



# RangeAg Insights Report

39.43 Acres

8-80N-28W

Dallas, Iowa

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Prepared By:

Date Prepared:  
11/1/2024

# Valuation

Estimated Value as of 11/1/2024

State	Iowa	Deeded Acres	39.43	Gross Soil Rating	88.23
County	Dallas	Tillable Acres	38.82		
Id	0608400003	Percent Tillable	98.46%		

Estimated  
\$/Acre

\$14,927

Estimated  
\$/Tillable Acre

\$15,161

Estimated  
\$/Soil Rating

\$169

Estimated Net  
Income

Estimated Range  
(Per Acre)

\$12K - \$17.9K

\$10.8K

\$15.2K

\$19.7K

Estimated Range

\$471.3K - \$705.8K

\$424.2K

\$600.3K

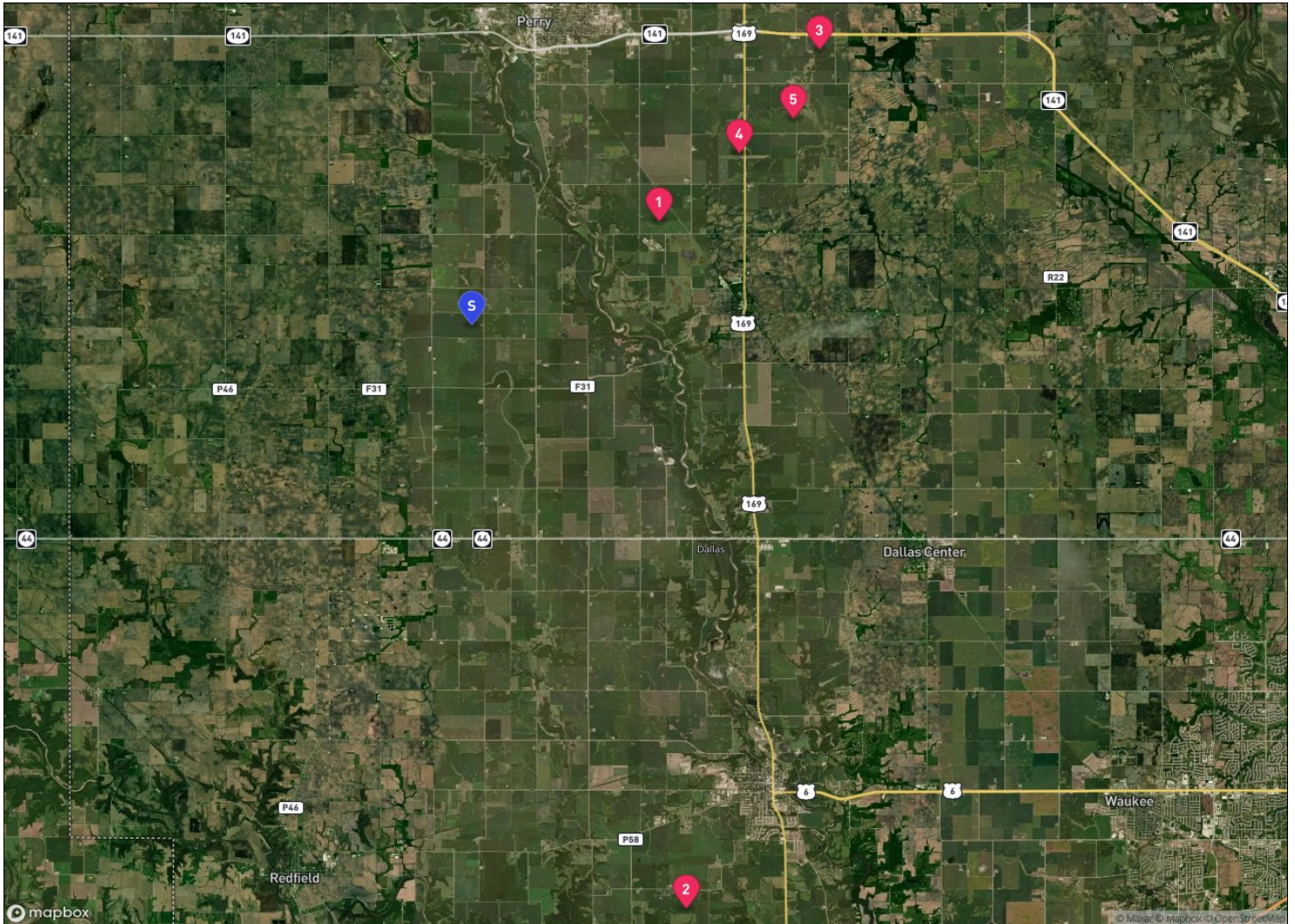
\$776.4K

Estimated Total Value:

\$588,568

Confidence:  
High

## Comparable Sales



	Distance (Miles)	Sales Date	Gross Acres	Tillable Acres	Percent Tillable	Soil Rating	Sale Price	\$/Acre	\$/Tillable Acre	\$/Soil Rating
S			39.4	38.8	98%	88.2				
