

# Land Auction Results - August 2021

Published on Sep 3, 2021 by Peoples Company



In August 2021, there were a whopping 132 agricultural tracts greater than 35 acres offered at public auction in Iowa with an average dollar per gross acre of \$11,219. The average dollar per CSR2 for the 25 tracts that offered greater than 85% tillable was \$157, which is up from July's \$/CSR2 average of \$154. Iowa auctions saw a total revenue of \$153,466,247 in August. I think it's safe to say that the market was hot.

Peoples Company also hosted auction several auctions outside of Iowa, including Kansas and North Dakota. These sales can be found on the chart along with Iowa's data.

Peoples Company Auctions:

[Listing #15570 - 2,990.09 Acres M/L in Gray County & Haskell County, Kansas](#)

[Listing #15566 - 310.22 Acres M/L in Marion County, Iowa](#)

[Listing #15590 - 320 Acres M/L in Cass County, North Dakota](#)

[Listing #15592 - 157.35 Acres M/L in Cass County, North Dakota](#)

[Listing #15607 - 74.05 Acres M/L in Traill County, North Dakota](#)

[Listing #15628 - 210.92 Acres M/L in Clinton County, Iowa](#)

[Listing #15612 - 1,998.04 Acres M/L in Carroll, Greene, Audubon, & Guthrie County, Iowa](#)

[Listing #15629 - 120.69 Acres M/L in Fayette County, Iowa](#)

[Listing #15645 - 233 Acres M/L in Fayette County, Iowa](#)

[Listing #15630 - 112.18 Acres M/L in Clinton County, Iowa](#)

[Listing #15609 - 240 Acres M/L in Dallas County, Iowa](#)

[Listing #15591 - 231.76 Acres M/L in Boone County, Iowa](#)

[Click here to view the Iowa Land Values Update for Quarter 2.](#)

Below are results for land auctions that occurred in August 2021. These are all agricultural real estate auctions containing greater than 35 acres. Dollar per CSR2 was calculated only for those tracts containing greater than 85% tillable with minimal improvement contribution. Data is presented on a monthly and quarterly basis, and can be found on our website: <https://peoplescompany.com/>

