\$8,950	87.9	154.75
03/12/19	Lyon	Tillable	104.9	\$11,000	67.9	99.12
03/14/19	Calhoun	Pasture	40	\$4,500	n/a	0
03/14/19	Howard	Tillable	75	\$7,300	86	71.7
03/14/19	Howard	Tillable	20	\$5,900	56	17.1
03/14/19	Howard	Tillable	20	\$7,100	76.7	19.5
03/14/19	Des Moines	Tillable	79.93	\$9,500	87.4	75.81
03/15/19	Union	Tillable	116.61	\$6,100	68.3	108.5
03/15/19	Madison	Tillable	80	\$5,000	58.9	78
03/15/19	Benton	Tillable	215	\$11,000	89.1	213.55
03/15/19	Benton	Tillable	100	\$9,400	87.8	90.4
03/15/19	Mahaska	Tillable-CRP	140	\$3,500	53.8	95.3
03/15/19	Mahaska	Tillable	140	No Sale	79.9	16.24
03/15/19	Clarke	Tillable	44	\$6,600	72.4	43.68
03/15/19	Clarke	Tillable	72	\$2,950	55.6	56.24
03/16/19	Sioux	Tillable	71.6	\$10,300	77.1	67.44
03/19/19	Pocahontas	Tillable-CRP	160	\$5,000	73.7	147.25
03/19/19	Buena Vista	CRP	55.61	\$5,500	63.5	53
03/19/19	Buchanan	Tillable	109.2	\$9,000	87.5	102.12
03/20/19	Winnebago	Tillable	115.6	\$4,800	59.1	106
03/20/19	Winnebago	Tillable	138.32	\$5,400	73.9	115
03/21/19	Dallas	Tillable	140	\$11,300	88	132.64
03/21/19	O'Brien	Tillable	67.8	\$10,000	97.6	67.71
03/21/19	Lyon	Tillable	79.95	\$11,400	69.1	78.59
03/21/19	Lyon	Tillable	79.96	\$9,900	67.7	76.63
03/21/19	Lyon	Tillable	79.86	\$10,800	67.1	77.29
03/21/19	Washington	Tillable-CRP	123.67	\$3,600	65.2	82.14
03/21/19	Washington	CRP	145.2	\$5,700	63.4	105.63
03/21/19	Washington	CRP	158.56	\$6,050	52.9	109.56
03/21/19	Washington	CRP	14.65	\$5,900	74.4	7.67
03/21/19	Washington	CRP-Wetland	181.2	\$2,600	77.9	22.57
03/22/19	Ida	Tillable-Pasture	152	\$8,425	81.7	106.4
03/22/19	Ida	Tillable-Site	19	\$7,600	86.3	16

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03/25/19	Marion	Tillable-Development	94.6	\$8,450	80.3	88.79
03/26/19	Kossuth	Tillable	160	\$8,300	81.6	152.59
03/26/19	Wayne	Pasture	163.29	No Sale	n/a	0
03/26/19	Fremont	Pasture-Recreation	118.11	No Sale	n/a	0
03/26/19	Clay	Tillable	160	\$10,600	95	155.94
03/26/19	Clay	Tillable	40	\$8,300	80.2	37.69
03/27/19	Boone	Tillable	57.45	\$8,050	83.2	56.03
03/27/19	Adams	Tillable	77	\$4,100	57.1	67.44
03/27/19	Adams	Tillable	77	\$2,300	35.2	63.19
03/28/19	Harrison	Pasture-Tillable	249.54	\$4,900	54.7	80
03/28/19	Harrison	Tillable	173.06	\$6,900	70	157.43
03/29/18	Clay	Tillable	58.19	\$7,900	83.3	56.7
03/30/19	Davis	Recreation-Log Cabin	49	\$310,000 lump sum	n/a	0
03/30/19	Davis	Recreation	32	\$2,675	n/a	0
03/30/19	Davis	Recreation	71	\$2,550	n/a	0
03/30/19	Davis	Recreation	70	\$2,525	n/a	0
03/30/19	Davis	Recreation	61	\$2,825	n/a	0
03/30/19	Davis	Recreation	104	\$3,100	n/a	0
Total			7,704			5,442

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