1	4.31	9/13/2024	116.6	115.5	99%	85.8	\$1,536,000	\$13,178	\$13,294	\$154
2	12.27	8/22/2024	38.8	37.5	97%	87.6	\$675,750	\$17,413	\$18,039	\$199
3	8.81	6/20/2024	61.2	60.1	98%	86.8	\$888,995	\$14,535	\$14,782	\$167
4	6.09	6/11/2024	154.0	141.0	92%	87.3	\$1,883,680	\$12,231	\$13,356	\$140
5	7.51	6/20/2024	170.6	149.6	88%	85.5	\$2,369,080	\$13,886	\$15,836	\$162

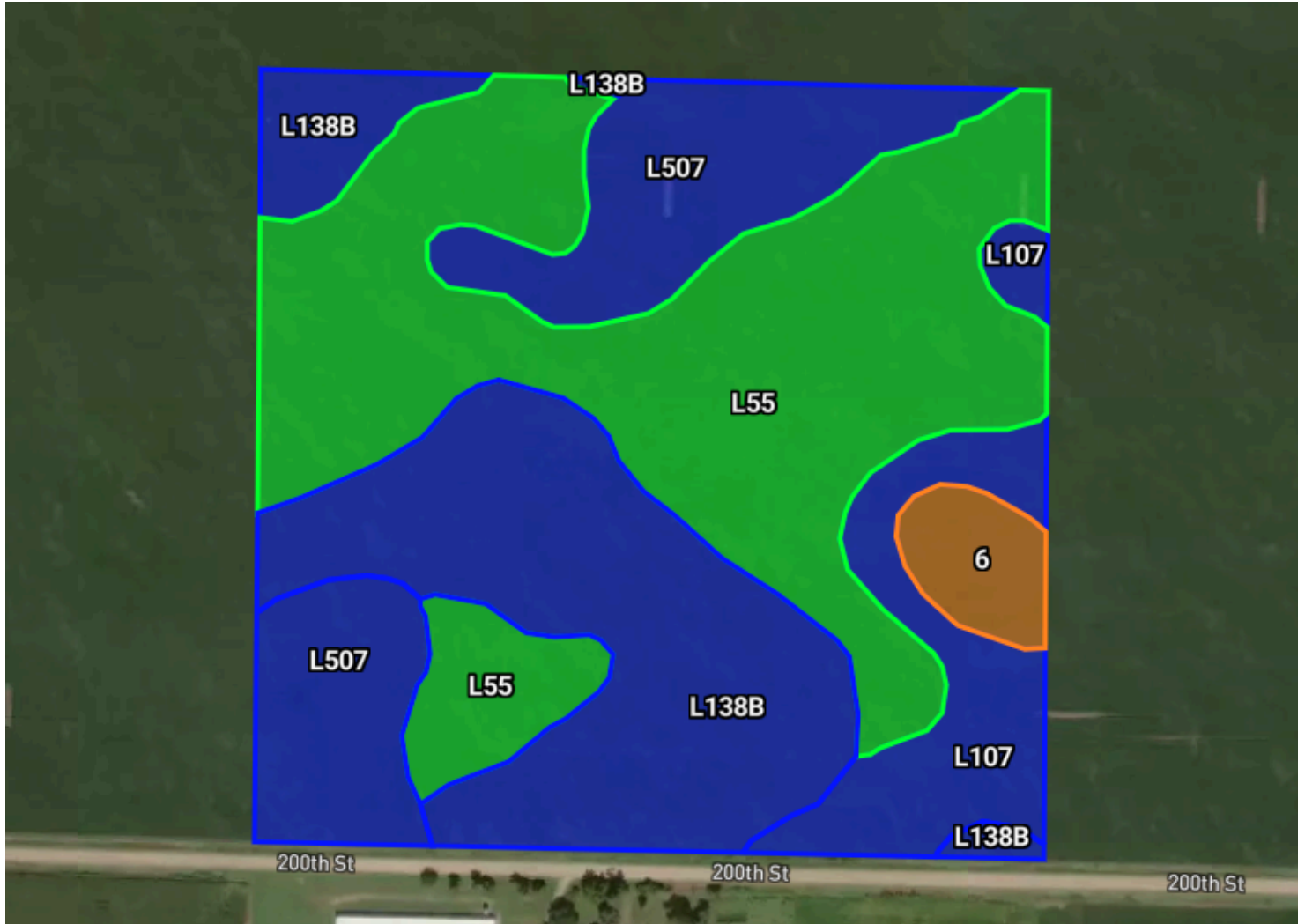
41.748857, -94.133360 | 8-80N-28W | Dallas County, Iowa

