



## 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

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**To All Our Wisconsin Realtors - What A Ride!**

Thank you for stopping by our booth and for an amazing WRA Convention 2023! Congratulations to our Yeti Cooler Winner - Steve Wieckert of Wieckert Real Estate.



## Lenders, Farm Managers, and Appraisers - Come See Our New LSB Mapping Bundle!

*Stop by to see a product demo with our partner, CamoAg at:*

November 5-8, 2023  
Oklahoma City Convention Center, Oklahoma | Booth  
#502

American Bankers Association - ABA Agricultural Bankers  
Conference



November 15-17, 2023  
Hilton Downtown Nashville Tennessee | Booth #4

American Society of Farm Managers & Rural Appraisers Annual  
Conference



**American Society  
of Farm Managers  
& Rural Appraisers**

# TRENDING HEADLINES

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## Midwest Agriculture Conference | November 28

Farmland ownership is an underpinning of Midwest agriculture. In recent years, there have been sizable increases in the value of agricultural land as bidding for farms and their acres has been strong. With the pandemic spurring renewed interest, investment groups have been purchasing farmland as a way to diversify their portfolios.

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## Growing Season A Mixed Bag

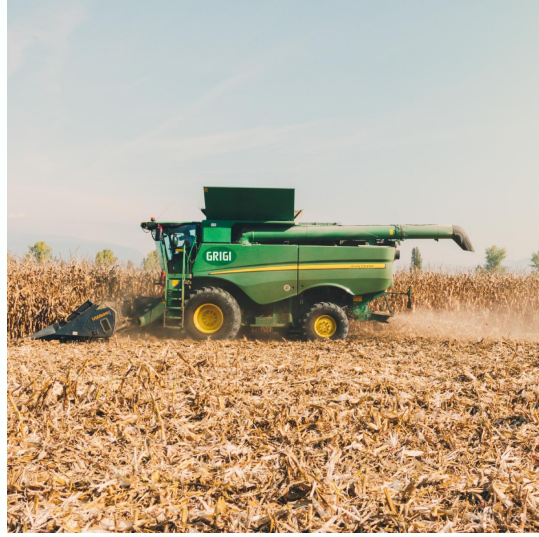
Varied conditions were the name of the game for corn and soybean growers in South Dakota.

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## Corn Harvest Advances By Leaps and Bounds In Iowa

A dry year has caused corn to mature faster than normal for farmers in the Hawkeye State.

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## North Dakota and Minnesota Farmers Produce Average Potato Crop

Farmers who were challenged by the cold, wet, and a dry growing season generally are satisfied with their potato production, said Donavon Johnson, Northland Potato Growers Association president.

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## Surveys Suggest Iowa Farmland Values Leveling Off

A new survey from the Iowa chapter of the Realtors Land Institute finds the state's land values declined slightly over six months.

[Read More](#)



**Land Prices Becoming**



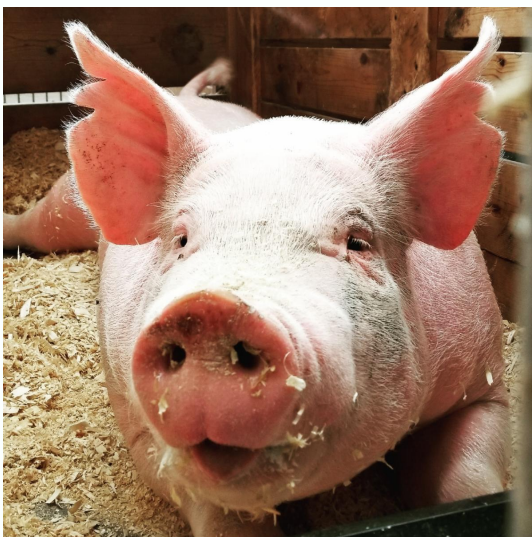
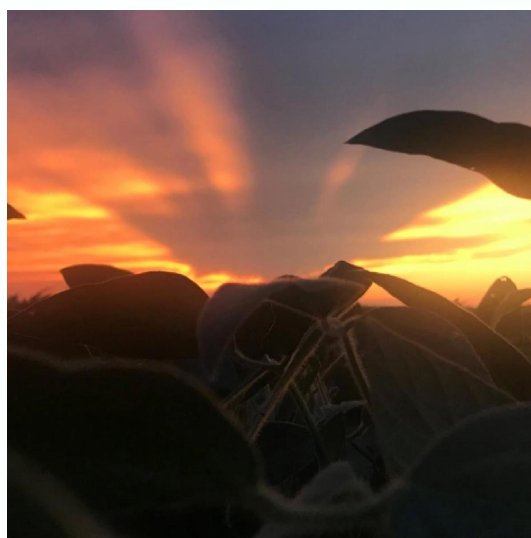
## 'Chaotic,' But There Still Is Demand and Less Supply

After a boom year in 2022, the 2023 land market has been much like the rainfall - spotty. And the results have been hard to predict.

[Read More](#)

## Why Big Finance Is Betting On Farmland

Your retirement fund - and those of your neighbors - are driving the next agricultural revolution.

[Read More](#)

## October Is National Pork Month

Marking the time of year when hogs were traditionally marketed. On hog farms across the United States, pork producers celebrate National Pork Month every month. So join the celebration, learn more about this delicious protein and plan to serve it on your dinner table as a nutritional meal for your family.

[Read More](#)

# Celebrating Our Midwest States

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## Iowa High School Student Donates 7,000 lbs. Of Produce From Own Garden

In less than two years, she has donated about \$15,000 worth of produce.



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## Investing In The Future Of Agriculture Through The Madison County, NE Livestock Boosters

Raising livestock of any kind requires making a substantial financial investment.

