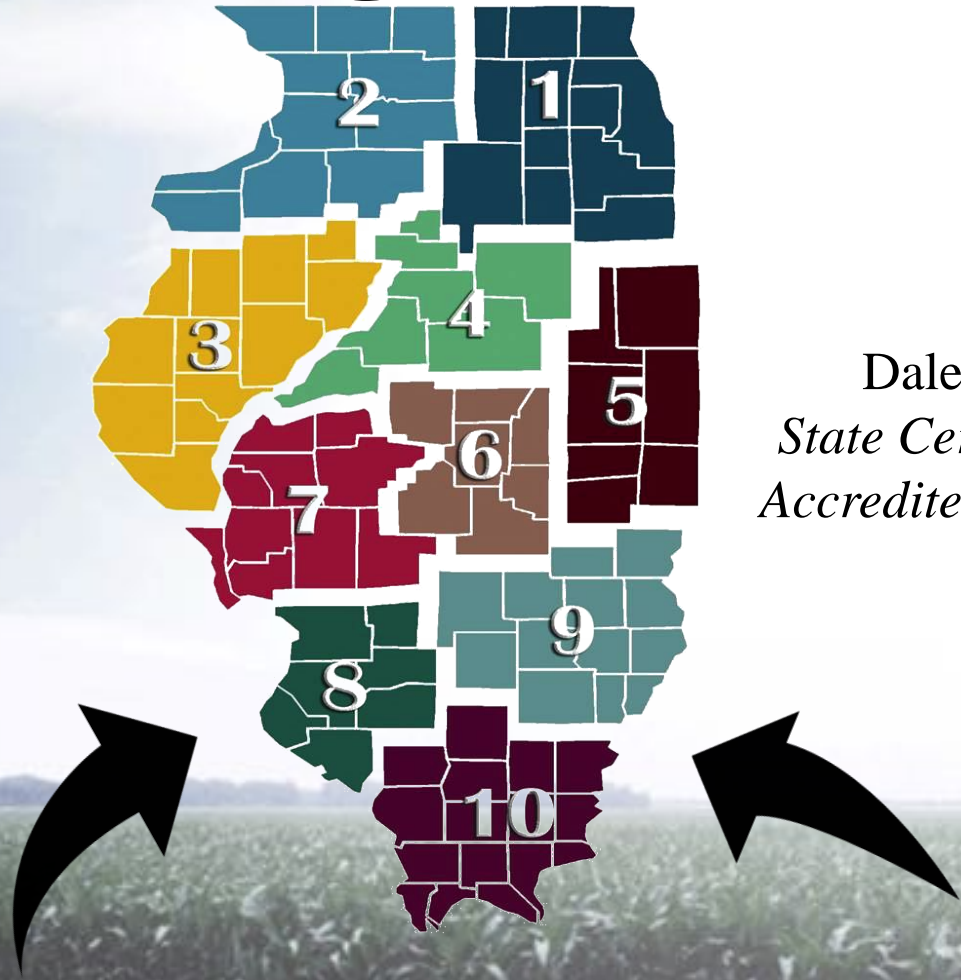




# 2019

# Regions 8, 9, & 10



Dale Kellermann  
*State Certified Appraiser*  
*Accredited Farm Manager*





	<u>Counties</u>	<u>Total Acres</u>	<u>Cropland Acres</u>	<u>% Cropland</u>
Region 8	7	2,414,100	1,661,700	69%
Region 9	13	3,785,000	2,558,700	68%
Region 10	16	3,878,400	1,860,500	48%







