

Land Talk Monthly



Iowa
Appraisal

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Farmland Appraisal Services

Provided by **Jim Rothermich, MAI, ARA, ALC** - Vice President

Known as “*the Land Talker*,” Jim has nearly three decades of experience in the fields of agricultural economics, farm production, and land appraisals.

MARKET COMMENTARY - DECEMBER 2023

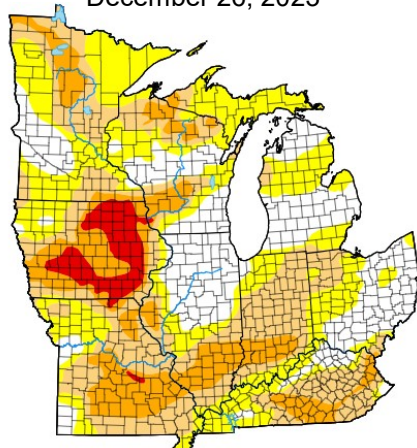
Happy New Year! 2023 is now history. The year delivered an El Nino weather pattern, which was good for Midwest crop production. It is supposed to deliver milder weather with more chances for precipitation. But this year El Nino delivered milder weather (there were only a couple of days over 100 degrees), but it did not bring more precipitation. **Drought is the biggest story of the year; intense heat was not.** As good as yields were this fall, it is obvious corn and soybean genetics can handle drought better than heat. If there were two weeks of temps above 100 degrees, harvest would have been quite different.

El Nino winter is supposed to bring warmer-than-average temperatures and drier-than-average conditions for the northern tier of the continental United States. This seems to be true as we have had mild temps and little precipitation since winter began.

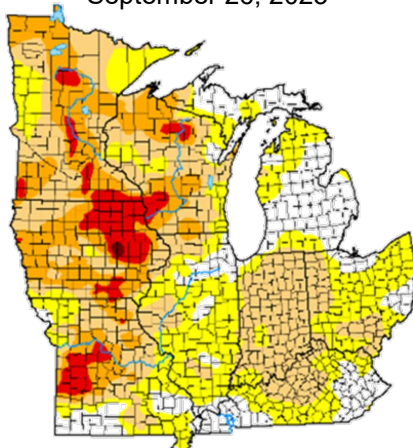
Due to such dry soil, the frost will go much deeper into the soil profile when the ground freezes. Rain does not permeate frozen soil, but there is time before the 2024 planting season to get soil profiles recharged. Keep praying for any kind of precipitation and mild temperatures this winter.

U.S. Drought Monitor – Midwest *

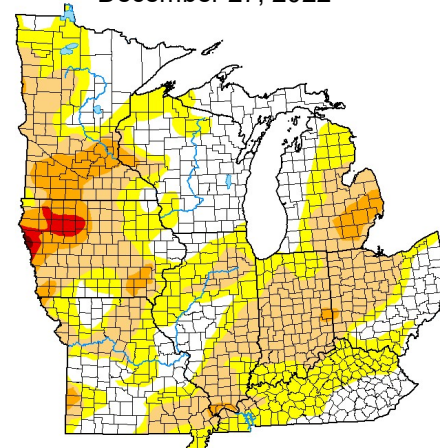
December 26, 2023



September 26, 2023



December 27, 2022



Intensity



The Drought Monitor focuses on broad-scale conditions. Local conditions may vary. For more information on the Drought Monitor, go to <https://droughtmonitor.uni.edu/bout.aspx>

* <https://droughtmonitor.unl.edu/CurrentMap/StateDroughtMonitor.aspx?Midwest>

Continued on next page.

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MARKET COMMENTARY - CONTINUED

2023 auction volume came in at 116,665 acres for the year, putting 2023 in third place since I started keeping track in 2018. However, this is down from the previous two years. I expect auction volume to be more “normal” for 2024. The hyper-volume of 2021-2022 is out of the market. The buyer pool has drastically decreased since 2022. Auctioneers will be selective on what will be auctioned, and an increase in traditional listings should be expected. A shrinking buyer pool will be trending in 2024.

