



Regenerative Ag and Smart Farming: A Senator's Take on MAHA

Having grown up as a Kansas fifth generation farm kid and spending many years as a physician, U.S. Senator Roger Marshall, R-Kan., views the Trump administration's Make America Healthy Again (MAHA) agenda through a different lens than many of his Beltway colleagues.

"I delivered a baby every day for some 25 years in my hometown," Marshall says. "And certainly, diet and nutrition are so, so, so important. When I came to Congress, this was one of the things I wanted to address. And I want to start by saying there's no MAHA without American agriculture leadership."

While much of the recent reporting around MAHA focuses on unpacking the movement's outwardly anti-pesticide bent, Marshall has fashioned his own, more conventional ag-friendly version covering four distinct pillars:

- 1) Increase American agricultural efficiency
- 2) Grow healthier, nutrient rich food
- 3) Unlock affordable health care access for millions of Americans
- 4) Focus on health care resources to combat the mental health epidemic

"I believe soil health leads to healthy food, which leads to healthy people," Marshall says. "I hear the MAHA group and I hear the ag folks. I have a foot in each of those worlds, and I am trying to bring them together. Because guess what? American agriculture wants healthy children just as much as anybody."

Marshall believes MAHA can achieve that goal by embracing some – but not all – of the regenerative ag principles Health and Human Services Secretary Robert F. Kennedy, Jr., espoused on the campaign trail. American farmers are already reducing chemical use with tools like selective spraying systems and mechanical weeding implements, but the senator knows there's still meat on that bone. He views it less as a return to "40 acres and a mule" and more as a combination of pieces and parts from the regenerative ag playbook with precision ag technology generously sprinkled into the mix.

"Regenerative ag should be centered around precision ag and growing more with less," the Senator says. "We're already using 60% less fertilizer and less pesticides. I think we must continue to decrease the amount of fertilizers and pesticides, so there's less residue on that loaf of bread in the grocery store."

Marshall is currently rallying Congressional support for the bipartisan Plant Biostimulant Act. This yet-to-be-ratified farm policy would streamline the FDA approval process under FIFRA for new, novel and natural modes of action. But the senator emphasizes the program must remain voluntary.

"About 5% of the farm bill is conservation practices," he says. "So, I would streamline the FDA process and allow these biostimulants to be one of the options. It's not a subsidy, though. I just want to make the regulatory process easier. And that's going to make it

more affordable, as well."

Another goal is for the American producer to embrace best-in-class crop production and sustainability practices. The Kansas senator points to one example from his home state as the creative and nimble thinking he wants to see American farmers embrace.

"We have a group of sorghum growers that have their own mill," Marshall says. "And they're selling that flour directly to the infant formula (companies) as well as to European markets. The EU has higher standards, so to speak, than America does, and so be it. I don't know if they're necessary, but I don't make the rules. These Kansas farmers have cracked the code and they're getting a premium for their sorghum right now, and all it takes is a little extra effort."

—Special thanks to author Matthew Grassi of AgWeb.com.

The Trump administration has been facing increased pressure to crack down on the amount of foreign-owned farmland in the U.S., especially surrounding U.S. military bases.

In early July, Agriculture Secretary Brooke Rollins unveiled the National Farm Security Action Plan which aims to protect and secure American farmland from foreign influence, as well as defend ag innovation.

"We feed the world. We lead the world. And we'll never let foreign adversaries control our land, our labs, or our livelihoods," said Rollins. "This Action Plan puts America's farmers, families, and future first." See Mike Walsten's deeper dive on page 7.

Fertilizer Finds Upward Footing

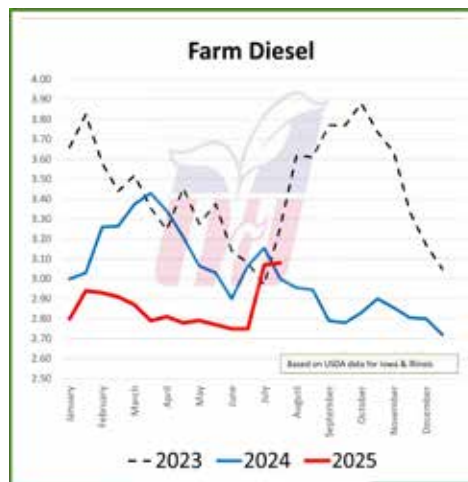
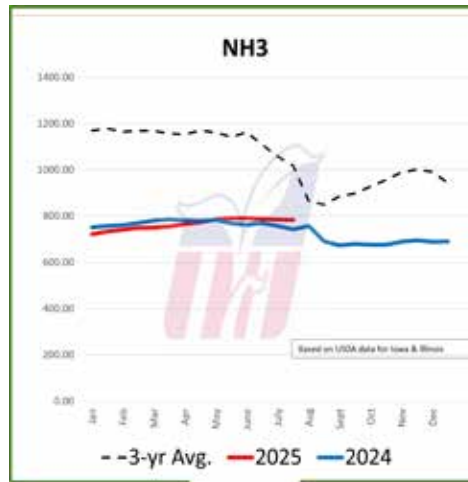
This is painful. As we have seen before, anhydrous ammonia was willing to at least appear to 'play ball' during July. NH3 was our only decliner on the month across the fuels and fertilizer space.

