

Farm News

Farmland Values Increased Most Since '20s Land Boom

AMES — Iowa farm land values increased an average of \$45 per acre during the past year, the largest annual dollar jump since the land boom of 1920.

According to a Nov. 1, 1972, survey of 571 farm real estate brokers, an average acre of Iowa land is now valued at \$440, up 11 percent from 1971 values.

The data was collected and summarized by Iowa State university economist Dr. William G. Murray and graduate assistant Larry Walker.

They point out that while the annual dollar jump was the largest in 52 years, a larger year-to-year percentage increase occurred in 1966. In that year land values rose nearly 13 percent from an average of \$293 to \$331 per acre.

The 1972 average percentage gain of 11 percent compares with a 1 percent rise in 1970 and 2.6 percent in 1971. Murray and Walker said it's significant that for the state as a whole, low grade land values increased an average of 14 percent compared with a 10 percent rise for high grade land.

The largest percentage increase in value was reported in low grade farmland in east central and southeastern Iowa.

The low grade land increased by 19 percent in southeastern Iowa to \$229 an acre and by 18 percent in east central Iowa to \$318 an acre.

In East Central Iowa high grade farmland sold for \$712 an acre, a \$68 an acre and an 11 percent increase over last year. Medium grade farmland sold for \$487 per acre, a \$37 an acre and an eight percent increase over last year.

For Northeast Iowa, the averages showed high grade farmland selling for \$554 an acre, a \$46 an acre and a nine percent increase over last year. Medium grade farmland sold for \$380 an acre, a \$40 an acre and a 12 percent increase over last year. Low grade farmland sold for \$240 an acre, a \$16 an acre and a seven percent increase over last year.

During the past year, the percentage increase in value for all grades of land was largest in the northwest, west central and southeast districts—a 13 percent gain. The south central and northeast districts recorded the smallest gains—8 and 9 percent respectively.

Murray and Walker cited

five reasons for the large increase in land values.

"First and most important was the continued pressure for farm enlargement," they said. "Nearly 50 percent of the real estate brokers contacted listed this as the primary reason for price increase."

A second force pushing prices higher was the combination of increased crop yields and higher prices this fall for both grain and livestock. Nearly 36 percent of the land brokers questioned mentioned that yields and market prices generated a high optimism in farming after the uncertainty of last year.

Murray and Walker also cited non-farm investments in farm land and demand for country homes as having boosted land prices. Approximately 12 percent of the brokers surveyed felt that non-farm investment in farm land had increased during 1972.

"The brighter farm income picture has affected lending agencies and their policies," the economists said. The real estate brokers reported an easing of borrowing terms for farm land loans in 1972.

A final factor contributing to land price increases, mentioned by 17.5 percent of the brokers, was scarcity of land for sale. The ISU researchers noted that farm expansion over the years is causing farm land to come under fewer owners who retain little longer.

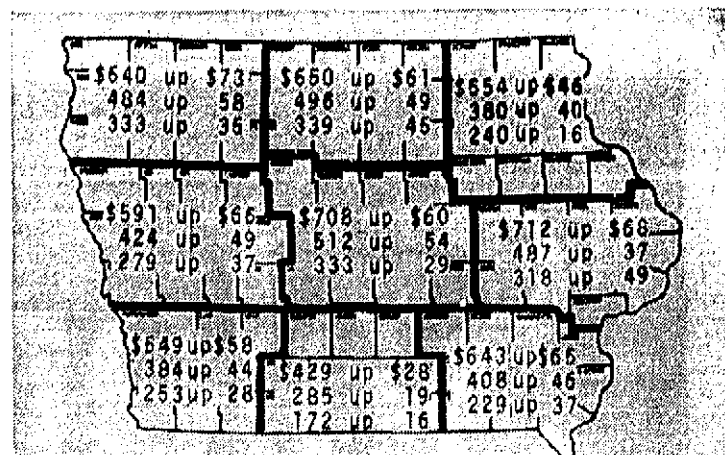
Murray and Walker noted that again this year fewer brokers reported contract sales as a factor pushing up prices. In 1971, 20 percent of the real estate brokers reported contract sales as a factor compared with approximately 13 percent in 1972.

Veteran Farm Class Offered at Maquoketa

MAQUOKETA — The first meeting of the Maquoketa veterans farm co-op class is scheduled for 8 p.m., Thursday, Dec. 14, in the Maquoketa high school vo-ag room.

Veterans that have served in the armed forces anytime after Jan. 1, 1955 are eligible for GI benefits. The monthly veterans benefits are: Single person \$177 per month, married with no children \$210 per month, with one child \$236 per month, and \$14 per month for each additional dependent.

Classes will meet for twelve hours per week for 44 weeks during the year.



Land values for high, medium and low grade farmland are listed on the map above by crop reporting districts. The information was compiled following a survey this fall by Iowa State university economists.



Gazette photo by Al Swezio

Unloading Bushels of Concern

A group of Cedar Rapids Jaycees and Kirkwood Community college agriculture students delivered about 50 bushels of corn Saturday morning at the Kirkwood farm as a contribution to the Jaycees' "bushels of concern" project, an international medical program. Chuck Herrick, a Kirkwood ag student, is pictured untying a sack of corn as Randy Groff, a fellow student, gets a second sack from the pickup. Jaycee members Dave Maley, left, and Bill Chadwick, right, also helped with the project. Funds collected will be donated for medical programs in Vietnam, Hong Kong, Mexico, Appalachia and with the Navajo Indians.

