



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 - MARCH 2023

Greetings! Spring is finally here! Planting season usually begins around the third week in April. My realtor friends are saying the crowds at land auctions are very optimistic about the 2023 crop year.

In my family, it was a big deal if it rained on Easter Sunday. An old wives’ tale states if you got rain (or snow) on Easter Sunday, expect rain the next seven Sundays. In an area prone to drought, if we got any kind of precipitation on Easter Sunday it went from a good day to a very good day.

When calculating the auction volume for this month, I was surprised at how many acres were auctioned. This was the highest volume for March since I started keeping track, with some distance. Comparing March 2023 to March 2022, volume is up 68%. I did not see that coming. The market really did a good job absorbing this hyper-volume of acres.

Acres Auctioned in Iowa						
	2018	2019	2020	2021	2022	2023
March	9,582	7,740	8,610	5,975	8,376	14,098

Can you believe we are starting the second quarter of 2023? Note the results of the first quarter of 2023 compared to the first quarter of 2022 for sales of \$20,000/acre and above:

First Quarter 2023

#	SALE DATE	COUNTY	CROP DISTRICT	LAND TYPE	SOLD ACRES	\$ PER ACRE	TILLABLE CSR2	TILLABLE ACRES	\$/TILLABLE CSR2	% TILLABLE
1	01/06/23	Clay	Northwest	Tillable	80	\$21,700	97	79.15	\$226	99%
2	01/24/23	Tama	Central	Tillable	73.43	\$21,000	90.9	71.78	\$236	98%
3	01/24/23	Lyon	Northwest	Tillable	80.71	\$20,000	67.6	77.22	\$309	96%
4	02/03/23	Benton	East Central	Tillable	73.92	\$20,600	94.6	74.00	\$218	100%
5	03/03/23	Osceola	Northwest	Tillable	80.64	\$21,700	95.6	79	\$232	98%
6	03/10/23	Plymouth	Northwest	Tillable	152.7	\$24,000	94.8	149.91	\$258	98%
7	03/10/23	Lyon	Northwest	Tillable	77.94	\$20,500	70	76.95	\$297	99%
8	03/14/23	Chickasaw	Northeast	Tillable	71.25	\$20,000	89	69.98	\$229	98%
9	03/28/23	Lyon	Northwest	Tillable	80.00	\$20,400	68.5	79.07	\$301	99%

First Quarter 2022

#	SALE DATE	COUNTY	CROP DISTRICT	LAND TYPE	SOLD ACRES	\$ PER ACRE	TILLABLE CSR2	TILLABLE ACRES	\$/TILLABLE CSR2	% TILLABLE
1	01/12/22	Ida	Northwest	Tillable	163.83	\$21,300	93	159.19	\$236	97%
2	01/12/22	Ida	Northwest	Tillable	80	\$21,100	95	78.77	\$226	98%
3	01/12/22	Ida	Northwest	Tillable	80.23	\$20,100	95.7	79.79	\$211	99%
4	02/10/22	Sioux	Northwest	Tillable	79.98	\$20,750	90	77.56	\$238	97%
5	02/25/22	Plymouth	Northwest	Tillable	125.57	\$20,075	86.3	125.57	\$233	100%
6	03/08/22	Sioux	Northwest	Tillable	38	\$23,000	95.1	38	\$242	100%
7	03/15/22	Sioux	Northwest	Tillable	36.83	\$25,500	96	35.5	\$276	96%
8	03/15/22	Sioux	Northwest	Tillable	74.45	\$25,200	92.9	73.72	\$274	99%
9	03/15/22	Sioux	Northwest	Tillable	58.90	\$22,300	92	56.69	\$252	96%
10	03/23/22	Sioux	Northwest	Tillable	126.34	\$22,100	93	122	\$246	97%

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MARKET COMMENTARY - CONTINUED

The tables on the previous page indicate almost the same number of auctions in 2023 as 2022 for farms selling at \$20,000/acre and higher. Market conditions in 2023 are slightly lower than 2022, but the current market is very solid.