Farm country wisdom has long held the notion that fertilizer prices follow corn prices. What a world it would be if the two followed the same price path. In July, they did. But unfortunately, expected new-crop revenue fell much farther than did anhydrous.

Barely noticeable in our chart at right, NH3 fell \$3.54 per short ton (st) on the month to an Iowa/Illinois average of \$784.07/st. Meanwhile, expected new-crop revenue slid 7.9% to \$673.75 per acre. That is quite the disparity, but it gets worse.

Because of NH3's limited appeal outside the United States, global pricing and trade flows have less impact than on other nutrients. That insulates anhydrous within our borders.

Your Editor has never been one to tie NH3 and corn prices too closely together, but the domestic nature of both does bind the two in some ways.



I'm afraid the best news I have to report this month is that corn and anhydrous moved in the same direction.

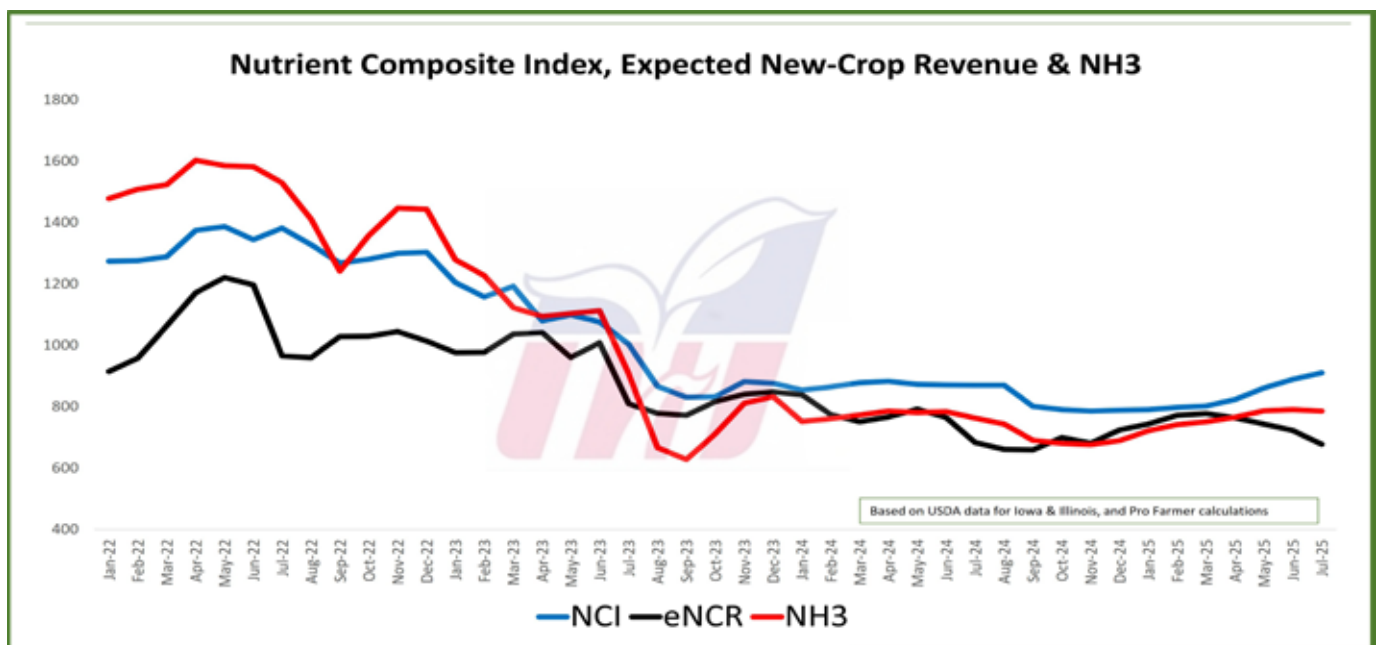
UAN28% added \$7.26 (1.72%) on the month to \$427.60 and UAN32% firmed \$8.93 to a regional average of \$483.93/st. Urea shot \$33.95 (5.78%) higher to \$620.75/st.