## Aerial Map



**41.748857, -94.133360 | 8-80N-28W | Dallas County, Iowa**

# Soil Map



Code	Description	Acres	% of Field	Soil Class	Soil Value
● L55	Nicollet loam, 1 to 3% slopes	16.64	42.30%	1	91.00
● L138B	Clarion loam, Bemis moraine, 2 to 6% slopes	10.82	27.50%	2e	88.00
● L507	Canisteo clay loam, Bemis moraine, 0 to 2% slopes	6.89	17.51%	2w	87.00
● L107	Webster clay loam, Bemis moraine, 0 to 2% slopes	3.82	9.71%	2w	88.00
● 6	Okoboji silty clay loam, 0 to 1% slopes	1.17	2.97%	3w	59.00
		39.34			88.23

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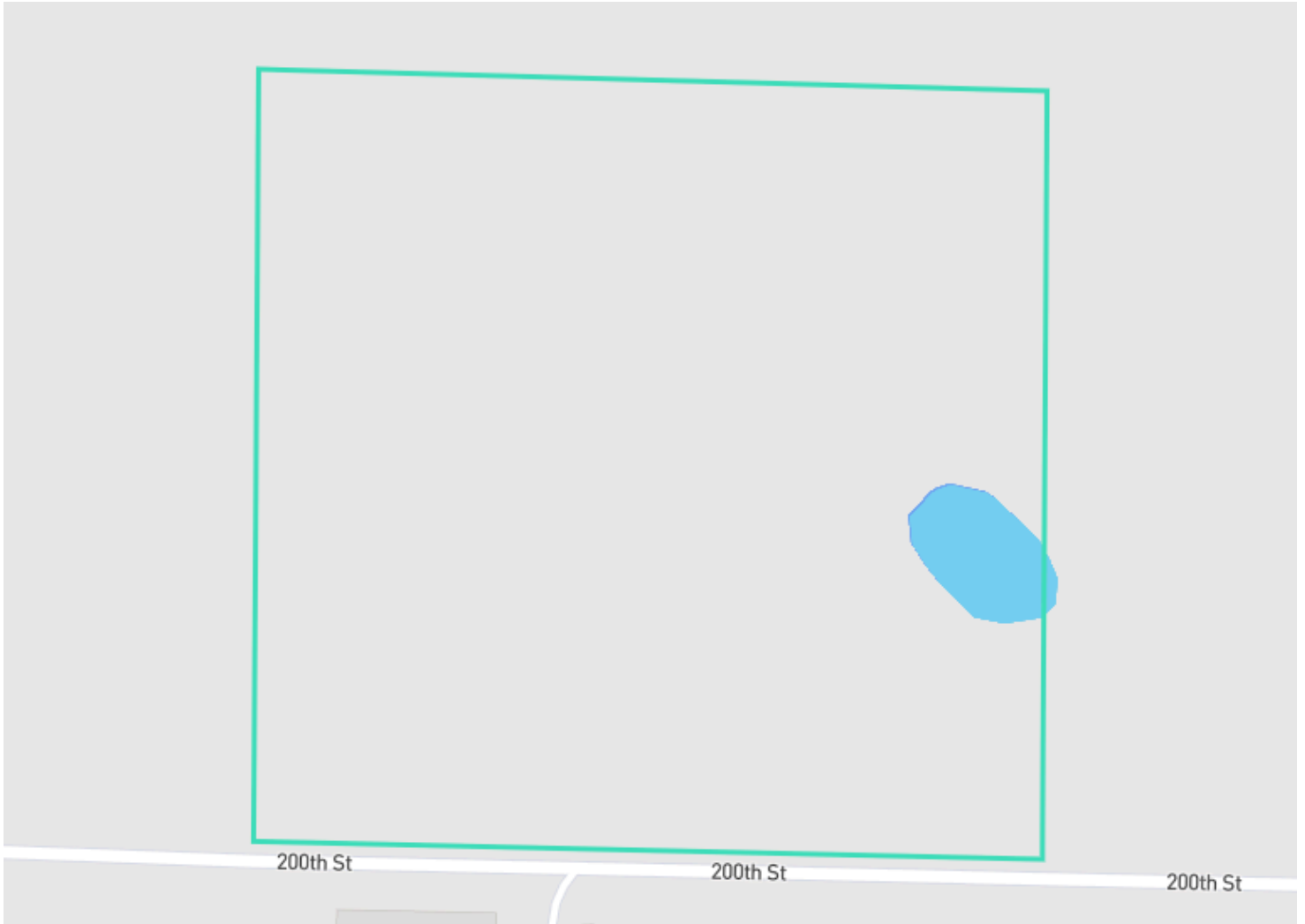
# Flood Zones Map



Zone	Description	Acres	% of Field
● D	Undetermined or minimal risk	39.43	100.00%

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## Topography Map



**41.748857, -94.133360 | 8-80N-28W | Dallas County, Iowa**

# Crop History



Category	2023	2022	2021	2020	2019
<span style="color: yellow;">●</span> Corn	98.88%	99.11%	-	100.00%	-
<span style="color: green;">●</span> Soybeans	1.12%	0.89%	100.00%	-	100.00%