Decorah's Seegmiller Receives Telegram from President Nixon

By L. Dale Ahern

DECORAH — A Washington official called Dwight Seegmiller, the new national Future Farmers of America president from Decorah, the "most important young man in America" during a recognition program in Seegmiller's honor Friday night.

The 20 year old Winneshiek county youth received messages of congratulations from President Richard Nixon and Iowa Gov. Robert Ray before a crowd of 400.

In his telegram, President Nixon told Seegmiller, "It is easy to understand the pride of all those associated with the North Winneshiek Community school in the accomplishments that earned you the presidency of the Future Farmers of America."

"As a graduate of this fine high school, you have brought great credit to it by the early distinction you have achieved in one of our nation's most outstanding youth organizations. I know I am joined by countless fellow citizens in wishing you a productive term of office."

In his taped greeting to Seegmiller, Gov. Ray called Seegmiller an outstanding young Iowan.

"We realize there is much to do," Ray said, "to make positive changes that are needed in our way of life." The FFA, he said, is dedicated to the kind of leadership

and scholarship that can bring about such changes.

Heading the list of Iowans who paid tribute in person to young Seegmiller, State Treasurer Maurice Darling told the recognition night crowd that he believes agriculture is on the threshold of a golden age.

"People of the world are hungry, and everyone engaged in agriculture or agriculturally related fields has a big challenge to produce the foodstuffs so badly needed."

Baringer said Seegmiller is the kind of young leader who brings hope to the rest of his fellow men, that problems like those resulting from food shortages can be solved.

"You, Dwight," he said, "and others in agriculture are on the doorstep of a golden age. Those of us not in agriculture look to you for leadership."

The principal speaker for the event was a Washington official, Ken McMillan, special assistant to the Agriculture Secretary Earl Butz. National FFA president for 1962-63 term, McMillan recalled experiences which will typify those of Seegmiller's coming term.

"Other organizations teach a boy how to become a man," he said, "while FFA give a boy a chance to be a man." Because of his achievements to date and the work he will be doing as FFA national president, McMillan said,

"Dwight Seegmiller is the most important young man in America."

"Name me another 20-year-old who will visit every major airport in this country in the next year. Name me another 20-year-old American who will be welcomed into the board room of every important business in the nation, who will have every door in congress opened to him, who will be invited to confer with the President, and who will preside over a \$1.5 million enterprise."

Others who paid tribute to the new FFA president were his former superintendent at North Winneshiek, Gordon Christanson, who presided over the recognition program, Elwood J. Mabon, state executive secretary of the Iowa FFA, who delivered greetings from state superintendent of instruction, Robert Benton; Gerald Barton, state FFA advisor, Tim Burke, New Hampton, past national FFA president, Donald Nelson, former North Winneshiek principal.

C-O-M-I-N-G FARM AUCTIONS

As Previously Advertised in The Gazette Farm Pages



Tues., Dec. 12: Close out sale, 12 mach., misc., W. W. Wertzbauer, 1 1/2 mi. NE of West Branch.

Thurs., Dec. 14: Close out sale, 12:30 p.m., mach., livestock, grain, David Whiting, 1 1/2 mi. NE of Cogan.

Fri., Dec. 15: Real estate auction, 1:30 p.m., 300 acres, Johnson county, Henry J. Kessler estate, 1/2 mi. E of Solon. Close out sale, 1 p.m., mach., hh. goods, D. Leo Meyer, 1/4 mi. E of Cogan.

Sat., Dec. 16: Close out sale, 12 mach., Holsteins, grain, Roscoe Porter, 2 1/2 mi. NE of Cogan. Close out sale, 1 p.m., mach., misc., Ver-

non J. Hagan, 4 1/2 mi. SW of Iowa City. Public sale, 12 mach., Paul Schafferman estate, 4 1/2 mi. S of Vinona. Farm sale, 12:30 p.m., mach., hh. goods, Virgil Hartz, 3 mi. NW of Newhall. Close out sale, 11 a.m., mach., hh. goods, antiques, Frank Klinkenkammer, 2 mi. NE of Slatwood. Estate sale, 10:30 a.m., hand tools, antiques, Carl Brunen estate, in conjunction with Roscoe Porter's closing out sale 2 1/2 mi. NE of Cogan.

Sat., Jan. 6: Close out sale, 12:30 p.m., livestock, mach., Steven Schatzle, 3 1/2 mi. W of Cogan.

Iowa Soil Unit Seeks Funds for Conservancy Law

DES MOINES (AP) — The Iowa Soil Conservation Service has asked for a total of \$8.4 million over the next biennium.

The director of the service, William Greiner, said at a state budget hearing Friday that almost all 99 counties have adopted soil loss limits but they lack the funds to help farmers build facilities to control erosion.

He said federal funds to help develop such controls — more than \$7.8 million to Iowa — cover only about 50 percent of the costs and Iowa's share of federal funds is totally inadequate.

The service received more than \$2.3 million in state funds during the current biennium.

The Iowa Conservation Commission asked \$5.1 million for the next two years to fund lands and waters projects and \$4.5 million for capital improvements. The increases amount to \$4 million over current funding.

Egg Checkoff

A meeting has been scheduled to give poultry industry men an opportunity to express their views on the proposed egg check-off bill Wednesday, Dec. 13, at 1 p.m. at the Holiday Inn, Downtown, Interstate 235 at Sixth avenue in Des Moines.

20 YEARS AGO — Cedar Rapids Safety Commissioner E. A. Prochaska announced the new city parking lot near Union station on Fourth avenue SE was open.

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