# *2019 – Results*

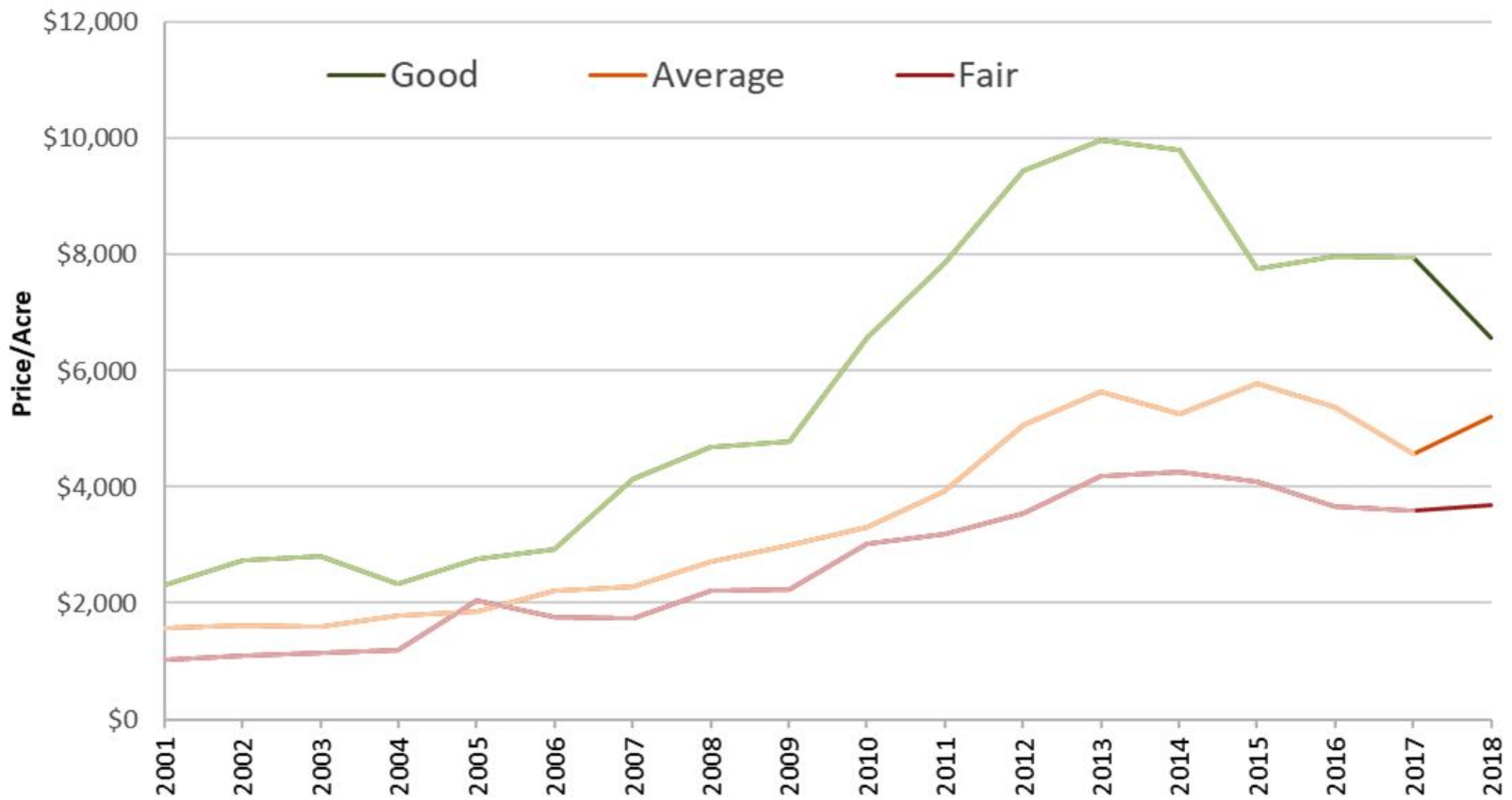
*(acre-weighted averages)*

<u><i>Land Category</i></u>	<u><i>Region 8</i></u>	<u><i>Region 9</i></u>	<u><i>Region 10</i></u>
Excellent	<b>\$13,100</b>		
Good	<b>\$10,350</b>	<b>\$9,190</b>	<b>\$6,280</b>
Average	<b>\$7,490</b>	<b>\$7,340</b>	<b>\$6,280/\$5,090</b>
Fair	<b>\$8,190</b>	<b>\$5,260</b>	<b>\$3,800</b>
Recreational	<b>\$3,850</b>	<b>\$3,180</b>	<b>\$2,580</b>



# Charting Region 10

Region 10: Illinois Land Values Summary by Soil Productivity Class



# Region 10

(average sales price)

	<u>2018</u>	<u>2017</u>	
Exc			
Good	\$6,570	\$7,953	-17%
Avg	\$5,219	\$4,573	14%
Fair	\$3,690	\$3,605	2%
Rec	\$2,759	\$2,373	16%





# Region 10 Influences on Land Values

- Large scale solar projects
  - Carmi – Still in planning phase
- Proposed \$100 million barge facility at Cairo
  - \$1 million in capital funding
    - Permitting procedures within 2 years





# Region 10 Influences on Land Values

- 4,810 acres in 89 tracts auctioned in October
  - Owner was a coal company's land holding company
  - 4 counties
  - 2,500 tillable acres
  - Mitigation Agreements

