



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. His appraisal specialty is grain and livestock facilities.

MARKET COMMENTARY - MAY 2022

Greetings! Planting season is winding down. Driving around the state last week, I observed most areas are planted and I saw some particularly good stands of corn. There are a few areas in the state running behind but they’re catching up. The extended forecast is favorable.

Generally, May is one of the slowest months of the year with 500-900 acres going to auction. May 2022 came in at 5,589 acres. The same time last year had 2,418 acres. Auction activity remains well above average. There is a good number of auctions on the books for the next 30 days.

Plymouth County, in Northwest Iowa, topped the market this month with a sale at \$25,000/acre. This sale was pure cropland with no influence from development or wind energy. Per the auctioneer, the farm is on the highest elevation in the county with effective natural drainage, and is located in an equity rich neighborhood with few farms ever selling. With a good reputation, the sellers are highly respected and had owned this tract for generations. The buyer was a neighboring farmer; the runner up bidder was an investor. To put perspective on current market conditions, this sale price is the highest in Plymouth County ever by some distance. Using dollars per tillable CSR2, my auction data indicates this market has increased 35.3% over the past six months, demonstrating explosive market conditions!

Top Five Sales in Plymouth County

SALE DATE	COUNTY	LAND TYPE	SOLD ACRES	\$ PER ACRE	TILLABLE CSR2	TILLABLE ACRES	\$/TILLABLE CSR2	% TILLABLE
05/27/22	Plymouth	Tillable	96.33	\$25,000	92.7	94.16	\$276	98%
02/25/22	Plymouth	Tillable	125.57	\$20,075	86.3	125.57	\$233	100%
12/27/21	Plymouth	Tillable	77	\$19,100	88.5	76.39	\$218	99%
11/18/21	Plymouth	Tillable	120	\$17,800	86.1	120	\$207	100%
11/18/21	Plymouth	Tillable	80	\$18,600	91	80	\$204	100%

Global food shortages along with inflation will dissimulate any interest rate increases. These factors will also cause market conditions to continue rising for the foreseeable future. Market participants have strong equity positions, and more price records will be set.

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	6/1/2022	\$7.71/bushel	Poet - Menlo, IA
Cash Price Soybeans	6/1/2022	\$16.92/bushel	ADM - Des Moines, IA
Cash Price Corn	6/1/2021	\$7.06/bushel	Flint Hills Resources - Menlo, IA
Cash Price Soybeans	6/1/2021	\$15.69/bushel	ADM - Des Moines, IA

“That’s my story and I am sticking to it!”

Jim, “*the Land Talker*”



Auction results on next page.





Iowa Land Auction Results - May 2022

*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.

SALE DATE	COUNTY	LAND TYPE	SOLD ACRES	\$ PER ACRE	TILLABLE CSR2	TILLABLE ACRES	\$/TILLABLE CSR2
05/02/22	Sioux	Tillable	60	\$22,400	91.5	55.92	\$263
05/02/22	Sioux	Tillable	59	\$20,900	87.4	56.63	\$249
05/02/22	Harrison	Tillable	103.47	Cancelled	54.9	102.21	-
05/03/22	Story	Tillable	115.03	\$19,200	86.5	111	\$230
05/04/22	Wapello	Tillable	65.66	\$10,500	70.9	63	\$154
05/04/22	Union	Tillable	48.75	\$7,650	65.2	34.06	\$168
05/05/22	Winnebago	Tillable	73.7	\$13,600	78	73	\$176
05/06/22	Union	Tillable	150	\$8,750	73	134.2	\$134
05/06/22	Adair	Tillable	160	\$8,500	65	142.11	\$147
05/09/22	Jasper	Tillable	212.23	\$10,400	76.9	166.92	\$172
05/10/22	Black Hawk	Development-Tillable	40	Undisclosed	87.7	40	-
05/10/22	Black Hawk	Development-Tillable	17.39	Undisclosed	88.9	17	-
05/10/22	Henry	Recreation-CRP	40	\$7,025	71.7	17.96	-
05/11/22	Wapello	Pasture-Recreation	136	Postponed	34.6	65.31	-
05/11/22	Butler	Tillable-Development	37.31	\$15,200	87.6	35.19	\$184
05/12/22	Calhoun	Tillable-CRP	105.33	\$10,550	64.4	101.0	\$171
05/12/22	Clinton	Development-Recreation	28.584	\$9,398	56.1	13.22	-
05/13/22	Van Buren	Recreation-Tillable-CRP	220	Undetermined	41.6	72.38	-
05/14/22	Crawford	Tillable	178.62	\$9,000	63	166.2	\$154
05/16/22	Davis	Woods	101.73	\$4,700	-	-	-
05/16/22	Davis	Woods	89.8	\$5,600	-	-	-
05/17/22	Kossuth	Organic-Tillable	77.15	Undetermined	77	74.14	-
05/17/22	Calhoun	Tillable	77	\$12,450	83.3	76.91	\$150
05/17/22	Emmet	Gravel Pit	222	\$6,757	-	-	-
05/17/22	Fayette	Recreation-Tillable	67.21	\$6,315	50.9	33.59	\$248
05/17/22	Fayette	CRP-WRP	40	\$3,475	58.9	15.5	\$152
05/17/22	Henry	Recreation-CRP	41.2	\$7,649	56.8	15.25	-
05/17/22	Jackson	Tillable	103.33	\$14,600	58.7	90.79	\$283
05/17/22	Jackson	Tillable-Pasture	45.68	\$17,700	64.2	44.5	\$283
05/18/22	Muscatine	Tillable	36.43	\$9,905	61.2	23	-
05/18/22	Muscatine	Tillable	118.16	\$8,050	58	105	\$156
05/18/22	Muscatine	Tillable	55.16	\$7,770	61.9	50.38	\$137
05/18/22	Palo Alto	Tillable-CRP	120	\$11,600	78.5	120	\$148
05/18/22	Palo Alto	Tillable	12.5	\$9,800	81	12	\$126
05/18/22	Worth	Tillable	80	\$10,500	56.9	75.5	\$196
05/18/22	Worth	Tillable	67.79	\$10,290	60.1	64.5	\$180
05/18/22	Worth	Old Homestead Site	12.21	\$7,482	-	-	-

