

Valuation Report Export PDF

Valuation Approaches Comparison

CSR2 Quantitative	Income Approach	AI Market Adjusted
\$10,892/acre Based on soil productivity	\$10,500/acre Based on cash rent analysis	\$9,718/acre AI-enhanced market analysis

Selected Method: CSR2 Quantitative \$10,892/acre

Soil Productivity Analysis

CSR2 Rating	Soil Quality	CSR2 Range	# of Coordinates
62.6	Good	6 - 95	25

CSR2 (Corn Suitability Rating) is Iowa State University's standardized index that assigns a very mapped soil unit score from 5 (least productive) to 100 (most productive). This rating represents the average of 25 CSR2 samples within the parcel polygon taking into account different soil units present and their productivity capabilities for most common agricultural practices.

Tillable vs Non-Tillable Land Analysis

Land Distribution	Valuation per Acre
Total Acres: 1076.75	Selected Method: CSR2 Quantitative
Tillable Acres: 900.00	Tillable Value: \$10,892/acre
Non-Tillable Acres: 176.75	Non-Tillable Value: \$8,035/acre
Non-Tillable Type: CRP (65%)	Blended Average: \$10,423/acre

Tillable Percentage: 83.6%

Total Property Value Calculation

Tillable Land Value	Non-Tillable Land Value	Property Improvements
\$9,802,800	\$1,420,186.25	\$0

\$11,222,986.25
Total Estimated Property Value
Based on CSR2 Quantitative methodology

Iowa Market Analysis & Sales Comps

Market Summary

The irrigated land market in Harrison County, Iowa displays a slight decrease in values over the past year, with auction volumes noted to be declining. Recent sales in May and June 2025 indicate continued demand for cropland with prices ranging between \$5,500 to \$7,500 per acre. Market stability is inferred despite economic uncertainties in the broader commodity markets as noted through local auction results [4/7/2025 Land-Talk-Monthly] and ongoing commentary from local agricultural appraisers [4/3/2025 Land-Talk-Monthly].

Recent Sales Comparables

Date	Acreage	Type	Value (\$)	County
2025-05	CRP land with a CSR2 of 63.3 66.02 acres	Irrigated	Harrison County	
2025-05	Tillable land with a CSR2 of 71.8 81.37 acres	Irrigated	Harrison County	
2025-06	Tillable land with a CSR2 of 60.4 80 acres	Irrigated	Harrison County	

Average Comp Price: \$6,833/acre

Market Trends & Factors

- decreased auction volumes
- commodity market uncertainty

Suggested Rent per Acre

\$261.04/acre
Based on current corn futures price of \$4.17/bushel x 62.6 CSR2 Formula: Corn Price x CSR2 = Suggested Annual Rent