Acres Auctioned in Iowa						
	2018	2019	2020	2021	2022	2023
January	6,133	4,851	5,851	5,558	7,976	7,245
February	9,471	11,567	8,493	7,226	8,731	8,719
March	9,582	7,740	8,610	5,975	8,376	14,098
April	3,974	3,256	4,484	3,501	9,016	3,362
May	3,212	802	509	2,418	5,589	4,866
June	5,361	3,668	3,065	8,961	19,735	10,166
July	2,880	2,194	2,425	6,474	11,114	5,741
August	9,356	6,358	3,618	15,012	13,288	9,430
September	10,565	13,472	13,473	18,566	18,061	11,852
October	5,615	8,007	9,575	18,147	10,734	6,629
November	18,228	21,345	13,400	31,813	20,807	24,210
December	8,563	11,585	9,485	19,105	16,139	10,347
Year total	92,940	94,845	82,988	142,756	149,566	116,665

Let's look at the top 10 land values, price per acre, for 2023. Was there a post-harvest bump?

Rank	SALE DATE	COUNTY	Crop District	LAND TYPE	SOLD ACRES	\$ PER ACRE	TILLABLE CSR2	TILLABLE ACRES	\$/TILLABLE CSR2	% Tillable
1	11/06/23	Sioux	Northwest	Tillable	80.89	\$26,000	90.4	77.90	\$299	96%
2	11/16/23	Lyon	Northwest	Tillable	64.21	\$25,200	74.5	60.84	\$357	95%
3	11/17/23	Sioux	Northwest	Tillable	120	\$25,200	99.4	118.8	\$256	99%
4	03/10/23	Plymouth	Northwest	Tillable	152.7	\$24,000	94.8	149.91	\$258	98%
5	11/21/23	Sioux	Northwest	Tillable	39.41	\$23,700	90.1	38.77	\$267	98%
6	11/03/23	Plymouth	Northwest	Tillable	100	\$23,600	83.7	100.00	\$282	100%
7	12/18/23	Sioux	Northwest	Tillable	49	\$23,600	90.1	47.40	\$271	97%
8	11/13/23	Harrison	West Central	Tillable	57.4	\$22,500	90.4	57.40	\$249	100%
9	04/11/23	Dubuque	Northeast	Tillable	36.81	\$22,391	70.2	32.22	\$364	88%
10	11/08/23	Sioux	Northwest	Tillable	81.81	\$22,150	92.1	78.26	\$251	96%
					782			762		

Weighted Avg CSR2 89.8
Dollars Per CSR2 Point \$275
Weighted Avg Dollars/Acre \$24,673

Yes, there was a post-harvest bump. Based on the data, there was a significant increase in market conditions. Northwest Iowa had a good crop year and it showed at auction.

Continued on next page.

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MARKET COMMENTARY - CONTINUED

The exhibit below shows the top 10 price per acre values from January 1 to June 30, 2023

Rank	SALE DATE	COUNTY	Crop District	LAND TYPE	SOLD ACRES	\$ PER ACRE	TILLABLE CSR2	TILLABLE ACRES	\$/TILLABLE CSR2	% Tillable
1	03/10/23	Plymouth	Northwest	Tillable	152.7	\$24,000	94.8	149.91	\$258	98%
2	04/11/23	Dubuque	Northeast	Tillable	36.81	\$22,391	70.2	32.22	\$364	88%
3	01/06/23	Clay	Northwest	Tillable	80	\$21,700	97	79.15	\$226	99%
4	03/03/23	Osceola	Northwest	Tillable	80.64	\$21,700	95.6	79	\$232	98%
5	06/19/23	O'Brien	Northwest	Tillable	73.06	\$21,700	97.7	68.07	\$238	93%
6	06/29/23	Grundy	Central	Tillable	149.91	\$21,500	91.2	148.56	\$238	99%
7	06/15/23	Clay	Northwest	Tillable	80.00	\$21,200	91.3	76.3	\$243	95%
8	01/24/23	Tama	Central	Tillable	73.43	\$21,000	90.9	71.78	\$236	98%
9	03/22/23	Boone	Central	Tillable	77.00	\$20,779	81.8	76.41	\$256	99%
10	02/03/23	Benton	East Central	Tillable	73.92	\$20,600	94.6	74.00	\$218	100%
					877			855		

Weighted Avg CSR2 91.9
Dollars Per CSR2 Point \$243
Weighted Avg Dollars/Acre \$22,380

Let's look at the top 10 price per acre values in 2022.

