## IA Land Sales Report

PO Box 127 Fort Dodge, IA 50501-0127 888-966-5263 E-mail: landsales@netins.net www.iowalandsalesreport.com



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Gregory Conrad, Vice President Land Sales, Incorporated

With most of the 2004 sales now recorded, Iowa land values are up 9.8% statewide – increasing from an average price of \$1,911 per acre in 2003 to \$2,098 per acre in 2004. The table compares land price increases by Crop Reporting District and Corn Suitability Rating category. The map below shows the average sale price per acre for all soil qualities combined in each county for 2004 and the percent change from the corresponding 2003 value. Only two counties now have average values below \$1,000 an acre. There are 24 counties having average per acre increases of 20% or more, 37 counties with increases between 10% and 20% and 27 counties with increases between 1% and 9%. Eleven counties have land values that are steady to slightly lower than 2003 due largely to a low number of sales consisting of a larger proportion of lower quality farms. Sac County for example had a large number of good quality, high priced auction sales at the end of 2003. This high price could not be sustained with the volume of lower quality sales in 2004.

	2004 Land Values By Crop Reporting District											
<u>CSR</u>	$\overline{\mathbf{NW}}$	<u>NC</u>	<u>NE</u>	<u>WC</u>	CT	EC	<u>sw</u>	<u>SC</u>	<u>SE</u>	<b>STATE</b>		
CSR >= 75	3,076	3,025	3,013	3,046	3,145	3,588	3,184	2,806	3,541	3,160		
CSR 55-74	2,812	2,467	2,363	2,434	2,416	2,599	1,889	2,023	2,144	2,437		
CSR 54 or less	2,128	1,671	1,640	1,637	1,698	1,831	1,397	1,142	1,233	1,407		
No CSR	3,095	2,736	2,201	2,788	-	2,112	2,158	1,020	1,999	1,814		
All Soils	2,771	2,640	2,261	2,314	2,722	2,581	1,713	1,142	1,739	2,098		
Percent change	+14%	+9.9%	+8.1%	+5.7%	+10.5%	+8.4%	+12.8%	+15.6%	+7.6%	+9.8%		

## 2004 County Land Values and Percent Change from 2003

Increase up to 10% Increase 10 to 20% Increase of 20% or more Decreasing land values

LYON \$2,585 +4%	OSCEOLA \$2,984 +11%	DICKINSON \$2,375 +6%	\$2,684 +26%	KOSSUTH	\$2,256 +9%	\$2,387 +18%	\$2,855 +10%	\$2,401 +18%	WINNE- SHIEK \$2,111	ALL MAK \$1,8 +99	KEE 317	
SIOUX	O'BRIEN	CLAY	PALO ALTO	\$2,787	HANCOCK	CERRO GORDO	FLOYD	CHICK- ASAW	+28%	+97	"	
\$3,547 +18%	\$3,200 +27%	\$2,640 +20%	\$2,519 +13%	+12%	\$2,565 +2%	\$2,527 +3%	\$2,586 +25%	\$2,497 +1%	FAYETTE			
PLYMOUTH	CHER- OKEE	BUENA	POCA- HONTAS	HUMBOLDT \$2,882 +9%	WRIGHT \$2,845	FRANKLIN \$2,506	BUTLER \$2,432	\$2,578 -0.7%	\$1,985 +11%	\$1,7 +75	700	
\$2,542 +6%	\$2,692 +29%	\$2,597 +3%	\$2,922 +16%	WEB-	+16%  HAMILTON	+13% HARDIN	+5% GRUNDY	BLACK HAWK	BUCH- ANAN	DEL	SE DOE	BUQUE
\$2,136 +22%	( IDA \$2,7	\$2,684	\$3,020 +22%	\$3,076 +16%	\$2,744 +14%	\$2,529 +10%	\$3,385 +6%	\$2,968 +13%	\$2,375 -5%	\$2,7 +16		,640 16%
MONO \$2,00 +26	06 %	ORD S	RROLL GF	\$2,709	2,948		LL \$2	2,304 \$2	2,745 \$2	LINN 2,850 13%	\$2,140 +4%	\$1,996 +10%
<b>/</b> s	RISON S 2,272 -19%	\$2,280 +16%	UD- BON 2,116 \$1,6 15% -19	97	\$3,	325 \$2,; % +8	PER PO S 295 \$2	HIEK 2,238 \$1	1,949 \$3	OHN- SON 3,089 23%	\$3,091 +23%	\$3,024 +3% SCOTT \$4,329
7	POTTA WATTAN	- CA		AIR MAI	D- WAR	REN MARIO	ON MA-		UK WASI	н- 📜	*2,543 +19%	±37%
(	\$2,419 +14%		1,662 \$1,6 -9% +11			648 \$1,59 % +7%	6 -19	/ <sub>6</sub> +35°	% +17%		\$1,923	
	MILLS \$2,282 +26%	**MONTGOMER ***\$1,741	\$1,595 +25%	UNION \$1,319 +13%	\$1,012 +12%	\$1,108 +15%	\$1,000 +16%	\$1,568 +14%	\$1,877 +22%	S2,491	DES MOINES	
•	\$1,839 +6%	PAGE \$1,388 -4%	**TAYLOR ***1,379 +25%	RING- GOLD \$948 +9%	DE- CATUR \$906 +26%	\$1,145 +24%	\$1,145 +17%	DAVIS \$1,144 +38%	VAN BUREN \$1,213 +8%	+32% LEE \$1,504	\$2,167	