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## Year Over Year Imagery

**09-2023**



**09-2021**



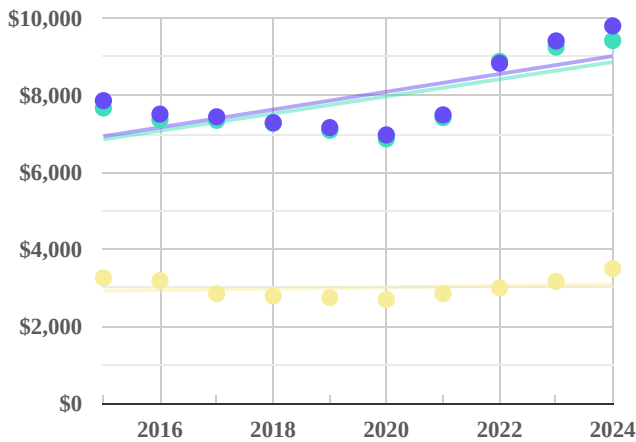
**07-2019**



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# Price Trends

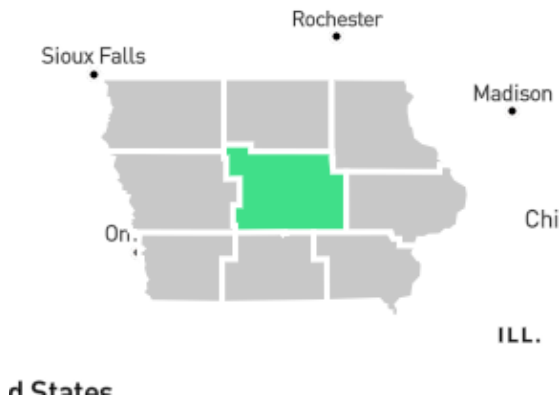
## Statewide Price Trends



Year	Ag Land (\$/ac)*	Pastureland (\$/ac)	Cropland (\$/ac)
2024	\$9,420	\$3,500	\$9,800
2023	\$9,250	\$3,170	\$9,410
2022	\$8,880	\$3,000	\$8,830
2021	\$7,420	\$2,850	\$7,490
2020	\$6,870	\$2,700	\$6,970
2019	\$7,090	\$2,750	\$7,160
2018	\$7,270	\$2,790	\$7,290
2017	\$7,350	\$2,850	\$7,440
2016	\$7,370	\$3,190	\$7,510
2015	\$7,670	\$3,260	\$7,860

\* Includes Building Site

## Average Central District Land Prices i



### Average Listing Price for Central

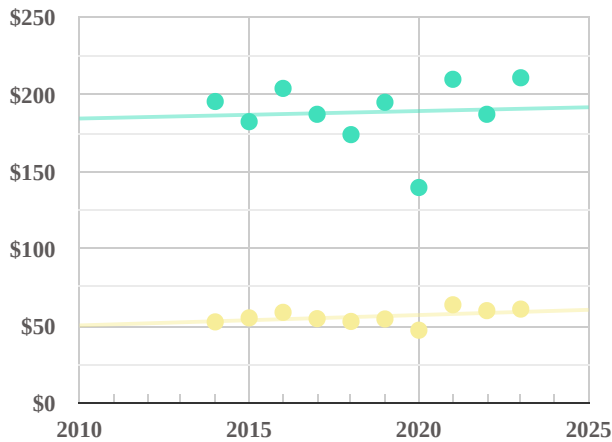
All Active Listings	\$11,899/acre
All Active Listings (>85% tillable)	\$12,554/acre

### Average Auction Price for Central

Auctions (past 6 months)	\$10,582/acre
Auctions (past 6 months, >85% tillable)	\$12,201/acre

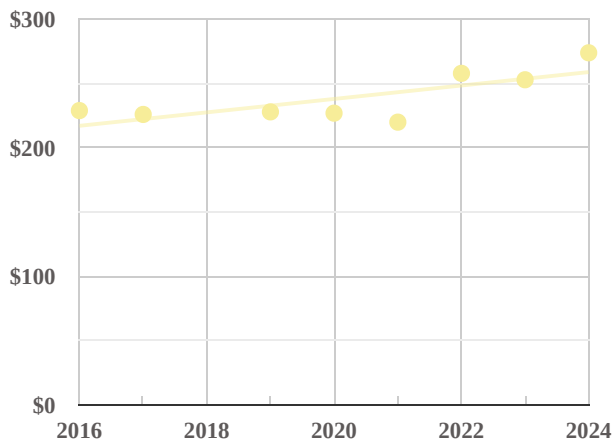
# County Data

## Countywide Yield Trends



Year	Corn (bu/ac)	Soybeans (bu/ac)
2023	210.9	60.8
2022	187.2	59.8
2021	209.9	63.6
2020	139.7	47.1
2019	195	54.4
2018	174	52.8
2017	187.2	54.6
2016	204	58.7
2015	182.4	55.1
2014	195.5	52.5

## Countywide Cash Rent Trends



Year	Irrigated (\$/ac)	Non-Irrigated (\$/ac)	Pastureland (\$/ac)
2024	-	\$274	-
2023	-	\$253	-
2022	-	\$258	-
2021	-	\$220	-
2020	-	\$227	-
2019	-	\$228	-
2018	-	-	-
2017	-	\$226	-
2016	-	\$229	-
2015	-	-	-

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