Rank	SALE DATE	COUNTY	Crop District	LAND TYPE	SOLD ACRES	\$ PER ACRE	TILLABLE CSR2	TILLABLE ACRES	\$/TILLABLE CSR2	% Tillable
1	11/11/22	Sioux	Northwest	Tillable	73.2	\$30,000	96.6	72.49	\$314	99%
2	10/10/22	Plymouth	Northwest	Tillable	55.60	\$26,250	91.7	53.80	\$296	97%
3	08/31/22	Sioux	Northwest	Tillable	80.29	\$26,000	91.3	78.22	\$292	97%
4	07/14/22	O'Brien	Northwest	Tillable	157.22	\$25,250	97.4	152.82	\$267	97%
5	12/08/22	Sioux	Northwest	Tillable	73.37	\$24,000	96.3	69.83	\$262	95%
6	09/20/22	O'Brien	Northwest	Tillable	161.48	\$23,800	96.3	157.06	\$254	97%
7	12/01/22	Sioux	Northwest	Tillable	45.76	\$23,750	87.3	44.95	\$277	98%
8	11/18/22	Sioux	Northwest	Tillable	55	\$23,700	91.2	55	\$260	100%
9	07/28/22	O'Brien	Northwest	Tillable	160.00	\$23,500	95.7	153.92	\$255	96%
10	12/07/22	Lyon	Northwest	Tillable	80.00	\$23,450	67.7	77.76	\$356	97%
					942			916		

Weighted Avg CSR2 92.5
Dollars Per CSR2 Point \$275
Weighted Avg Dollars/Acre \$25,488

The data suggests how resilient market conditions were for good-quality land in Northwest Iowa. The top 10 based on price per acre values in 2023 are essentially the same.

While it is fun to talk about the prices high-quality land brings, lower-quality farms have different market conditions. I will speak about that in my next newsletter. **There was a definite uptick in the last 3 months in farms that were "no sale" at auction.**

Back by popular demand, I am sharing the following **RENTAL DATA** I have collected. If you know of any cash rent auctions in your area – county or state-owned land where the cash rent is public information – please let me know. If you are a landlord who feels you are getting market rent and are willing to share, I will keep names confidential. Please shoot an email to me at thelandtalker@iowaappraisal.com

Continued on next page.

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MARKET COMMENTARY - CONTINUED