Market conditions have stabilized from a two-plus year super cycle. If you are thinking of selling in the next year, look at this market. It is not at the top, but it is close with historical highs. As time expires, those cash reserves in the countryside will disappear. The 2023 crop will be the most expensive in history. 2023 net farm income is forecasted to be less than the previous two years. Corn ending stocks are projected to be above the past several years which will put a lid on corn prices. Educate yourself about market conditions. You may decide to sell the farm sooner rather than later.

I continue to acquire market-derived cash rental data, as readers have requested. I appreciate those who notified me of cash rent auctions and those who provided me with data. Iowa now has at least one farm rented for north of \$600/acre. Please keep sending! I'll let you draw your own conclusions from this data:

State	Date	County	Acres	CSR2	PI	Rent/Acre	Previous Rent	\$/CSR2/PI	Gross \$	Term	*2022 Rent/Acre High Quality Third County Average
Iowa	08/01/21	Bremer	310	90	-	\$340.00	\$300.00	\$3.78	\$105,400	2 years	\$344
Iowa	01/31/22	Pocahontas	69.3	83.9	-	\$427.50	-	\$5.10	\$29,626	3 years	\$284
Iowa	03/23/22	Calhoun	165.81	84.8	-	\$438.50	-	\$5.17	\$72,708	3 years	\$278
Iowa	08/15/22	Benton	150	91	-	\$400.00	\$325.00	\$4.40	\$60,000	1 year	\$301
Iowa	08/15/22	Grundy	146	91	-	\$425.00	\$390.00	\$4.67	\$62,050	1 year	\$338
Iowa	08/15/22	O'Brien	1,300	96	-	\$475.00	\$375.00	\$4.95	\$617,500	1 year	\$324
Iowa	09/01/22	Story	505	83.3	-	\$375.00	\$350.00	\$4.50	\$189,375	1 year	\$309
Iowa	09/01/22	Hardin	160	81.8	-	\$375.00	\$350.00	\$4.58	\$60,000	1 year	\$315
Iowa	09/01/22	Cherokee	160	91.3	-	\$350.00	\$350.00	\$3.83	\$56,000	1 year	\$344
Iowa	10/01/22	O'Brien	297.43	93.8	-	\$427.50	\$325.50	\$4.56	\$127,151	1 year	\$324
Iowa	10/01/22	Franklin-Wright	2,000	80-88	-	\$405.00	\$325.00	\$4.60-\$5.06	\$810,000	1 year	\$309-\$310
Iowa	10/01/22	Buchanan	242	81.9	-	\$385.00	-	\$4.70	\$93,170	1 year	\$305
Iowa	10/01/22	Buchanan	69.76	78.7	-	\$405.00	-	\$5.15	\$28,253	3 years	\$305
Iowa	10/01/22	Jasper	799.68	70	-	\$370.00	-	\$5.29	\$295,882	1 year	\$316
Iowa	10/01/22	Butler	281	87.7	-	\$505.00	-	\$5.76	\$141,905	1 year	\$336
Iowa	11/31/22	Sioux	93.78	90.2	-	\$621.00	-	\$6.88	\$58,237	2 years	\$347
Iowa	11/31/22	Sioux	49.4	93.7	-	\$536.00	-	\$5.72	\$26,478	2 years	\$347
Iowa	11/01/22	Story	155	86.7	-	\$504.00	\$350.00	\$5.81	\$78,120	1 year	\$309
Iowa	12/14/22	Clarke	241.37	49	-	\$475.00	-	\$9.69	\$114,651	3 years	\$191
Iowa	12/15/22	Fremont	71.56	77	-	\$415.00	\$245.00	\$5.39	\$29,697	3 years	\$256
Iowa	12/21/22	Floyd	23.4	66	-	\$310.00	\$200.00	\$4.70	\$7,254	3 years	\$261
Iowa	01/18/23	Chickasaw	78.19	82.6	-	\$525.00	-	\$6.36	\$41,050	1 year	\$342
Iowa	01/18/23	Chickasaw	228.52	62.3	-	\$475.00	-	\$7.62	\$108,547	1 year	\$342
Iowa	01/18/23	Chickasaw	31.73	39	-	\$250.00	-	\$6.41	\$7,933	1 year	\$342
Iowa	01/18/23	Chickasaw	12.25	hay	-	\$150.00	-	-	\$1,838	1 year	\$342
Iowa	03/14/23	Pocahontas	73	74	-	\$470.00	-	\$6.35	\$34,310	2 years	\$284
Iowa	03/14/23	Pocahontas	74	86	-	\$480.00	-	\$5.58	\$35,520	2 years	\$284
Iowa	03/17/23	Shelby	118.87	66.6	-	\$482.50	-	\$7.24	\$57,355	1 year	\$313
Illinois	10/20/22	Fulton	59.4	-	126	\$490.00	\$300.00	\$3.89	\$29,106	3 years	-
Illinois	01/05/23	Peoria	21	-	115	\$321.00	-	\$2.79	\$6,741	1 year	-
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	02/24/23	Livingston	146	-	110	\$430.00	-	\$3.91	\$62,780	3 years	-
Illinois	03/10/23	Fulton	61	-	120	\$396.00	-	\$3.30	\$24,156	3 years	-
Illinois	03/15/23	Fulton	33	-	119	\$417.00	-	\$3.50	\$13,761	1 year	-
Illinois	03/15/23	Stark	79	-	143	\$499.00	\$308.00	\$3.49	\$39,421	3 years	-
Missouri	08/31/22	Livingston	466.3	-	-	\$295.41	-	-	\$137,750	2 years	-
Missouri	12/14/22	Atchison	105.33	-	-	\$413.00	-	-	\$43,501	1 year	-
Missouri	02/10/23	Andrew	225	-	-	\$393.00	-	-	\$88,425	3 years	-
Minnesota	09/20/22	Marshall	474	-	75	\$220.00	-	-	\$104,280	2 years	-
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	4/1/2023	\$7.05/bushel	Poet - Menlo, IA
Cash Price Soybeans	4/1/2023	\$15.04/bushel	ADM - Des Moines, IA
Cash Price Corn	4/1/2022	\$7.30/bushel	Poet - Menlo, IA
Cash Price Soybeans	4/1/2022	\$15.61/bushel	ADM - Des Moines, IA