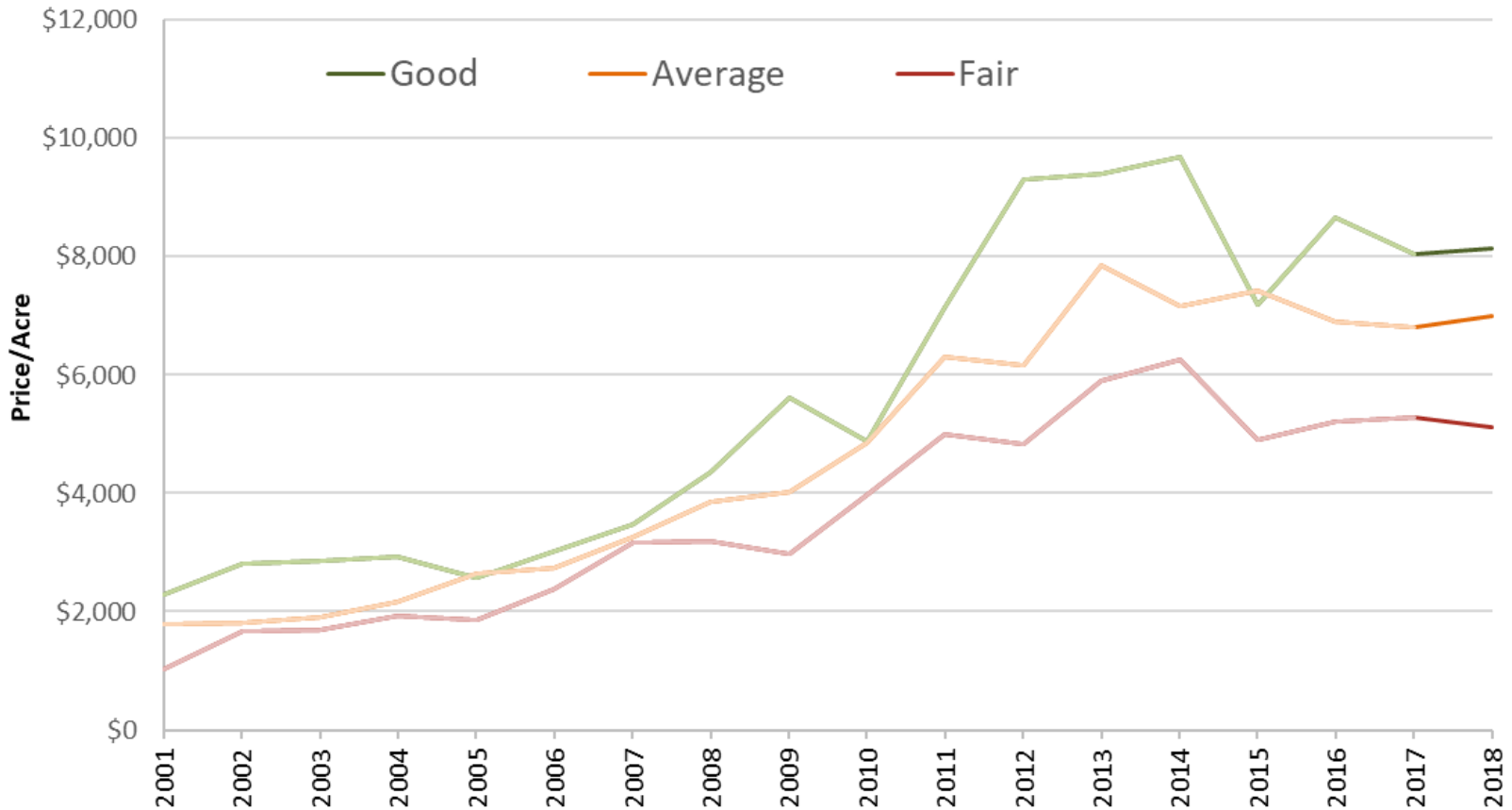






# Charting Region 9

Region 9: Illinois Land Values Summary by Soil Productivity Class



# Region 9

(average sales price)

	<u>2018</u>	<u>2017</u>	
Exc		\$10,886	
Good	\$8,128	\$8,042	1%
Avg	\$6,997	\$6,809	3%
Fair	\$5,112	\$5,290	-3%
Rec	\$3,217	\$3,275	-2%