State	Date	County	Acres	CSR2	PI	Rent/Acre	Previous Rent	Current \$/CSR2/PI	Gross \$/Yr	Term	*2023 Rent/Acre High Quality Third County Average
IOWA											
Iowa	11/01/23	Keokuk	209.8	76.2	-	\$425.00	\$375.00	\$5.58	\$89,169	1 year	\$315
Iowa	09/25/23	Delaware	36.5	89	-	\$510.00	-	\$5.73	\$18,615	2 years	\$404
Iowa	09/25/23	Delaware	110	80	-	\$510.00	-	\$6.38	\$56,100	2 years	\$404
Iowa	08/15/23	Benton	150	91	-	\$400.00	\$400.00	\$4.40	\$60,000	1 year	\$339
Iowa	08/15/23	Bremer	310	90	-	\$400.00	\$340.00	\$4.44	\$124,000	1 year	\$377
Iowa	08/15/23	Grundy	146	91	-	\$425.00	\$425.00	\$4.67	\$62,050	1 year	\$374
Iowa	08/15/23	O'Brien	1,300	96	-	\$475.00	\$475.00	\$4.95	\$617,500	1 year	\$368
Iowa	08/01/23	Ringgold-Union	1,000	60	-	\$300.00	-	\$5.00	\$300,000	1 year	\$313-\$333
Iowa	03/14/23	Pocahontas	73	74	-	\$470.00	-	\$6.35	\$34,310	2 years	\$336
Iowa	03/14/23	Pocahontas	74	86	-	\$480.00	-	\$5.58	\$35,520	2 years	\$336
Iowa	12/21/22	Floyd	23.4	66	-	\$310.00	\$200.00	\$4.70	\$7,254	3 years	\$300
Iowa	12/15/22	Fremont	71.56	77	-	\$415.00	\$245.00	\$5.39	\$29,697	3 years	\$306
Iowa	12/14/22	Clarke	241.37	49	-	\$475.00	-	\$9.69	\$114,651	3 years	\$283
Iowa	11/31/22	Sioux	93.78	90.2	-	\$621.00	-	\$6.88	\$58,237	2 years	\$382
Iowa	11/31/22	Sioux	49.4	93.7	-	\$536.00	-	\$5.72	\$26,478	2 years	\$382
Iowa	11/01/22	Story	155	86.7	-	\$504.00	\$350.00	\$5.81	\$78,120	3 years	\$332
Iowa	10/01/22	Buchanan	69.76	78.7	-	\$405.00	-	\$5.15	\$28,253	3 years	\$345
Iowa	03/23/22	Calhoun	165.81	84.8	-	\$438.50	-	\$5.17	\$72,708	3 years	\$353
Iowa	01/31/22	Pocahontas	69.3	83.9	-	\$427.50	-	\$5.10	\$29,626	3 years	\$336
ILLINOIS											
Illinois	12/15/23	Illionois	106	-	105	\$325.00	-	\$3.10	\$34,450	3 years	-
Illinois	10/11/23	Hancock	76	-	112	\$315.00	-	\$2.81	\$23,940	3 years	-
Illinois	10/11/23	Schuyler	218	-	135	\$510.00	-	\$3.78	\$111,180	3 years	-
Illinois	09/11/23	Knox	143	-	117	\$430.00	\$330.00	\$3.68	\$61,490	3 years	-
Illinois	09/07/23	Ogle	124	-	134	\$450.00	\$340.00	\$3.36	\$55,800	3 years	-
Illinois	04/04/23	Fulton	32	-	120	\$350.00	-	\$2.92	\$11,200	3 years	-
Illinois	03/15/23	Stark	79	-	143	\$499.00	\$308.00	\$3.49	\$39,421	3 years	-
Illinois	03/10/23	Fulton	61	-	120	\$396.00	-	\$3.30	\$24,156	3 years	-
Illinois	02/24/23	Livingston	146	-	110	\$430.00	-	\$3.91	\$62,780	3 years	-
Illinois	01/15/23	Fulton	99	-	109	\$620.00	\$280.00	\$5.69	\$61,380	3 years	-
Illinois	01/13/23	McLean	99	-	139	\$500.00	\$235.00	\$3.60	\$49,500	5 years	-
Illinois	01/16/23	Pike	38	-	106	\$245.00	\$125.00	\$2.31	\$9,310	2 years	-
Illinois	01/25/23	McLean	99	-	139	\$500.00	\$235.00	\$3.60	\$49,500	5 years	-
Illinois	01/28/23	Fulton	40	-	126	\$325.00	-	\$2.58	\$13,000	3 years	-
Illinois	01/31/23	McDonough	31	-	120	\$282.00	-	\$2.35	\$8,742	2 years	-
Illinois	10/20/22	Fulton	59.4	-	126	\$490.00	\$300.00	\$3.89	\$29,106	3 years	-
INDIANA											
Indiana	11/30/23	Vermillion	121	-	75	\$310.00	\$170.00	\$4.13	\$37,510	3 years	-
Indiana	09/18/23	Wells	136	-	65	\$385.00	\$221.00	\$5.92	\$52,360	3 years	-
Indiana	08/26/23	Delaware	37	-	57	\$325.00	\$185.00	\$5.70	\$12,025	2 years	-
Indiana	08/22/23	Hancock	90	-	69	\$390.00	\$225.00	\$5.65	\$35,100	3 years	-
MISSOURI											
Missouri	12/28/23	Ralls	115	-	-	\$295.00	\$195.00	-	\$33,925	3 years	-
Missouri	12/15/23	Andrew	502	-	-	\$449.50	-	-	\$225,649	3 years	-
Missouri	02/10/23	Andrew	225	-	-	\$393.00	-	-	\$88,425	3 years	-
Missouri	08/31/22	Livingston	466.3	-	-	\$295.41	-	-	\$137,750	2 years	-
Missouri	05/01/22	Mercer	260	-	-	\$300.00	-	-	\$78,000	3 years	-
MINNESOTA											
Minnesota	10/27/22	Stevens	156.1	-	87	\$385.00	\$265.00	-	\$60,099	2 years	-

