



LAND SALES
BULLETIN

**Keeping You Up To Date On Land Sales Data
of 20+ Acres In The Midwest.**



States covered by Land Sales Bulletin

CONFERENCES & EVENTS

American Society of Farm Managers and Rural Appraisers Annual Conference

American Society of Farm Managers and Rural Appraisers Annual Conference 2023 is a wrap! Nashville, you never disappoint! Grateful we had the opportunity to demo our LSB Mapping Bundle with our partner, CamoAg. We're so proud to have our marketing-leading data integrated with CamoAg's industry-leading digital tools and resources! Thank you to everyone who stopped by the booth and for

such a great conference! And Congratulations to our Yeti Cooler winner, William Stacy Gillison of Agriworld, Inc. Looking forward to 2024!



TRENDING HEADLINES

Congressional Ag Leaders Agree To Farm Bill Extension

One-year extension included in temporary funding bill proposed by Speaker Johnson.

[Read More](#)



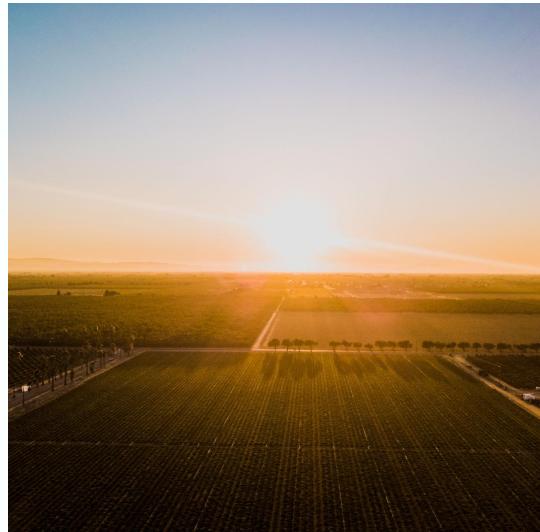
Minnesota Ag Connection - USDA Pumps \$28M into Future Farming - Boosting New Farmers and Ranchers

Your Daily Source for Minnesota Ag & Farm News, Markets, Weather, Auctions and Real Estate

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Comparing Rents For 2024 Profitability

Recent crop budget and return projections for the 2023 and 2024 crop years show the potential for much lower, and potentially negative, returns to corn and soybeans across Illinois.

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Ag Land Price Boosters

An increasingly sophisticated land market ties per-acre values to more than location.

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U.S. Farmers Make

Connections Through World Trade Missions

Midwest farmers are popping up in Panama, Egypt, Colombia and South Korea more often these days.

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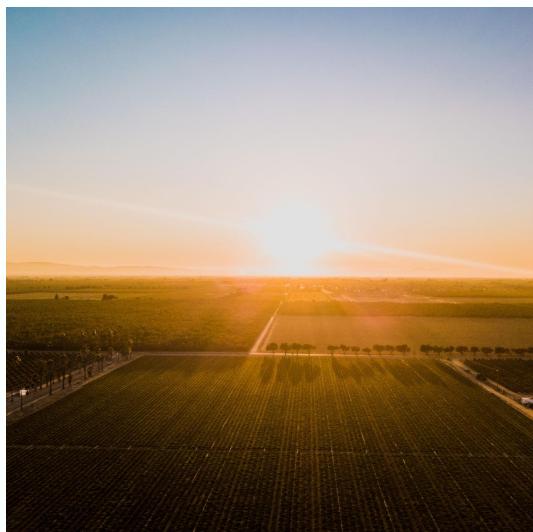
Corn And Soybean Harvests Are Almost Finished In Iowa

"The unseasonably warm and dry weather this past week offered Iowa farmers another suitable stretch to finish up harvest and tackle other farm work," said Mike Naig, the state's agriculture secretary.

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Pricing Land That's Not For Sale

If you believe family ground should never be sold, should your estate simply lock it up in a trust?

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Farm Income Falls In Northern Plains, Yet Finances Stable



Farmers are facing lower incomes alongside increased land value, rent prices and stronger than expected yields in the third quarter of 2023.