# Region 9 Influences on Land Values

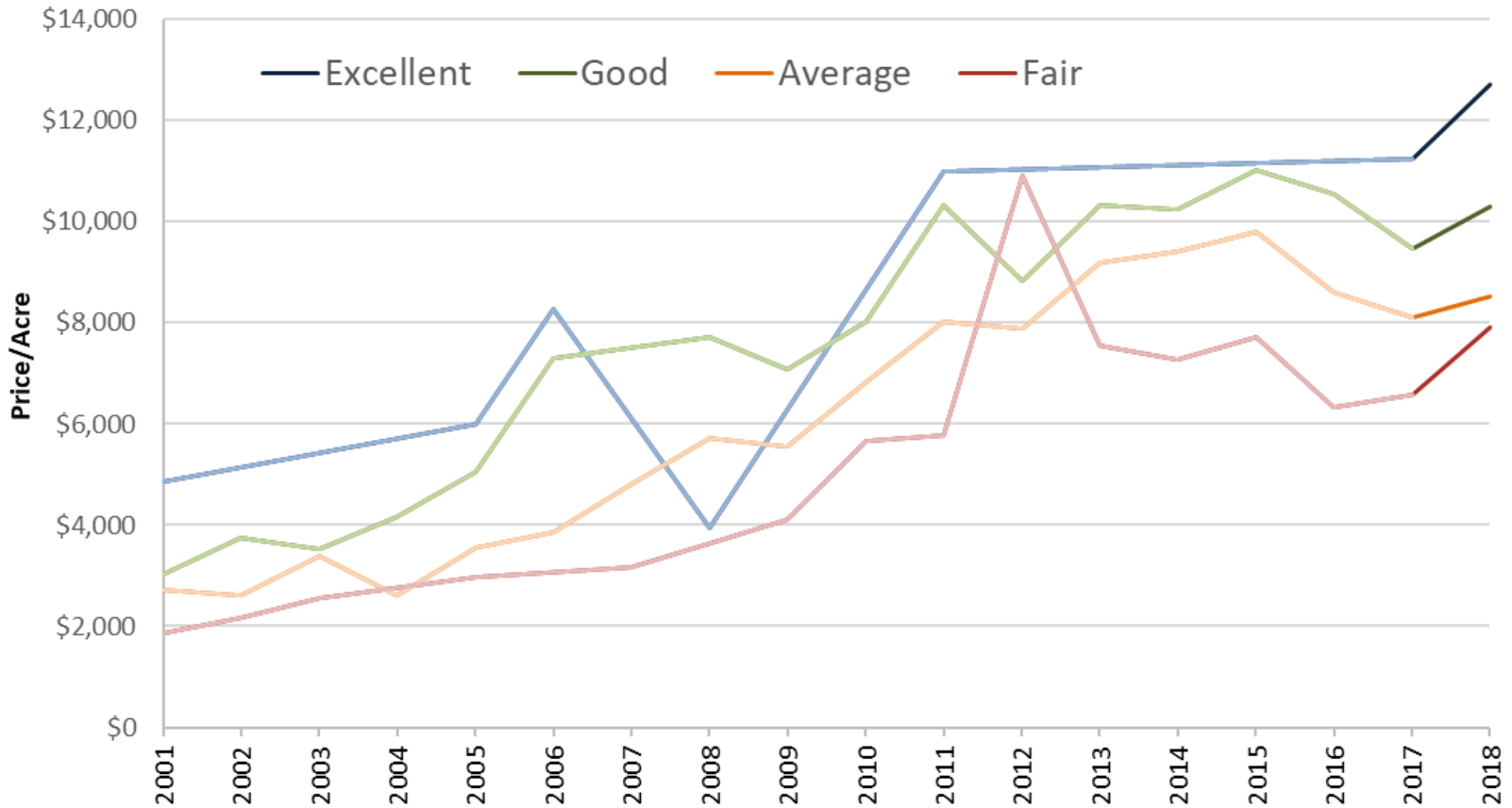
- Turkey and hog production
  - Turkey contracts not being renewed
    - Good producers
    - Most have older buildings, but one upgraded just 3 years ago
    - Tied to location?





# Charting Region 8

## Region 8: Illinois Land Values Summary by Soil Productivity Class





# Region 8

(average sales price)

	<u>2018</u>	<u>2017</u>	
Exc	\$13,096	\$11,272	16%
Good	\$10,295	\$9,467	9%
Avg	\$8,530	\$8,115	5%
Fair	\$7,921	\$6,590	20%
Rec	\$3,918	\$3,666	7%





# Region 8 Influences on Land Values

- Wind farm proposal in Monroe County
  - On the bluff from Valmeyer to Fults
  - Approx. 50 towers 600 feet tall
    - The Arch is 636 feet tall
  - Developer is working with the IDNR. Has not yet requested a zoning approval.
  - Local residents presenting concerns
  - Karst soils











*Thank You*