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

Jim, “the Land Talker”



Iowa Land Auction Results - March 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
03/01/23	Fayette	Tillable	35.66	\$16,400	86.5	35.47	\$191
03/01/23	Clinton	Tillable	80	\$16,900	78.2	74.27	\$233
03/01/23	Butler	Tillable	293.88	\$6,300	58.3	277.01	\$115
03/01/23	Ida	Tillable	148.25	\$13,500	76.5	147.22	\$178
03/01/23	Grundy	Tillable	75	\$18,400	92.7	75.07	\$198
03/01/23	Grundy	Tillable	138.78	Undisclosed	92.7	134.15	-
03/02/23	Black Hawk	Tillable	76	\$4,300	66.1	58.12	-
03/02/23	Benton	Tillable	154	\$11,500	82.3	145	\$148
03/02/23	Henry	Tillable	40.00	\$17,000	87.4	39.91	\$195
03/02/23	Henry	Tillable	77.043	\$12,900	80.4	72.45	\$171
03/02/23	Winneshiek	Pasture-CRP	40	\$5,313	-	12.62	-
03/02/23	Chickasaw	Tillable	101.4	\$11,000	88.7	90.01	\$140
03/03/23	Osceola	Tillable	72.92	\$18,900	94.8	72.5	\$201
03/03/23	Osceola	Tillable	80.64	\$21,700	95.6	79	\$232
03/03/23	Buchanan	Tillable	154.27	\$17,900	89	156.78	\$198

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Iowa Land Auction Results - Continued