* Source: Iowa State University Cash Rent Survey

"-" means no information or unknown

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MARKET COMMENTARY - CONTINUED

Below are cash prices of corn and soybeans, which are highly correlated to land prices, current and one year ago.

	<u>Date</u>	<u>Price</u>	<u>Source</u>
Cash Price Corn	1/2/2024	\$4.62/bushel	Poet - Menlo, IA
Cash Price Soybeans	1/2/2024	\$12.51/bushel	ADM - Des Moines, IA
Cash Price Corn	1/2/2023	\$7.03/bushel	Poet - Menlo, IA
Cash Price Soybeans	1/2/2023	\$15.09/bushel	ADM - Des Moines, IA

I wish all my subscribers and families a Happy New Year!

"That's my story and I am sticking to it!"

Jim, "the Land Talker"



Iowa Land Auction Results - December 2023

*This list includes auctions conducted by various auction firms throughout the State of Iowa not affiliated with Iowa Appraisal.
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.

DEFINITIONS

UNDISCLOSED: *The land sold for an undisclosed amount. This could be a sealed bid auction, or a live auction that did not meet the reserve at auction but was successfully negotiated after the auction.*

UNDETERMINED: *Auction results could not be retrieved. The land may or may not have sold.*

\$/TILLABLE CSR2: *This is reported when tillable acres are greater than or equal to 80%; "-" will show for anything below 80%.*

SALE DATE	COUNTY	LAND TYPE	SOLD ACRES	\$ PER ACRE	TILLABLE CSR2	TILLABLE ACRES	\$/TILLABLE CSR2
12/01/23	Harrison	Recreation-Tillable-Pasture	116.72	\$7,700	67.2	58.42	-
12/01/23	Harrison	Tillable-Recreation	74.25	\$8,000	70.7	53.91	\$156
12/01/23	Butler	Tillable	77.81	\$21,000	86.4	77.81	\$243
12/04/23	Louisa	Tillable	116.21	\$11,500	78.6	112.47	\$151
12/04/23	Woodbury	Tillable	133.5	\$11,200	64.6	130.48	\$177
12/05/23	Mills	Tillable-Development	206.38	\$8,050	51.4	148.80	-
12/06/23	Johnson	Organic Tillable	122.84	\$6,750	38	74.00	-
12/06/23	Linn	Organic Tillable	110	\$6,550	47.2	59.00	-
12/06/23	Plymouth	Tillable	149.63	\$16,000	86.8	149.63	\$184

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Iowa Land Auction Results - Continued