# LAND AUCTION RESULTS

AUGUST 2021

Sale Date	County	Land Type	Gross Acres	Tillable Acres	% Tillable	CSR2 Tillable	Sale Price	\$/Gross Acre	\$/Tillable Acre	\$/CSR2 Point
8/03/21	Palo Alto	Tillable/CRP	80.00	51.54	64%	77.39	\$720,000	\$9,000	--	--
8/03/21	Shelby	Tillable	167.00	157.70	94%	66.00	\$1,402,800	\$8,400	\$8,895	\$135
8/03/21	Shelby	Tillable	149.29	140.33	94%	65.80	\$1,254,036	\$8,400	\$8,936	\$136
8/03/21	Ida	Tillable	40.00	38.90	97%	73.00	\$506,000	\$12,650	\$13,008	\$178
8/03/21	Ida	Tillable	161.20	148.00	92%	84.30	\$1,692,600	\$10,500	\$11,436	\$136
8/03/21	Dallas	Tillable	38.49	32.06	83%	88.60	\$527,313	\$13,700	--	--
8/04/21	Gray (KS)	Tillable	1.69	--	--	--	\$175,000	--	--	--
8/04/21	Gray (KS)	Tillable	480.40	459.30	96%	--	\$2,411,128	\$5,019	\$5,250	--
8/04/21	Gray (KS)	Tillable	157.20	128.07	81%	--	\$788,987	\$5,019	\$6,161	--
8/04/21	Gray (KS)	Building site	7.59	--	--	--	\$40,698	\$5,362	--	--
8/04/21	Gray (KS)	Tillable	138.90	94.41	68%	--	\$744,782	\$5,362	--	--
8/04/21	Gray (KS)	Tillable	148.93	139.91	94%	--	\$798,563	\$5,362	\$5,708	--
8/04/21	Gray (KS)	Tillable	162.40	160.01	99%	--	\$870,789	\$5,362	\$5,442	--
8/04/21	Gray (KS)	Tillable	158.50	154.91	98%	--	\$849,877	\$5,362	\$5,486	--
8/04/21	Gray (KS)	Headquarters/CRP	18.46	--	--	--	\$111,258	\$6,027	--	--
8/04/21	Gray (KS)	Tillable	159.00	154.46	97%	--	\$958,293	\$6,027	\$6,204	--
8/04/21	Gray (KS)	Tillable	155.30	131.71	85%	--	\$935,993	\$6,027	\$7,106	--
8/04/21	Gray (KS)	Tillable	296.69	288.09	97%	--	\$1,788,151	\$6,027	\$6,207	--
8/04/21	Gray (KS)	Tillable	157.30	154.29	98%	--	\$948,047	\$6,027	\$6,145	--
8/04/21	Gray (KS)	Tillable	159.00	159.00	100%	--	\$958,293	\$6,027	\$6,027	--
8/04/21	Gray (KS)	Tillable	471.10	468.94	100%	--	\$2,839,320	\$6,027	\$6,055	--
8/04/21	Gray (KS)	Tillable	159.80	128.05	80%	--	\$963,115	\$6,027	\$7,521	--
8/04/21	Gray (KS)	Tillable	158.10	156.05	99%	--	\$952,869	\$6,027	\$6,106	--
8/04/21	Buchanan	Tillable	40.00	39.40	99%	81.00	\$388,000	\$9,700	\$9,848	\$122
8/04/21	Buchanan	Tillable	40.00	37.70	94%	69.90	\$320,000	\$8,000	\$8,488	\$121
8/04/21	Buchanan	Tillable	40.00	39.00	98%	84.00	\$472,000	\$11,800	\$12,103	\$144
8/04/21	Buchanan	Tillable	35.00	34.00	97%	89.00	\$413,000	\$11,800	\$12,147	\$136
8/04/21	Worth	Tillable	120.00	111.46	93%	82.70	\$1,572,000	\$13,100	\$14,104	\$171
8/04/21	Worth	Tillable	77.00	73.70	96%	76.70	\$800,800	\$10,400	\$10,866	\$142
8/04/21	Dickinson	Tillable	160.36	160.00	100%	85.50	\$2,437,472	\$15,200	\$15,234	\$178
8/04/21	Dickinson	Tillable	80.14	80.00	100%	86.40	\$1,218,128	\$15,200	\$15,227	\$176
8/04/21	Dickinson	Tillable	73.80	73.00	99%	87.50	\$1,121,760	\$15,200	\$15,367	\$176
8/04/21	Calhoun	Tillable	160.00	158.00	99%	85.20	\$1,576,000	\$9,850	\$9,975	\$117
8/04/21	Calhoun	Tillable	80.00	79.00	99%	88.10	\$1,020,000	\$12,750	\$12,911	\$147
8/04/21	Des Moines	Recreational	39.07	0.00	--	--	\$144,559	\$3,700	--	--
8/05/21	Kossuth	Tillable	155.00	152.50	98%	84.20	\$2,232,000	\$14,400	\$14,636	\$174
8/05/21	Jones	Tillable	151.99	149.86	99%	85.10	\$2,158,258	\$14,200	\$14,402	\$169
8/05/21	Floyd	Tillable/Pasture/Timber	69.00	44.15	64%	74.20	\$434,700	\$6,300	\$9,846	\$133
8/05/21	Monona	Tillable	80.00	78.09	98%	47.10	\$816,000	\$10,200	\$10,449	\$222
8/05/21	Keokuk	Tillable/Timber	95.00	71.20	75%	57.40	\$969,000	\$10,200	--	--
8/06/21	Marion	Tillable	103.53	100.92	97%	86.20	\$1,625,421	\$15,700	\$16,106	\$187
8/06/21	Marion	Tillable	74.17	72.01	97%	86.00	\$1,179,303	\$15,900	\$16,377	\$190
8/06/21	Marion	Tillable	89.14	87.11	98%	86.65	\$1,372,756	\$15,400	\$15,759	\$182
8/06/21	Marion	Tillable	43.38	39.08	90%	88.20	\$802,530	\$18,500	\$20,536	\$233
8/06/21	Cherokee	Tillable/Pasture	75.00	54.39	73%	--	\$817,500	\$10,900	--	--
8/06/21	Cherokee	Tillable	156.00	146.93	94%	85.30	\$1,700,400	\$10,900	\$11,573	\$136
8/06/21	Harrison	Tillable/Hay	154.47	114.86	74%	84.42	\$2,255,262	\$14,600	--	--
8/06/21	Carroll	Tillable	106.00	103.39	98%	84.40	\$1,399,200	\$13,200	\$13,533	\$160
8/09/21	Plymouth	Tillable	78.00	73.55	94%	79.30	\$1,177,800	\$15,100	\$16,014	\$202
8/09/21	Plymouth	Tillable	150.00	136.74	91%	79.70	\$1,950,000	\$13,000	\$14,261	\$179
8/09/21	Fayette	Tillable	122.13	112.62	92%	77.20	\$1,502,199	\$12,300	\$13,339	\$173
8/09/21	Fayette	Tillable	155.40	148.68	96%	83.80	\$1,911,420	\$12,300	\$12,856	\$153
8/10/21	Cass (ND)	Tillable	160.00	147.55	92%	--	\$384,000	\$2,400	\$2,603	--
8/10/21	Cass (ND)	Tillable	160.00	147.55	92%	--	\$384,000	\$2,400	\$2,603	--
8/10/21	Cass (ND)	Tillable	157.35	156.62	100%	--	\$802,485	\$5,100	\$5,124	--
8/10/21	Traill (ND)	Tillable	74.05	71.24	96%	--	\$296,200	\$4,000	\$4,158	--
8/10/21	Jasper	Tillable	130.00	118.43	91%	70.86	\$1,300,000	\$10,000	\$10,977	\$155
8/10/21	Cherokee	Tillable	80.00	76.33	95%	84.20	\$660,000	\$8,250	\$8,647	\$103
8/11/21	Clinton	Tillable	80.42	77.59	96%	79.50	\$1,029,376	\$12,800	\$13,267	\$167
8/11/21	Clinton	Tillable	130.50	129.00	99%	80.10	\$1,670,400	\$12,800	\$12,949	\$162
8/11/21	Buena Vista	Tillable	78.50	56.40	72%	80.10	\$510,250	\$6,500	--	--
8/11/21	Buena Vista	Tillable	90.00	85.70	95%	80.30	\$1,044,000	\$11,600	\$12,182	\$152
8/11/21	Louisa	Tillable	146.89	141.38	96%	84.50	\$1,777,369	\$12,100	\$12,572	\$149
8/11/21	Dickinson	Tillable	148.40	144.10	97%	82.10	\$1,795,640	\$12,100	\$12,461	\$152
8/12/21	Sac	Tillable	40.00	34.00	85%	85.88	\$468,000	\$11,700	\$13,765	\$160