On the phosphate side, DAP gained \$37.15/st (4.84%) to \$808.78/st and MAP added \$13.68 (1.70%) to \$817.34/st.

The above are all overpriced compared to anhydrous ammonia and are responsible for the 2.60%, 23.29 point gain in our Nutrient Composite Index which now stands at 915.79. Dare I compare that to expected new-crop corn revenue around \$675.00 by the end of July.

The five products listed above rely much more heavily on imports and imported feedstocks than does NH3, and the price performance highlights the difference.

This as tight domestic diesel stocks supported a 12.00% rise in Midwestern #2 Diesel prices to an Iowa/Illinois average of \$3.08 per gallon. The chart at right says ruby red's rally is right on time.



Farmers National Highlights Resilient Farmland Market

Despite ongoing challenges in commodity markets and uncertain farm profitability, farmland values are remarkably stable through mid-2025, according to Omaha-based Farmers National Company (FNC). This resilience is mainly driven by the basic economic principle of supply and demand; there are simply more motivated buyers than willing sellers, the firm states.

Inventory remains limited. Listings are down 20% to 25% from the peak in 2020–2021. Many longtime landowners are choosing to hold onto their properties, recognizing the stability and value appreciation land offers compared to more volatile investments, comments Paul Schadegg, FNC Senior Vice President of Real Estate.

"USDA forecasts 2025 net farm income to be the lowest since 2020. This will likely influence producer purchasing power and investor returns, especially as input costs, commodity prices and interest rates fluctuate," says Schadegg. "While balance sheets generally remain strong, any negative movements in the ag economy could quickly impact the land market."

Regional comments:

East: Indiana, Ohio, Michigan and Kentucky. "Land sales volume continues the trend from 2024 — 20% to 30% below the average of the previous three years," says Jay Van Gorden, area sales manager. "In our region, the main reason for land coming on the market is usually either a decision to sell due to generational change or land in more urban areas selling for uses other than farming."

"Farms on the market with a high percentage of tillable acres, highly productive soil types and in areas with large farm operators still sell for values within 90% to 95% of the range seen from 2021 to 2023. Farms with fewer tillable acres and

lower-quality soils are 10% to 20% below the market highs of a few years ago," he says.

East-Central: Illinois and Wisconsin. "After a clear softening in late 2024 and early 2025, Illinois and Wisconsin farmland shows signs of stabilization, especially in regions with high soil productivity and local operator demand," says FNC's Jim Ferguson. "While volatility continues in the broader agriculture economy, several factors are supporting a more optimistic outlook."

"Buyer sentiment is growing stronger, farm operators with solid liquidity are returning to the market and some institutional interest remains for the most suitable tracts," he states. "Inventory stays limited with few farms for sale, which supports prices. Despite short-term caution, both sellers and buyers seem more confident than they were in late 2024 or early Q1 2025."

Central: Iowa and Southern Minnesota. "Following the dip in land values in 2024, the market shifted in early 2025," states Thomas Schutter, area sales manager. "The biggest change? A sharp decline in available land. As prices softened last year, many potential sellers chose to hold off, leading to tighter supply and a new market dynamic. With land supply down, we saw a slight uptick in prices by the end of Q1 2025."

"Several auctions across the state reached levels comparable to the highs of 2022 and 2023. Uncertainty in financial markets — including tariff concerns — pushed investors back toward real assets, adding further momentum to land values during that period."

By May, advertised land supply had tightened even further to pre-COVID levels, but we also saw a quiet resurgence of farmer lease-backs targeting investor buyers," he comments.

South Central: Kansas, Eastern Colorado and Western Missouri. "High-quality farmland values from Colorado through Kansas to Missouri remain steady despite regional differences in rainfall and soil types. Since July 2024, some tracts have sold for more than 5% above market in competitive auctions, while others have dipped slightly below last year's prices," states Steve Morgan, area sales manager.

"Average prices per acre sit at \$5,800 in Kansas, \$7,500 in Missouri, and \$3,500 in Oklahoma. Notable recent sales include a \$2.89 million transaction for 150.8 acres in Brown County, Kansas," he notes.

