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OCTOBER 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! Harvest just barely started and then rain kept farmers out of the field for about three weeks. There continues to be more land coming to auction than in 2017. In October 2018, 5,794 acres were auctioned while in October 2017, there were 4,346 acres. Year to date 2018, 66,327 acres were auctioned and year to date 2017, there were 49,555 acres. The market continues to be fairly stable but we are seeing localized volatility. We are witnessing an uptick in "no sale" auctions and realtors are saying farmer attitudes are not as good as they were 30 days ago. In some areas, wet fields, poor grain quality, late harvest, lower yields due to excessive rainfall, and low commodity prices are affecting farmer buyers negatively. Auction activity is going to pick up substantially in November and the stability of the market will certainly be tested. Farmers still purchase most farmland sold at auction but continue to have a lot of competition with investor buyers. It will be interesting to see next month if investor buyers get some buying opportunities due to farmer concerns and more supply coming to the market.

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
10/03/18	Hardin	Tillable	145	\$8,700.00	82.8	143.28
10/05/18	Fayette	Tillable-Farmstead	156	\$8,076.92	84.9	142.8
10/05/18	Iowa	Tillable	50	\$4,700.00	52.5	39
10/05/18	Van Buren	Recreation	30	\$5,000.00	n/a	0
10/06/18	Crawford	Tillable	99.4	\$7,650.00	64.7	99.33
10/06/18	Crawford	Tillable	124	\$7,000.00	60.3	103.66
10/06/18	Bremer	Tillable	62	\$5,100.00	60.2	50.54
10/06/18	Monona	Tillable	140.47	\$4,500.00	78.9	128.67
10/06/18	Sioux	Tillable	32.19	\$16,250.00	90.9	31.79
10/10/18	Monona	Tillable	160	\$7,000.00	68.9	147.28
10/10/18	Lee	Tillable	100.87	\$3,950.00	72.6	74.45
10/10/18	Lee	Tillable	14.27	\$5,000.00	68.1	9.64
10/10/18	Lee	Recreation-Tillable	28.34	\$4,250.00	46	9.61
10/10/18	Van Buren	Pasture	78.73	\$2,750.00	n/a	0
10/11/18	Louisa	Tillable	100.68	\$4,350.00	76.5	76.11
10/16/18	Buena Vista	Tillable	115	\$7,140.00	85.7	107
10/16/18	Allamakee	Tillable-Farmstead	40	\$7,625.00	58.9	34
10/16/18	Allamakee	Tillable	150	\$4,733.00	55.2	71
10/17/18	Delaware	Tillable	213.4	\$7,750.00	62.3	209.7
10/18/18	Johnson	Tillable	75	\$8,800.00	71	75
10/18/18	Johnson	Tillable	76	\$8,700.00	69.5	76
10/18/18	Palo Alto	Tillable	146	No Sale	76	145

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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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10/19/18	Iowa	Tillable	112.5	\$5,150.00	55.3	105.28
10/19/18	Dallas	Pasture	80	\$5,950.00	n/a	0
10/19/18	Dallas	Development	15.89	\$9,600.00	n/a	0
10/22/18	Davis	Pasture-Farmstead	20.7	Lump Sum- 255,000	n/a	n/a
10/22/18	Davis	Tillable	26.12	\$6,100.00	59.7	26.12
10/22/18	Davis	Tillable	79.99	\$6,150.00	56.7	79.98
10/22/18	Davis	Tillable	40.72	\$6,000.00	54.3	40.7
10/22/18	Davis	Tillable	129.54	\$5,150.00	85.4	114.4
10/22/18	Davis	Pasture	176.14	\$2,725.00	n/a	n/a
10/23/18	Van Buren	Recreation	52.34	\$3,525.00	n/a	n/a
10/23/18	O'Brien	Tillable	79.93	\$9,500.00	90.5	76.94
10/23/18	O'Brien	Tillable	115.47	\$11,900.00	94.7	113.42
10/23/18	O'Brien	Recreation-Pasture- Farmstead	77.63	\$5,250.00	95	23.3
10/24/18	Calhoun	Tillable	77.29	\$7,482.50	81.8	77.29
10/24/18	Jefferson	Tillable	33	\$7,500.00	84.4	33
10/24/18	Jefferson	Pasture	56.25	\$2,200.00	n/a	0
10/24/18	Jefferson	Pasture-Farmstead	66.16	\$2,600.00	n/a	0
10/25/18	Pocahontas	Tillable	236.37	undisclosed	83.4	230.6
10/25/18	Pocahontas	Tillable	153	\$7,100.00	85.3	148.34
10/25/18	Pocahontas	Tillable	317	No Sale	77.8	302.7
10/25/18	Pocahontas	Tillable	40	\$7,550.00	85.3	38.14
10/25/18	Fremont	Tillable	193.32	\$4,300.00	67.7	191
10/25/18	Osceola	Tillable	155.88	\$11,100.00	84.5	152.93
10/25/18	Des Moines	Tillable	33.43	\$5,460.00	46.8	30
10/25/18	Des Moines	Tillable	41.56	\$9,030.00	84.8	40
10/25/18	Des Moines	Tillable-CRP	54.04	\$2,835.00	52.8	38.62
10/25/18	Des Moines	Tillable-CRP	43.59	\$3,780.00	64.7	31.23
10/25/18	Des Moines	Tillable-CRP	194	\$4,856.25	80.9	174.6
10/26/18	Hamilton	Tillable	76.45	\$8,800.00	86.3	72.97
10/26/18	O'Brien	Tillable	72	\$14,000.00	94.5	67.50
10/27/18	Crawford	Tillable	156	\$10,000.00	70.4	149.6
10/27/18	Wapello	Pasture-Recreation	77.42	\$2,750.00	n/a	0
10/27/18	Wapello	Recreation-Pasture	78	\$2,150.00	n/a	0
10/27/18	Woodbury	Tillable	61.19	\$9,050.00	86.1	60.7
10/30/18	Wapello	Tillable	120.62	\$6,050.00	65.6	105.98
10/30/18	O'Brien	Tillable	39.79	\$14,500.00	94.7	39.13
10/31/18	Marion	Tillable-Pasture	93.73	No Sale	58	66.44

Total 5,615 4,404

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