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Celebrating Our Midwest States

Wisconsin | How 'Top Chef' came to Dairyland

Wisconsin landed the new season of Bravo's 'Top Chef' with \$1.3 million in incentives, including partnerships with dairy farmers, cranberry growers and local tourism boards.



[Read More](#)



Nebraska | Old Grain Bin Renovation Creates New Classroom For Centennial FFA

The Centennial FFA Chapter in Seward County, Neb. is excited about this year ahead of us, yet reflecting on last year's success. We had numerous teams and individuals qualify for

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LSB Mapping Bundle



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Partnered with
CamoAg

A Complete Comp Analysis Tool with the Best Data Available

Our Market-leading Sales Data is now integrated with CamoAg's Industry-leading Digital Tools and Resources – creating the most powerful, comprehensive & comparative Market Analysis Tool available! Ag Agents, Appraisers, Auctioneers, Bankers, Brokers, Realtors, Farm Managers & Investors - we're now your One Stop Shop!

Market Analysis

[View PDF](#)

Contact Information

 John Doe
Farm Manager, Real Estate Agent, Certified Appraiser
CamoAg

Estimated Market Value

Price Per Acreage Type

Acreage Type	Acre	Share	Total Value
Farmable Acres	80.25	\$14,000	\$960,000
Dryland Acres	80.25	\$14,000	\$960,000
Non-productive degraded acres	12.00	\$1,000	\$12,000
Woodland Acres	12.00	\$4,000	\$48,000
Other/Non-productive remaining acres	1.25	—	—

Acreage Breakdown Total \$1,668,500.00

Median value based on selected comps \$1,600,000.00

Final market value opinion \$1,650,000.00

Estimated Market Value

\$14,787 / acre \$10,861,199 Total

Comparable Farms



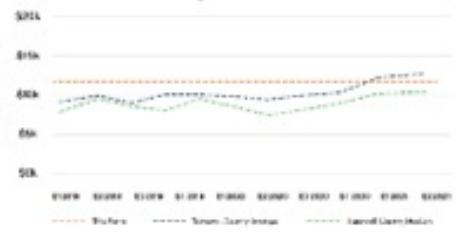
Farm Name	Size (ac)	County	Acre	Price	Share	Ac	\$/Ac	Share(\$)
A	100.0000	Waukesha	100.00	\$1,000,000	100.00	100.00	\$10,000	\$100,000
B	100.0000	Waukesha	100.00	\$1,000,000	100.00	100.00	\$10,000	\$100,000
C	100.0000	Waukesha	100.00	\$1,000,000	100.00	100.00	\$10,000	\$100,000
D	100.0000	Waukesha	100.00	\$1,000,000	100.00	100.00	\$10,000	\$100,000
E	100.0000	Waukesha	100.00	\$1,000,000	100.00	100.00	\$10,000	\$100,000
F	100.0000	Waukesha	100.00	\$1,000,000	100.00	100.00	\$10,000	\$100,000