SALE DATE	COUNTY	LAND TYPE	SOLD ACRES	\$ PER ACRE	TILLABLE CSR2	TILLABLE ACRES	\$/TILLABLE CSR2
03/03/23	Buchanan	Tillable	79	\$15,200	87.3	79.11	\$174
03/03/23	Buchanan	Tillable	76.17	\$10,900	67.7	65.87	\$186
03/06/23	Appanoose	Pasture-CRP-Tillable	278.43	\$5,600	39	118.48	-
03/07/23	Appanoose	Hay	10.48	\$8,900	56.6	8.04	-
03/07/23	Appanoose	Hay	10.45	\$6,500	61.7	7.41	-
03/07/23	Appanoose	Tillable	97.65	\$5,600	59.8	74.78	-
03/07/23	Appanoose	Pasture-Recreation	157.71	\$4,550	48.8	99.16	-
03/07/23	Appanoose	Recreation-Pasture	81.58	\$4,700	39.2	38.71	-
03/07/23	Emmet	Tillable	79	\$12,100	84.2	79	\$144
03/07/23	Emmet	Tillable	77.1	\$12,950	86	77.1	\$151
03/07/23	Story	Tillable	53.85	\$15,100	88	46.77	\$198
03/08/23	Monona	Tillable	80	\$15,200	86.8	76.48	\$183
03/08/23	Monona	Tillable	166	\$9,940	85.3	157.01	-
03/09/23	Des Moines	Tillable	49.56	\$13,600	80.8	41.47	\$201
03/09/23	Mills	Tillable-Pasture-Farmstead	202.72	\$12,600	85.7	146.19	\$204
03/09/23	Mills	Tillable	23.73	\$11,500	82.8	13.55	-
03/09/23	Mills	Tillable	15	\$11,100	83	8.76	-
03/09/23	Mills	Tillable	265.91	\$9,200	74.9	-	-
03/09/23	Mills	Tillable	79.74	\$10,100	59.1	76.87	\$177
03/09/23	Mills	Development	2.81	\$16,000	-	-	-
03/09/23	Mills	Development	2.81	\$15,000	-	-	-
03/09/23	Clayton	Tillable	99.31	\$15,000	62.2	97	\$246
03/09/23	Clayton	Tillable	45.05	\$12,600	59.7	40.3	\$236
03/09/23	Clayton	Tillable	58.25	\$7,800	50.5	42.99	-
03/10/23	Jefferson	Tillable	85.54	Undisclosed	80.8	76.8	-
03/10/23	Story	Recreation	56.61	\$6,995	78	15.00	-
03/10/23	Lyon	Tillable	77.94	\$20,500	70	76.95	\$297
03/10/23	Hardin	Tillable	92	\$12,000	82.9	92	\$145
03/10/23	Hardin	Tillable	83	\$12,600	86.5	81.45	\$148
03/10/23	Hardin	Tillable	51	\$14,600	85.5	52.31	\$166
03/10/23	Guthrie	Tillable	79.32	\$14,700	63.5	74.84	\$245
03/10/23	Fremont	Tillable	79.65	No Sale	76.1	78.03	-
03/10/23	Fremont	Tillable	255.86	No Sale	78.2	228.01	-
03/10/23	Fremont	CRP-Recreation	56.47	\$6,550	53.3	35.6	-
03/10/23	Fremont	Expiring CRP-Recreation	77.8	\$4,350	51.8	53.4	-
03/10/23	Fremont	Expiring CRP-Recreation	98.75	\$4,750	50.4	78.95	\$118
03/10/23	Plymouth	Tillable	152.7	\$24,000	94.8	149.91	\$258

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Iowa Land Auction Results - Continued