Continued on next page.





Iowa Land Auction Results - Continued

SALE DATE	COUNTY	LAND TYPE	SOLD ACRES	\$ PER ACRE	TILLABLE CSR2	TILLABLE ACRES	\$/TILLABLE CSR2
05/18/22	Jackson	Tillable-CRP	160.45	Undisclosed	50	119.6	-
05/18/22	Jackson	Tillable-CRP	51.06	Undisclosed	39.1	48.1	-
05/18/22	Jackson	Tillable	78.87	Undisclosed	56	76	-
05/18/22	Jackson	Tillable	121.57	Undisclosed	51.4	104	-
05/19/22	Pocahontas	Tillable	78.5	\$16,300	86.6	76.3	\$194
05/20/22	Guthrie	Pasture-CRP-Farmstead	158.12	\$7,050	54.2	56.89	-
05/24/22	Clinton	Tillable	29.663	\$12,900	74.5	29.21	\$176
05/24/22	Clinton	Tillable	67.353	\$13,400	76.3	66	\$179
05/24/22	Clinton	Development	5.0	\$6,100	-	-	-
05/24/22	Jasper	Tillable	78.42	\$13,700	80.2	73.00	\$184
05/24/22	Jasper	Tillable	76.13	\$11,200	76.2	70.13	\$160
05/24/22	Sioux	Tillable	68.00	\$21,900	91.5	66.80	\$244
05/25/22	Dickinson	Tillable	98.22	\$13,550	85.2	95.00	\$164
05/25/22	Dickinson	Grassland-CRP	61.68	\$6,800	-	-	-
05/25/22	Cerro Gordo	Tillable	36.59	\$12,049	84.4	34.16	\$153
05/25/22	Cerro Gordo	Tillable	59.93	\$10,765	83.1	53.29	\$146
05/25/22	Louisa	Tillable	52	\$8,369	71.6	44.43	\$137
05/25/22	Louisa	Tillable-CRP-Pasture	104.12	\$3,560	66.9	36.29	\$153
05/25/22	Jackson	Tillable-Farmstead	143.81	\$16,750	67.9	138.02	\$257
05/26/22	Howard	Tillable	400	Undisclosed	63.7	186.5	-
05/26/22	Marion	CRP-Tillable	42	\$6,600	77.7	41.93	\$85
05/26/22	Clay	Tillable	154	\$21,000	96.7	147.95	\$226
05/26/22	Clay	Tillable	74	\$20,300	95.9	67.41	\$232
05/27/22	Plymouth	Tillable	96.33	\$25,000	92.7	94.16	\$276
05/31/22	Hamilton	Development-Tillable	75.09	\$15,600	86.6	75.09	\$180
TOTAL			5,589			4,069	

Farmland Appraisal Services

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For Farmland Appraisal Services, *call the Land Talker!*

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