[Read More](#)

## LSB Mapping Bundle

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**LAND SALES  
BULLETIN**

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	Acres	\$/acre	Total Value
Tillable Acres	80.25	\$14,000	\$965,000
Dryland Acres	80.75	\$14,000	\$965,000
Non-productive designated acres	12.00	\$4,000	\$16,000
Woodland Acres	12.00	\$4,000	\$16,000
Other/Non-productive remaining acres	1.75	--	--

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



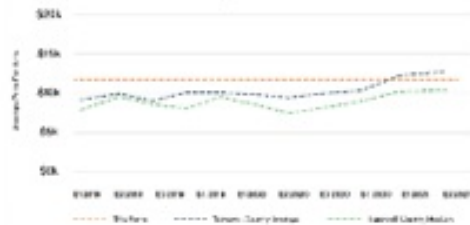
Farm Name	Date Sold	County	Acres	Price	\$/acre	sq. ft.	\$/sq. ft.	Distance (mi)
A. Doe's Co. S.	2019-03-01	DeKalb	75.00	\$850,000	\$11,333	1,800	\$6.25	5.1
B. Doe's Co. S.	2019-03-01	DeKalb	70.71	\$1,050,000	\$14,837	80.1	\$11.20	3.0
C. Doe's Co. S.	2019-03-01	DeKalb	100.00	\$1,200,000	\$12,000	1,800	\$6.67	3.5
D. Doe's Co. S.	2019-03-01	DeKalb	70.71	\$1,050,000	\$14,837	1,800	\$11.20	3.1
E. Doe's Co. S.	2019-03-01	DeKalb	100.00	\$1,200,000	\$12,000	1,800	\$6.67	2.1
F. Doe's Co. S.	2019-03-01	DeKalb	80.00	\$1,200,000	\$15,000	80.0	\$18.75	2.2

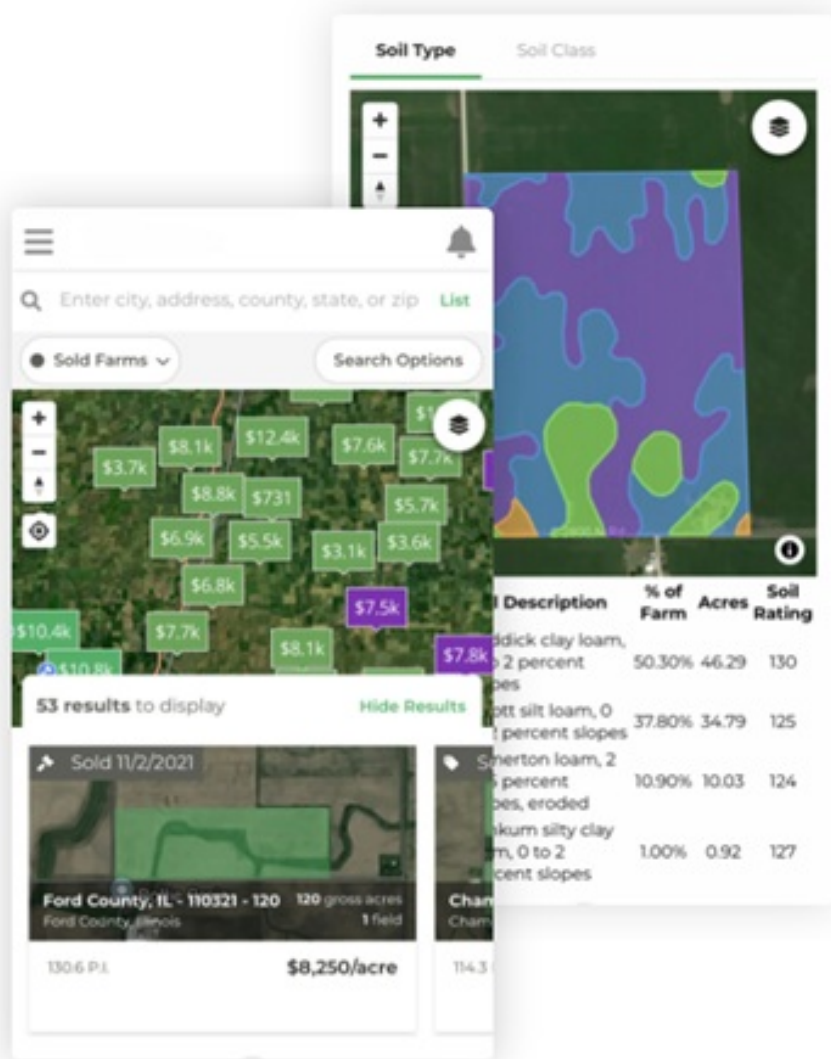
### Market Trends

#### Sold Farms Highlights for Q2 2021

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

#### Average Sales Price





# WELCOME, SOUTH DAKOTA!

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# South Dakota

THE NEWEST ADDITION  
TO LAND SALES BULLETIN

## FROM OUR CLIENTS

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**Nick Westgerdes**  
Farmers National Company

"Employee-owned Farmers National Company has been serving America's landowners since 1929. When we've been trusted with the opportunity to sell a farm in Illinois we always turn towards the Land Sales Bulletin as a starting point for determining value. Their data is accurate, timely, and easy to filter through. Now that Land Sales Bulletin is partnering with CamoAg, their data is even more powerful with the satellite imagery component. I highly recommend Land Sales Bulletin to anyone interested in tracking land values."



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Email | [sales@landsalesbulletin.com](mailto:sales@landsalesbulletin.com)

Phone | 608.329.4210

Land Sales Bulletin | 1625 10th St, Ste 202, Monroe, WI 53566

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