Northern: Dakotas and Western Minnesota. "Land values in Minnesota, North Dakota and South Dakota remain strong despite rising interest rates, higher input costs and falling commodity prices," comments Troy Swee, area sales manager. "Many expected a correction in 2024 or 2025, but the Upper Midwest continues to defy that trend."

"Farm Credit Services reported a 5.7% increase in land values in South Dakota during the second half of 2024, while Minnesota experienced a 1.6% rise. North Dakota State University noted a 10.55% increase in eastern North Dakota — a surprising jump considering farm income has declined for two straight years," he observes.

Texas "The outlook for rural land markets in Texas is cautiously optimistic," says FNC's Sawyer Breeding. "After the rapid rise following the pandemic, most regions are now more stabilized. Prices remain relatively steady, with a moderate year-over-year growth of 1.32% in 2025. Properties are selling at a moderate pace, with some listings staying on the market longer than in previous years. Buyers are focusing on higher-quality properties," he says.

Farm Credit Sees Steady Farmland Market Through Mid-Year

Western Corn Belt Farmland values held steady in the first six months of 2025, according to the mid-year appraisal update conducted by Farm Credit Services of America (FCSAmerica). The Omaha-based farm lender says the market's steadiness is an indicator of two economic dynamics shaping the cropland market — solid farm financials tempered by market uncertainty.

FCSAmerica tracks values on 63 benchmark farms every January and July. It's July update also includes Kansas's Frontier Farm Credit and AgCountry Farm Credit Services in Minnesota, North Dakota and Wisconsin with their 30 benchmark farms.

The first half appraisal update found values largely flat compared to six months earlier. It pegs values up a slim 1.1% across Iowa, Nebraska, South Dakota, Wyoming, Kansas, Minnesota, North Dakota and Wisconsin.

Iowa, Minnesota and Nebraska saw slim declines. This was the second consecutive dip of slight declines for Iowa and Nebraska. However, overall values in Iowa and Nebraska remain near their record highs, FCSAmerica notes. Average farmland values ticked up in the five remaining states.

Most benchmark farms are cropland operations, but pasture or a combination of crop and pasture also are included.

Among the cropland benchmarks, Iowa experienced a decline of -0.10% and -3.0% for the same period in 2025 and 2024, respectively. Nebraska cropland values are down -0.9% since January 1 and -1.5% compared to a year ago. Minnesota values are 4% lower for the six-month period and down 2.5% on the year.

South Dakota cropland values improved 5.3% and 11.5% in the past 6 and 12 months, respective-

ly. Wyoming values rose 5.2% for both the six-month and annual comparison periods.

Kansas rose 4.1% for the six-month comparison and gained 4.8% versus a year earlier. North Dakota's six-month values are unchanged from earlier and up 0.7% on the year. Wisconsin sports a 3.1% boost for both the six-month and annual comparison.

High beef prices supported the pasture market in South Dakota, where benchmark values rose 14.20% since January and 26.2% compared to a year ago. Wyoming saw a 9.90% increase during the past year, while Nebraska's pasture values are unchanged from 12 months ago, when they experienced a modest -1.00% loss.

Meanwhile, pasture benchmarks in Kansas saw a 9.9% increase for the six-month and annual comparison. North Dakota marked an 8.1% boost for six and twelve months. Iowa, Minnesota and Wisconsin do not have pasture benchmark farms.

"The fact land values are flat and not down tells us that overall, the financial landscape for agriculture is

pretty good right now and this continues to be supportive of real estate values," says FCSAmerica Tim Koch, executive vice president of business development.

Heading into 2025, some prognosticators expected corn prices to fall to the low \$4-, high \$3-range, creating financial stress and an increase in fire sales of land, he states.

Instead, corn prices have remained in the mid-\$4 range. Producers also received a fresh round of federal farm subsidies earlier this year to offset weather and economic challenges, he observes.

There are pockets of stress, Koch notes, but they remain a small part of the overall economic picture. As a result, land sales due to duress have not impacted the real estate market. In fact, the same tight land market that supported land values for the past several years remains in place.

Total cropland sales in Iowa tumbled 40.6% in the second quarter compared to the same period in 2024. Dryland cropland sales in Nebraska were largely unchanged, but irrigated land sales declined about 23.8% in the second quarter. South Dakota sales held at 2024 levels.