SALE DATE	COUNTY	LAND TYPE	SOLD ACRES	\$ PER ACRE	TILLABLE CSR2	TILLABLE ACRES	\$/TILLABLE CSR2
03/10/23	Wayne	Tillable-Hay-CRP	140	\$6,850	53.9	129.62	\$137
03/10/23	Monona	Tillable-Conservation Easement	159.24	Undisclosed	59.6	124.77	-
03/11/23	Cass	Tillable	151	\$12,900	70.4	142.89	\$194
03/14/23	Appanoose	Tillable	147	\$6,650	65.2	122.96	\$122
03/14/23	Appanoose	Tillable	139	\$6,750	69.8	95.93	\$140
03/14/23	Appanoose	Tillable	114	\$7,650	62.5	99.34	\$140
03/14/23	Appanoose	Tillable	97	\$7,950	66.1	82.43	\$142
03/14/23	Chickasaw	Tillable	151.7	\$14,100	74.2	143.29	\$201
03/14/23	Chickasaw	Tillable	71.25	\$20,000	89	69.98	\$229
03/14/23	Chickasaw	Tillable	158	\$17,000	85.8	156.41	\$200
03/15/23	Henry	Recreation	17.45	\$4,699	40.2	-	-
03/15/23	Lee	Tillable	19.41	\$10,600	82.2	17	\$147
03/15/23	Lee	Tillable	28.00	\$10,600	77.5	27.79	\$138
03/15/23	Lee	Tillable	91.50	\$8,500	51.9	81.14	\$185
03/15/23	Henry	Recreation	17.45	\$4,250	-	-	-
03/15/23	Dickinson	Tillable	79.9	\$14,200	85.1	75.38	\$177
03/15/23	Dickinson	Tillable-3- Wind Turbines	228.2	\$14,000	84.1	217.9	\$174
03/15/23	Keokuk	Tillable	89	No Sale	56.3	67.14	-
03/15/23	Wayne	Tillable	156	Undisclosed	45.9	129.85	-
03/15/23	Greene	Tillable	160	\$14,200	88.1	157.45	\$164
03/15/23	Greene	Tillable	160	\$11,100	80.9	152.9	\$144
03/15/23	Greene	Tillable	120	\$12,100	83.3	117	\$149
03/15/23	Greene	Tillable	80	\$14,300	87	77	\$171
03/15/23	Greene	Tillable	120	\$14,000	87.7	118	\$162
03/15/23	Madison	Tillable	98.57	\$13,900	81.2	98.57	\$171
03/15/23	Dubuque	Tillable-Farmstead	65.65	\$12,000	26	44.88	-
03/17/23	Greene	Tillable	42.14	\$14,130	87.9	42	\$161
03/17/23	Webster	Tillable	45.52	\$16,100	87.5	45.52	\$184
03/17/23	Webster	Tillable	75.07	\$15,500	81.2	75.07	\$191
03/21/23	Davis	Pasture-Tillable	113.23	\$4,500	35.2	109.04	\$133
03/21/23	Appanoose	Tillable	71.36	\$4,400	29.6	60.82	\$174
03/21/23	Appanoose	Tillable	85.64	\$6,150	46.6	81.54	\$139
03/21/23	Appanoose	Tillable	27.44	\$7,400	58.1	26.65	\$131
03/21/23	Cerro Gordo	Tillable	65.37	Undisclosed	76.9	65	-
03/21/23	Fremont	Tillable-CRP	79.41	\$9,100	84.9	75.7	\$112
03/21/23	Madison	Tillable	126.16	\$7,700	80.5	95.43	-
03/21/23	Cass	Tillable	47.31	\$10,400	69.7	37.53	-

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Iowa Land Auction Results - Continued

