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## JUNE 2017 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! June was more active with land auctions compared to the month of May. For year-to-date, there has been 26,836 acres offered at auction. For the second quarter, there were 10,198 acres offered at auction, down from 16,638 acres offered in the first quarter. Folks, this market is STRONG. Take a look at the table below, there were many sales that sold north of \$9,000/acre, \$11,000/acre, and \$13,000/acre. There has not been any "no sales" at auction for some time. The ultra-low supply of farmland for sale is making for a "sellers' market." As I visit with realtors across the state, most of the prices below exceeded expectations. It is my opinion that in most cases, land auctions are the best way to sell your farm. Let the market work for you. Please take this into consideration if you are thinking of selling land in the near future.

To stay current on Iowa land auction prices, follow me on Twitter (@theLandTalker) or read my blog "Land Talk Weekly" at [www.iowaappraisal.com/blog](http://www.iowaappraisal.com/blog).

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

SALE DATE	COUNTY	LAND TYPE	GROSS ACRES	\$ PER ACRE	CSR2	TILLABLE ACRES
06/01/17	Winneshiek	Tillable	194	\$4,600	61.6	155.9
06/01/17	Clay	Tillable	236	\$5,500	72.3	238
06/03/17	Cass	Tillable-CRP	37	\$2,500	60.4	32.11
06/06/17	Polk	Development	174.39	\$22,500	87.6	171.24
06/06/17	Lee	Tillable	33	\$14,200	78.9	32.08
06/06/17	Lee	Tillable	80	\$8,900	58.5	64.96
06/06/17	Lee	Tillable	235	\$4,250	56.6	170.63
06/07/17	Shelby	Tillable	100	\$7,700	75	95.23
06/08/17	Henry	Tillable	101.89	\$11,000	80	100.69
06/08/17	Des Moines	Tillable	76.64	\$6,300	81.7	73.18
06/08/17	Des Moines	Tillable	173.54	\$4,050	69.8	154.55
06/09/17	Carroll	Tillable	112	\$9,650	81.6	110.91
06/09/17	Carroll	Tillable	44	\$11,200	85.1	43.53
06/09/17	Lee	Tillable	81.2	\$11,800	70.9	73.5
06/09/17	Lee	Tillable	81.18	\$11,200	70.7	72.5
06/12/17	Des Moines	Tillable	16.38	\$11,630	88.9	17.07
06/13/17	Cherokee	Tillable	193.95	\$11,000	92.2	193.95
06/14/17	Hancock	Tillable	160	\$7,200	71.2	154.8
06/14/17	Sioux	Tillable	40	\$13,000	87.7	37.83
06/15/17	O'Brien	Tillable	80	\$9,150	92.9	73.32
06/15/17	Louisa	Tillable	122.54	\$7,600	77.2	105.6
06/15/17	Taylor	Tillable	116.5	\$6,025	65.6	114.16
06/15/17	Taylor	Tillable-Pasture	76.25	\$4,200	54.3	23.7
06/16/17	Clinton/Scott	Tillable	147	\$13,400	89.4	143.5
06/16/17	Clinton/Scott	Tillable	80	\$13,100	83.7	76.2
06/16/17	Clinton/Scott	Tillable	79	\$10,800	77.3	76.4
06/16/17	Clinton/Scott	Tillable	80	\$11,250	81.1	78.56
06/17/17	Union	Tillable	10	\$9,600	83.8	9
06/19/17	Madison	Tillable	80	\$11,700	86.1	77.5
06/19/17	Madison	Tillable	117	\$5,600	70.7	99.5
06/19/17	Jasper	Tillable	56.61	\$7,900	77.6	56.38
06/20/17	Chickasaw	Tillable	150.57	\$8,900	88.4	141.61
06/20/17	Franklin	Tillable	153.31	\$6,250	70.9	145.48
06/22/17	Calhoun	Tillable	37.92	\$9,200	77.2	37.92
06/22/17	Jasper/Poweshiek	Tillable-Pasture	50.85	\$4,500	70.9	34
06/22/17	Jasper/Poweshiek	Tillable	90	\$8,700	65.1	88

Iowa Appraisal and Research Corporation specializes in valuations of agricultural land, recreational land, agribusiness properties, and commercial-agricultural properties, as well as all commercial property types. As professional consultants, our team of expert appraisers also provides appraisal review and market/feasibility studies. Visit [www.iowaappraisal.com](http://www.iowaappraisal.com) to learn more.





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06/22/17	Jasper/Poweshiek	Tillable	70	\$4,100	40.4	40.4
06/22/17	Jasper/Poweshiek	Tillable-pasture	42	\$4,500	46.3	40.37
06/23/17	Des Moines	Development	7.94	\$18,500	80	16.02
06/23/17	Des Moines	Development	10.15	\$16,000	80	16.02
06/23/17	Page	Tillable	136.91	\$6,056	66.4	133.59
06/23/17	Page	Tillable	37.43	\$6,000	67.5	38.65
06/23/17	Page	Tillable	38.03	\$5,600	59.7	38.53
06/24/17	Hardin	Tillable-Pasture	49	\$5,000	70.9	22.7
06/24/17	Jasper	Tillable	18	\$10,250	86	18
06/26/17	Wayne	Tillable	75	\$3,800	42.8	65.85
06/26/17	Wayne	Tillable	118	\$3,050	48.4	97.18
06/27/17	Montgomery	Tillable	36.34	\$4,950	55.7	36.34
06/27/17	Montgomery	Tillable	38	\$8,300	80.5	37
06/27/17	Taylor	Pasture	112	\$3,900	0	0
06/27/17	Taylor	Pasture	81	\$3,000	0	0
06/29/17	Washington	Tillable	36.9	\$9,150	83	33.33
06/29/17	Black Hawk	Tillable	73.2	\$9,500	90.3	72.11
06/29/17	Black Hawk	Tillable	75.76	\$8,500	89.5	75.49
Total			4753			4155

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