— Mike Walsten

Nebraska, Minnesota, Iowa Farmland Values Soften

State	Six Months	1 Year	2 Years	5 Years	10 Years
Iowa	-0.1%	-3.0%	-5.4%	51.7%	44.8%
Nebraska	-0.9	-1.5	3.0	51.8	29.4
S. Dakota	5.3	11.5	19.0	76.9	47.0
Kansas	4.1	4.8	14.9	58.4	53.9
Wyoming	5.2	5.2	10.4	61.5	107.2
Minnesota	-4.0	-2.5	0.5	80.9	58.7
N. Dakota	0.0	0.7	8.2	72.6	70.1
Wisconsin	3.1	3.1	18.4	34.9	42.3
Average Change	1.1	2.1	6.6	62.8	48.2

Farm Credit Services of America; Frontier Farm Credit; AgCountry Farm Credit Services

Small Shifts in Texas Crop and Ranchland Values

Ag bankers in the Dallas Federal Reserve Bank's district report mildly improved conditions across most regions, which covers Texas, northern Louisiana and southern New Mexico.

They told the bank's survey recent rains provided a much-needed reprieve in the second quarter. Since last year, the lack of rain led to poor growing conditions. When combined with low commodity prices many farmers carried over debt from 2024. The rain salvaged some of the harvests but not all. Cattle prices remain high and helped some boost farm income, they state.

"The area received significant rainfall which will help grass pastures green up," notes one banker. However, some say it was not sufficient to significantly improve prospects for farmers. Another states, "Recent rains revived struggling wheat crops, but yields remain below average. With both production and market prices lower, wheat farmers face a tough year with little to no profit expected." Another notes, "Recent rains have

been a blessing for our livestock producers who needed the rain and a mixed bag for our row crops."

Texas dryland cropland rose 1.4% to an average of \$3,557 per acre for the year ending in June. Texas irrigated cropland declined 5.3% to an average of \$3,460. Meanwhile, ranchland values eased 3.1% to an average of \$4,319 an acre.

Cash rents show increases with rent for irrigated cropland rising to just under \$180 an acre in real (2019 dollars) terms, rent for dryland farming and the rent for ranchland surging to about \$90 in real terms.

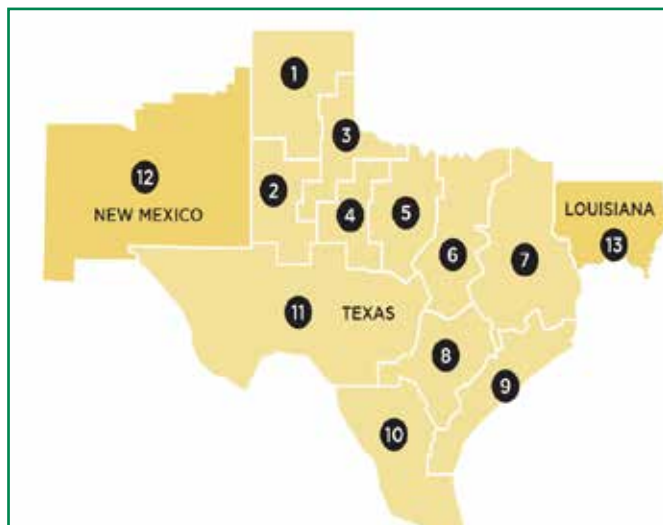
Looking ahead, survey respondents look for values to remain stable. The survey uncovered an increase in credit tightening but at a slower pace than during the first quarter 2025.

— Mike Walsten

Small Gains in Texas Farmland Values



Dallas Federal Reserve Bank Districts



Texas Dryland Values Rise 3.1%

Region	Value	% Change
1. Northern High Plains	\$1,242	-2.3
2. Southern High Plains	1,142	-12.5
3. Northern Low Plains	1,104	0.0
4. Southern Low Plains	2,055	-7.7
5. Cross Timbers	n.a.	n.a.
6. North Central Texas	7,313	33.0
7. East Texas	4,629	-17.9
8. Central Texas	8,631	-16.5
9. Coastal Texas	3,250	4.8
10. South Texas	3,400	33.3
11. Trans-Pecos/Edwards Plateau	4,563	-13.1
Texas	3,557	1.4
12. Southern New Mexico	567	-5.5
13. Northern Louisiana	3,750	1.4
District	3,459	1.4

