



IA

Land Sales Report™

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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

CSR	NW	NC	NE	WC	CT	EC	SW	SC	SE	STATE
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