*\*This list includes auctions from multiple auction firms throughout the state of Iowa and are not all affiliated with Peoples Company. Peoples Company sales are marked with a blue diamond. The list also includes Peoples Company auctions from states outside of Iowa which are marked with a red circle.*

Peoples Company is a leading provider of appraisal services for Agricultural Real Estate across the nation. Our appraisal team has the skill, experience, and resources to generate the most accurate valuations. Our proprietary database guarantees a level of financial integrity that your land deserves. Unlike most of our national competitors, Peoples Company's appraisers are 100% dedicated to Agricultural Real Estate. Our agricultural experts regularly provide appraisal services to many of the largest lenders, private landowners, and institutional investors across the United States.

Peoples Company appraisers are involved in the Appraisal Institute and the American Society of Farm Managers and Rural Appraisers (ASFMRA) and adhere to the highest standards of the appraisal industry. Many of our appraisers have achieved the MAI and ARA designations.

Peoples Company is licensed to appraise land in Arizona, Arkansas, California, Colorado, Delaware, Florida, Georgia, Idaho, Illinois, Indiana, Iowa, Michigan, Minnesota, Missouri, Montana, Nebraska, North Carolina, North Dakota, Ohio, South Dakota, Tennessee, Texas, Washington, and Wisconsin.

Please contact Peoples Company at [Appraisal@PeoplesCompany.com](mailto:Appraisal@PeoplesCompany.com) or 855.800.LAND(8263) to inquire about appraisal services offered. You can also visit <https://peoplescompany.com/> to view our full range of professional services.