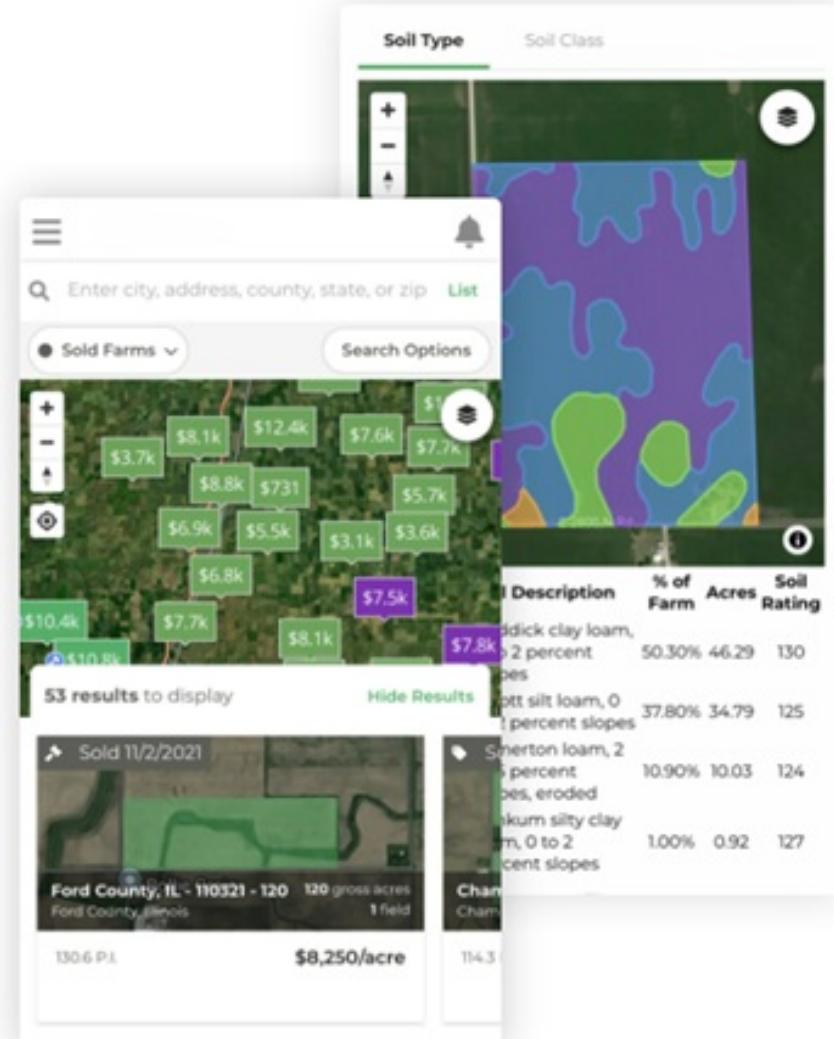
Market Trends

Sold Farms Highlights for Q2 2021

Median Sold Price	Median Farm Size	Median Price Per Acre
\$650,000 	64.2 ac. 	\$10,400 

Average Sales Price





HAPPY THANKSGIVING!

□Wishing You a Bountiful Thanksgiving!□

As you gather with loved ones this Thanksgiving holiday, know all of us at Land Sales Bulletin are giving thanks for your continued trust in us as your go-to source for land sales data! Wishing you all a Blessed Thanksgiving!

Feast your eyes on some must-read Thanksgiving articles we're thankful for!

Who Brought The Thanksgiving Lobster?

The one thing today's feasts have in common with the items eaten at that first Thanksgiving is that they are all

locally available.

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Fun Facts About Turkeys

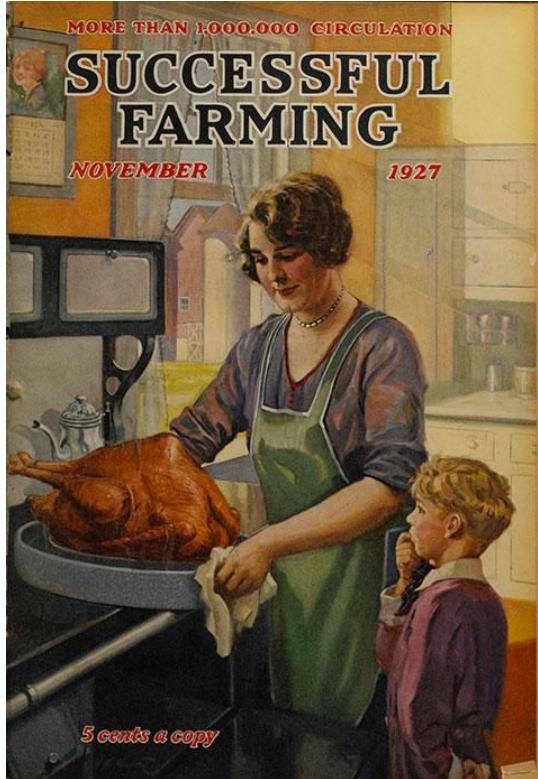
What do you really know about turkey, other than it goes well with cranberry sauce? Here's some turkey trivia to impress your family during Thanksgiving dinner.

[Read More](#)

Agriculture At The Thanksgiving Table

No holiday revolves around eating like Thanksgiving, so it's the perfect time for everyone to think about the source of all that food on the holiday table.

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