Texas Ranchland Values Ease 3.1%

Region	Value	% Change
1. Northern High Plains	\$1,358	8.9
2. Southern High Plains	1,125	-1.1
3. Northern Low Plains	n.a.	n.a.
4. Southern Low Plains	2,074	0.0
5. Cross Timbers	n.a.	n.a.
6. North Central Texas	7,688	28.1
7. East Texas	4,833	-9.8
8. Central Texas	11,472	-11.2
9. Coastal Texas	4,600	-1.4
10. South Texas	3,400	20.7
11. Trans-Pecos/Edwards Plateau	4,400	-11.3
Texas	4,319	-3.1
12. Southern New Mexico	660	-4.5
13. Northern Louisiana	3,188	9.9
District	3,633	-3.1

Missouri Cropland Values Stable; "Rec" Land Values Surge

Missouri crop and pastureland values remain "relatively stable" from a year earlier, according to a survey conducted by the University of Missouri Extension.

The survey of landowners, land professionals, lenders, farm managers, appraisers and other knowledgeable parties found the change in the value of "good" ag nonirrigated cropland was barely negligible from 2024 while the value of "average" nonirrigated cropland rose a slim 1.9%.

That's according to Juo-Han Tsay, TaylorAnn Washburn and Ben Brown of the university's Extension Agricultural Business and Policy group who conducted the annual survey during March - May.

The statewide average value of "good" nonirrigated cropland is \$8,596 an acre, according to the survey. The average of an acre of "average" nonirrigated cropland is \$7,129 an acre. "Poor" cropland averages \$5,962.

The survey found a near 8% decrease in the value of irrigated cropland, however. It pegs the value of an average acre of irrigated cropland at \$9,356 an acre. That is down \$768, or 7.6%, from 2024.

Pastureland values show a slight decline in value, according to the survey. It places the statewide value of an acres of "good" pastureland at \$5,651 an acre. That is a decrease of 0.6% from a year earlier. The value of an acre of "average" pastureland slipped a slim 0.4% to \$5,022 an acre. "Poor" pastured land averages \$4,512.

The survey uncovered strong percentage gains in the value of timberland, however. It places the value of an average acre of timberland at \$5,185 an acre. That is a sharp increase of 14.7% from 2024.

Similarly, the value of hunting or recreational or lifestyle land also rose. The survey pegs an average acre of such land at \$5,073 an acre. That is up 7.7% from a year earlier.

The table below shows the breakdown of land values by type, quality and location. As expected, it shows farmland values near the St. Louis area as the highest in the state. They range from \$14,188 to \$16,188 regardless of land type as urban sprawl stimulates demand.

(See map on Page 7 for regional breakdown.)

Not surprisingly, higher cropland values are found

Missouri 2025 Farmland Values by Type and Region

Area	Cropland				Pastureland			Timberland	Hunting or recreation land
	Irrigated	Good	Average	Poor	Good	Average	Poor	Average	Average
State									
Missouri average	9,356	8,596	7,129	5,962	5,651	5,022	4,512	5,185	5,073
Region									
Northwest	11,281	8,510	7,233	5,929	5,606	4,869	4,393	4,806	4,951
North Central	10,900	8,226	6,376	5,073	4,930	4,170	3,550	4,108	3,963
Northeast	10,527	10,314	8,167	6,593	6,167	5,626	4,828	5,372	5,782
West	8,419	7,671	6,823	6,107	5,842	5,363	4,793	5,034	5,204
Central	8,438	8,204	6,404	4,911	5,188	4,662	3,995	5,651	5,092
East	7,600	8,492	7,458	7,444	6,065	5,370	6,009	5,466	6,071
Southwest	10,036	8,357	7,248	6,321	7,304	6,408	5,821	6,760	6,003
South Central	6,000	6,444	5,100	3,889	4,309	3,561	2,833	2,958	2,804
Southeast	10,875	9,500	8,100	6,300	3,938	3,313	2,463	3,325	3,875
East Urban Area (St. Louis)	NA	15,625	15,875	16,000	14,188	14,938	16,188	NA	16,125

University of Missouri Extension

YOUR PRECIOUS LAND

Missouri Cropland continued...

across the northern tier of counties of the three northern regions as well as the southeast region. The northeast posts a high of \$10,318 an acre for "good" cropland.

Who bought farmland within the past year? Respondents indicate local farmers composed 35% of all buyers, new farmers 10%, relocating farmers 6%. This totals 51% of all buyers. Further, the survey indicates investors were 23% of all buyers and recreational, hunting and lifestyle buyers the final 25%. (Note: this totals 99% not 100%.)