SALE DATE	COUNTY	LAND TYPE	SOLD ACRES	\$ PER ACRE	TILLABLE CSR2	TILLABLE ACRES	\$/TILLABLE CSR2
12/06/23	Floyd	CRP	39.42	\$5,224	63.3	20.80	\$156
12/06/23	Sac	Tillable	147.95	\$19,870	94.6	147.95	\$210
12/06/23	Emmet	Tillable	150	\$12,500	82.2	144.20	\$158
12/06/23	Delaware	Tillable	147.35	\$12,100	62.5	143.58	\$199
12/06/23	Delaware	Tillable	139.28	\$15,200	80.7	122.81	\$214
12/06/23	Delaware	Tillable	80	\$16,000	86.6	75.26	\$196
12/06/23	Buchanan	Tillable	36.88	\$14,000	56.9	34.89	\$260
12/06/23	Buchanan	Tillable	39	\$18,500	88.6	39.00	\$209
12/06/23	Buchanan	Tillable	75.58	\$14,100	82.8	75.58	\$170
12/07/23	Mitchell	Tillable	100	No Sale	74.8	96.00	-
12/07/23	Mitchell	Tillable	120	No Sale	80.8	111.90	-
12/07/23	Shelby	Tillable	69.7	\$15,400	61.4	64.66	\$270
12/07/23	Montgomery	Tillable	46.24	\$15,000	76	40.11	\$228
12/07/23	Ringgold	CRP-Tillable	229.05	\$7,000	67.6	184.06	\$129
12/07/23	Ringgold	CRP	77.72	\$6,500	51.8	69.68	\$140
12/07/23	Kossuth	Tillable	77	\$17,900	87.3	76.71	\$206
12/07/23	Calhoun	Tillable	64.27	No Sale	87	64.27	-
12/07/23	Calhoun	Tillable	79.8	No Sale	85.4	79.80	-
12/07/23	Calhoun	Tillable	78.84	No Sale	84.6	78.84	-
12/07/23	Butler	Tillable	153.57	\$8,600	80.3	145.15	\$113
12/08/23	Monona	Tillable	78.46	\$4,700	52.5	75.47	\$93
12/08/23	Keokuk	Tillable	80	\$13,600	81.8	76.77	\$173
12/12/23	Kossuth	Tillable	144.5	\$10,400	80.1	143.16	\$131
12/12/23	Boone	Tillable	75.81	\$15,400	86.9	75.81	\$177
12/12/23	Muscatine	Tillable	79.11	\$13,750	85.7	78.53	\$162
12/12/23	Muscatine	Tillable	184.87	\$8,000	77.3	141.87	-
12/12/23	Muscatine	Tillable	74.72	\$10,900	82.9	68.00	\$144
12/12/23	Muscatine	Tillable-Pasture	77.91	\$9,150	84.5	46.43	-
12/12/23	Muscatine	Site	2	\$16,000	-	-	-
12/12/23	O'Brien	Tillable	249.86	\$13,000	94.7	235.10	\$146
12/12/23	Marshall	Tillable	104	\$16,700	88.9	99.27	\$197
12/12/23	Buena Vista	Tillable	115.74	\$13,550	90	107.17	\$163
12/12/23	Adams	Tillable-CRP	79	\$8,700	75.9	72.00	\$126
12/12/23	Adams	CRP-Tillable-Farmstead	77.21	\$5,600	52.8	55.64	\$147
12/12/23	Adams	Tillable-CRP	74.6	\$6,900	69.3	68.50	\$108
12/13/23	Page	Tillable	17.68	\$6,250	51.6	16.62	\$129
12/13/23	Butler	Tillable	39	\$16,905	89	38.93	\$190
12/14/23	Plymouth	Tillable	160	\$18,200	85.2	153.18	\$223
12/14/23	Adams	Tillable-Pasture	75.76	\$6,600	55.2	52.11	\$174

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Iowa Land Auction Results - Continued