SALE DATE	COUNTY	LAND TYPE	SOLD ACRES	\$ PER ACRE	TILLABLE CSR2	TILLABLE ACRES	\$/TILLABLE CSR2
03/21/23	Marshall	Tillable	40.00	Cancelled	95.8	40.04	-
03/22/23	Linn	Development-Tillable-	68.77	\$15,750	54.8	53	-
03/22/23	Linn	Recreation-Cabin Rentals-	57.23	\$7,429	39.6	12.26	-
03/22/23	Boone	Tillable	77.00	Undisclosed	81.8	76.41	-
03/22/23	Plymouth	Tillable	306.48	\$14,300	78	304.04	\$185
03/22/23	Adair	Tillable-CRP	78.86	\$7,450	74.7	57.09	-
03/22/23	Adair	Tillable	101.97	\$7,500	59	91.82	\$141
03/23/23	Dallas	Tillable	77	\$14,200	88.9	76.81	\$160
03/23/23	Dallas	Tillable	80	\$14,200	88.9	77.25	\$165
03/23/23	Buena Vista	Tillable-Farmstead	160	\$14,800	80.8	153.5	\$191
03/23/23	Boone	Tillable	96.19	\$13,200	76.9	96.19	\$172
03/23/23	Boone	Tillable	63.11	\$14,400	86.2	63.11	\$167
03/23/23	Boone	Tillable	71.32	\$13,400	69	71.32	\$194
03/23/23	Story	Tillable	81.47	\$14,600	84.3	79.24	\$178
03/23/23	Story	Tillable	80	\$16,100	84.7	77	\$198
03/23/23	Story	Tillable	43.31	\$17,000	87.9	41.20	\$203
03/23/23	Poweshiek	Tillable	44.68	\$8,900	68.4	43.19	\$135
03/24/23	Cass	CRP-Wind Turbine	160	No Sale	53.3	132.25	-
03/24/23	Cass	CRP-Tillable	123	\$5,000	64.1	104.18	\$92
03/24/23	Audubon	CRP-Tillable	80	\$7,200	56.1	72.95	\$141
03/24/23	Hancock	Tillable	150.62	\$12,023	75.4	141.94	\$169
03/24/23	Hancock	Tillable	194.22	\$14,200	72	189.76	\$202
03/24/23	Chickasaw	Tillable	76.74	\$12,075	78.4	76.74	\$154
03/24/23	Chickasaw	Tillable-CRP	135.92	\$11,800	85.7	135.92	\$138
03/25/23	Guthrie	Recreation-Pasture	73	\$4,900	-	-	-
03/25/23	Crawford	Tillable	130.05	\$9,000	62.3	128.57	\$146
03/27/23	Sac	Tillable	80.00	\$15,900	91.4	76.77	\$181
03/27/23	Sac	Tillable	40.00	\$18,100	95.2	37.43	\$203
03/28/23	Humboldt	Tillable	137.67	\$14,500	79.7	135.44	\$185
03/28/23	Union	Tillable	48.75	\$5,500	64.5	34.06	\$122
03/28/23	Lyon	Tillable	80.00	\$20,400	68.5	79.07	\$301
03/29/23	Sioux	Tillable	142.21	\$15,000	81	122.74	\$215
03/29/23	Wright	Tillable	58.70	\$15,000	86.3	56.2	\$182
03/29/23	Wright	Tillable	182.05	\$10,000	83.7	172.79	\$126
03/29/23	Wright	Tillable	81.47	\$14,800	82.8	79.71	\$183
03/29/23	Wright	Tillable	119.50	\$13,800	82.7	118.7	\$168
03/29/23	Wright	Tillable	137.45	\$11,800	81.3	133	\$150

Continued on next page.





Iowa
Appraisal

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Iowa Land Auction Results - Continued

SALE DATE	COUNTY	LAND TYPE	SOLD ACRES	\$ PER ACRE	TILLABLE CSR2	TILLABLE ACRES	\$/TILLABLE CSR2
03/29/23	Jasper	Tillable	173.90	\$9,797	60.1	162.99	\$174
03/29/23	Jasper	Tillable	190.06	\$9,090	68.8	171.03	\$147
03/29/23	Jasper	Tillable	37.00	\$9,696	66.3	30.17	\$179
03/29/23	Buchanan	Tillable	60.00	\$8,100	74.7	48.06	\$135
03/30/23	Keokuk	Pasture-Tillable	80.00	\$5,303	69.4	12.95	\$472
03/30/23	Keokuk	Pasture-Tillable	160.00	\$4,463	56.8	44.95	\$280
03/30/23	Wright	Tillable	39.03	\$15,800	79.1	39	\$200
03/30/23	Greene	Tillable	78.69	\$14,500	86.9	75.11	\$175
03/30/23	Chickasaw	Tillable	149.43	\$12,000	84.2	148.38	\$144
03/30/23	Chickasaw	Tillable	112.47	\$10,000	81.5	110.09	\$125
03/30/23	Chickasaw	Tillable	94.22	\$11,800	80.8	92.64	\$149
03/31/23	Marion	Tillable	75.00	\$7,900	60.7	70.3	\$139
03/31/23	Marshall	Tillable	163.30	\$14,800	82.8	160.68	\$182
03/31/23	Washington	Tillable	214	\$11,100	57.2	176.94	\$235
03/31/23	Washington	Tillable	96.50	\$14,100	80	93.31	\$182
03/31/23	Washington	Tillable-CRP	70.50	\$6,000	58.1	34.37	\$212
TOTAL			14,098			12,135	

Farmland Appraisal Services

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