

Land Sales Report™

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The purpose of the *Land Sales Report*™ is to familiarize the reader with recent trends in farm land values in Calhoun County, Iowa. The information was compiled from public records in the Calhoun County Courthouse.

There are three sections in the *Land Sales Report*™:

- 1. Calhoun County Maps**
- 2. Farm Land Price Trend Charts**
- 3. Farm Sales Data Sheets**

County Maps show the location of each recorded sale. An arrow pointing to the location is printed with the price per acre and a sale number that is indexed to the **Farm Sales Data Sheets**.

Farm Land Price Trend Charts give the reader a picture of land price trends in Calhoun County, the county's crop reporting district and the State of Iowa. This section of the *Land Sales Report*™ consists of charts showing number of sales, average sale price per CSR point and average sale price per acre with linear trend lines.

Farm Sales Data Sheets provide the details of each recorded sale. Farm sales are listed in order according to date of sale. The sale date is the date the deed or contract was signed—not the date of recording. **Farm Sales Data Sheets** include the following detailed information: legal description, gross acres, taxable acres, Corn Suitability Rating (if available), total sale price, price per gross acre, seller, buyer, conditions of sale, assessed value and a comments section with the book and page where the deed or contract can be found at the county recorder's office. The comment section also contains information unique to individual sales; for example, the sale is an auction sale or a purchase by an adjoining land owner (see Key to Format).

An attempt is made to list only those sales that in our opinion accurately represent fair market value. Family sales or other “non-arms length” sales are used only if they represent fair market values. No consideration is given for the value of any buildings that may be involved in the sales. The reader may obtain an idea of the value of an existing building site by noting the assessed valuation. If no assessed valuation for outbuildings and/or dwelling on a particular sale is indicated, then a building site does not exist. Building and tillable acreage information in courthouse records may include dated information and may not reflect current conditions.

Corn Suitability Ratings (CSR), if available, are provided by the county assessor. The CSR provides a relative ranking of all soils mapped in the state based on their potential to be used for intensive row crop production. It is an index that can be used to rate one farm's potential productivity against another over a period of time. Ratings range from 100 for soils that have no physical limitations to as low as 5 for soils with severe limitations for row crops. The CSR is used by farmers and land buyers as an aid in determining suitable land use and value.