Of the buyers, 42% say they intended to operate the farm themselves; 26% planned to lease it; 29% intended to hunt or planned some other recreational use on the land; 3% intended to develop it.

Reasons for selling broke out as: 37% sold to settle estates; 35% were retiring; 14% were active farmers; and 13% were investors.

Reasons for selling varied. Some 40% sold because of "good market

prices"; 36% said the sale was part of their family's succession plan; 15% said they needed the cash; and 9% sold to "adjust their investment portfolio."

Looking ahead, survey respondents are cautiously optimistic on the value of farmland. Survey respondents say they expect the value of cropland to rise 3% in the next year; the value of pasture land to rise 3.5%; the value of all other farmland to increase 2.8%.

Tighter controls on Chinese buys of U.S. farmland is ahead. That's one of the key pillars of the National Farm Security Action Plan announced by Secretary of Agriculture Brooke Rollins earlier this month.

Rollins unveiled the plan along with Secretary of Defense Pete Hegseth, Attorney General Pam Bondi, Secretary of Homeland Security Kristi Noem and several state governors.

Focus of the plan is on national security in agriculture, as well as de-



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fending innovation.

The first of seven pillars of the plan is a strategy aimed at protecting and securing American farmland from foreign influence. Translation: Chinese ownership of farmland near military bases.

"Too much American land is owned by nationals of adversarial countries. More than 265,000 acres in the United States are owned by Chinese nationals, much of which is located near critical U.S. military bases," Rollins states.

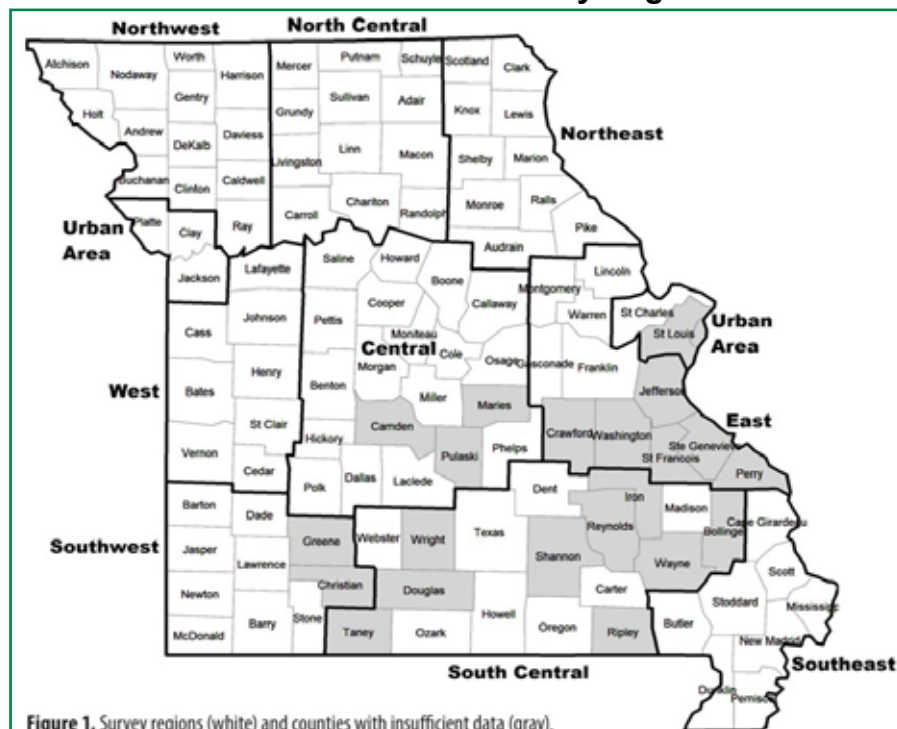
(Go to AgWeb.com and look for "USDA Takes 'Bold Action' which shows Chinese-owned farmland in relation to military bases.) It's scary!

Rollins says USDA will launch an online portal for farmers, ranchers and others to report possible false or failed reporting and compliance with respect to federal law.

The portal will receive and review claims of adversarial foreign influence on federal, state and local policymakers with respect to purchases of U.S. farmland.

In addition, it will safeguard plant and animal health by cracking down on bio-threats before they reach U.S. soil. It will also protect critical ag infrastructure as well as enhance agriculture's supply chain resilience.

Missouri Extension Survey Regions



University of Missouri Extension

EYE-CATCHING LAND SALES

Here's a listing of recent sales reported to us by real estate brokers and auctioneers across the country. If you have recent land sales you'd like to share, please send details including acreages, location, soil types and sale price along with any other pertinent particulars to dmichaelsen@profarmer.com. For more happenings in the land market, visit www.profarmer.com.