SALE DATE	COUNTY	LAND TYPE	SOLD ACRES	\$ PER ACRE	TILLABLE CSR2	TILLABLE ACRES	\$/TILLABLE CSR2
12/15/23	Jones	Tillable	138.44	Undetermined	53	118	-
12/15/23	Fayette	Tillable	95.10	Undisclosed	88.5	95	-
12/15/23	Montgomery	Tillable	217.00	\$10,200	73.5	197	\$153
12/15/23	Montgomery	Tillable	95.00	\$9,700	73.9	87	\$143
12/15/23	Clarke	Site	14.45	\$20,104	-	-	-
12/15/23	Page	Tillable-Pasture-Farmstead	192.03	\$8,400	71.7	147	\$153
12/15/23	Mitchell	Tillable	232	\$15,200	88.5	226.33	\$176
12/15/23	Dubuque	Tillable	200	\$17,100	70.6	145.51	-
12/16/23	Crawford	Tillable	158	\$8,100	53.2	134.08	\$179
12/18/23	Sioux	Tillable	49	\$23,600	90.1	47.40	\$271
12/18/23	Sioux	Tillable	35	\$18,600	89.2	34.21	\$213
12/18/23	Cass	Tillable	239.91	No Sale	55	210.67	-
12/18/23	Sac	Tillable	182.85	\$13,600	81.5	175.55	\$174
12/19/23	Grundy	Tillable	89.51	\$9,400	82.2	79.51	\$129
12/19/23	Grundy	Tillable	69	No Sale	87.6	65.70	-
12/19/23	Calhoun	Tillable	183.9	\$13,000	84.9	181.08	\$156
12/19/23	Lee	Tillable	25.1	\$17,561	69.6	21.35	\$297
12/19/23	Webster	Tillable	99	\$13,700	81.1	98.26	\$170
12/19/23	Boone	Tillable	108.79	\$10,800	67	71.09	-
12/19/23	Boone	Tillable	105.33	\$13,800	82.5	102.12	\$173
12/19/23	Winneshiek	Tillable	183	\$14,700	74.8	179.78	\$200
12/20/23	Winnebago	Tillable-Wind Turbine	72.37	\$13,860	85.9	73.15	\$160
12/20/23	Winnebago	Tillable-2 Wind Turbines	146.02	\$11,261	82.7	143.46	\$139
12/20/23	Fayette	Tillable	77	\$8,700	83	73.61	\$110
12/20/23	Fayette	Tillable	107.47	\$12,700	87.5	106.32	\$147
12/20/23	Carroll	Tillable-Pasture	138.26	\$12,100	86.6	111.05	\$174
12/20/23	Boone	Tillable	43.61	\$26,200	88.6	40.26	\$320
12/20/23	Polk	Tillable	233.96	\$15,900	88.2	226.81	\$186
12/21/23	Union	Tillable	190	\$9,450	76.4	187.00	\$126
12/21/23	Harrison	Tillable	146.34	\$10,046	57.7	128.30	\$199
12/21/23	Harrison	Tillable	89.25	\$7,100	46.5	56.55	-
12/21/23	Harrison	Tillable	37.62	\$11,800	53.9	36.53	\$225
12/21/23	Muscatine	Tillable	119.74	\$15,425	82.9	118.00	\$189
12/21/23	Mahaska	Tillable	38.5	\$6,850	62.8	25.00	\$168
12/21/23	Mahaska	Tillable	258	\$6,800	70.8	202.40	-
12/21/23	Mahaska	Tillable	135	\$7,000	62.8	104.50	-
12/22/23	Franklin	Tillable-2 Wind Turbines	218	\$7,100	70.3	172.28	\$128
12/22/23	Franklin	Tillable	139	\$9,200	79.5	129.38	\$124
12/22/23	Franklin	Tillable	80	\$10,700	82	79.00	\$132

Continued on next page.

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Land Talk Monthly



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Iowa Land Auction Results - Continued

SALE DATE	COUNTY	LAND TYPE	SOLD ACRES	\$ PER ACRE	TILLABLE CSR2	TILLABLE ACRES	\$/TILLABLE CSR2
12/27/23	Clayton	Tillable	76.81	\$11,500	57.7	69.80	\$219
12/27/23	Clayton	Tillable	29.23	\$10,600	36.2	27.21	\$315
12/28/23	Clinton	Tillable	52	\$10,526	72.4	49.66	\$152
12/28/23	Clinton	Tillable	63.3	\$9,765	54	63.35	\$181
12/29/23	Franklin	Tillable	96	\$12,100	83.1	94.86	\$147
12/29/23	Franklin	Tillable	38	\$9,500	77.9	37.56	\$123
12/29/23	Adams	Pasture-CRP	160	\$4,700	51.5	104.56	-
TOTAL			10,347			9,162	

COUNTY SPECIFIC SALE DATA &
FLYERS FOR UPCOMING AUCTIONS
ARE AVAILABLE FOR PURCHASE:

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Farmland Appraisal Services

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