\$17,700 PER ACRE: Linn County, Iowa

July 18: 115.89 total acres north of Mount Vernon, Iowa with 109.03 acres tillable. Primary soil types include Dinsdale, Klinger and Tama Soils with a CSR2 of 93.8. Features a corn base/yield of 109.03/150. Topography is called level to gently rolling. Called, 'one of the nicest farms in Linn county.' Drainage tile installed. Hertz Real Estate, Nevada, Iowa 507-381-3843.

\$17,300 PER ACRE: Greene County, Illinois

July 9: 91 total acres south of Eldred, Illinois, 100% tillable. Primary soil types include Wakeland, Littleton, and Worthen with a PI of 134.6. Sullivan Auctioneers, Hamilton, Illinois 630-247-0667.

\$9,100 PER ACRE: Fillmore County, Minnesota

July 9: 10 wooded acres southeast of Spring Valley, Minnesota. Called a 'tranquil retreat' with deer and turkey to hunt and 'stunning views.' Features good access from a public road with electric available at road. A potential building site or camping/hunting property. LandProz, Albert Lea, Minnesota 507-923-7657.

\$7,000 PER ACRE: Adams County, Illinois

July 17: 42.72 total acres with 40.1 acres tillable, currently in row crop production and the balance in hunttable wooded waterways. Primary soil types include Keswick, Bunkum, Winfield, and Wakeland soils with a PI of 94.8. Noted a 'great building site with excellent views.' Sullivan Auctioneers, Hamilton, Illinois 630-247-0667.

\$6,596 PER ACRE: Appanoose County, Iowa

July 23: 79.59 total acres north of Moulton, Iowa with 66.51 acres tillable and 13.08 acres called 'non-crop acres. Features a corn base/yield of 66.50/91.00. Sale bill notes, "...property boasts terracing and other soil conservation measures. Featuring one expansive field of cropland with the highly productive Seymour silt loam as the primary soil type." Farmer's National Company, Omaha, Nebraska 515-987-3443.

\$4,100 PER ACRE: Fulton County, Illinois

July 17: 67.95 total acres northeast of Astoria, Illinois with

28.36 acres tillable and the balance in wooded pasture with a 'nice' pond and a campsite. Primary soil types include Rozetta and Sylvan soils with a PI of 107.6. Noted to include hunting, fishing and recreational activities as well as a potential building site. Sullivan Auctioneers, Hamilton, Illinois 309-221-6700.

\$3,441 PER ACRE: Smith County, Kansas

July 25: 76.72 total acres southwest of Red Cloud, Nebraska with 33.5 acres tillable and 41.16 acres of pasture and 0.54 acre called 'non-crop' acres. Features a wheat base/yield of 14.13/36.00; a corn base/yield of 7.55/100; a grain sorghum base/yield of 3.18/61.00 and a soybean base/yield of 2.68/40.00. Sale bill notes, " These crop acres feature well-maintained terraces and waterways to ensure proper drainage. On the west side of the farm, you'll find over 40 acres of high-quality rangeland. A pond located in the middle of the pasture provides a reliable water supply for grazing livestock. Additionally, there are great recreational opportunities available with the pond and trees in the pasture area." Farmers National Company, Omaha, Nebraska 620-276-4424.

\$3,050 PER ACRE: Garfield County, Oklahoma

July 17: 389.00 total acres near Enid, Oklahoma sold in three tracts. **Tract 1:** 152.1 total acres currently plated to soybeans. Features a wheat base/yield of 149.82/44. Primary soil types include Norge and Kirkland loams on 'level, easily tilled' topography. Improvements include a perimeter fence and rural water pasture tap, if desired. Tract sold for \$2,690 per acre. **Tract 2:** Undisclosed number of acres featuring native and other grasses and 2 large stocked ponds with waterfowl hunting potential. Good perimeter fence and a small corral. Access by shale road. Tract sold for \$399,000 lump sum. **Tract 3:** Undisclosed number of acres featuring native and other grasses and 2 ponds stocked with fish. Access is by blacktop. Improvements include perimeter fence, 50' x 90' Quanset style, canvas top building, a 32' x 40' loafing shed, livestock corral & auto waterer, & rural water pasture tap, if desired. Tract sold for \$378,000 lump sum. Wiggins Auctioneers, Enid, Oklahoma 580-554-4400.

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