

Land Auction Results - July 2021

Published on Aug 4, 2021 by Peoples Company



In July 2021, there were 54 agricultural tracts greater than 35 acres offered at public auction with an average dollar per gross acre of \$11,156. The average dollar per CSR2 for the 25 tracts that offered greater than 85% tillable was \$154, which is down a bit from the 2021 Q2 average of \$157, but still holding strong overall. Iowa auctions saw a total revenue of \$67,252,649 in July.

Peoples Company Auctions:

[Listing #15540 - 189.78 Acres M/L in Clinton County, Iowa](#)

[Listing #15522 - 2,007.84 Acres M/L in Chicot County & Ashley County, Arkansas](#)

[Listing #15569 - 306.89 Acres M/L in Clinton County, Iowa](#)

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

Below are results for land auctions that occurred in July 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

JULY 2021

Sale Date	County	Land Type	Gross Acres	Tillable Acres	% Tillable	CSR2 Tillable	Sale Price	\$/Gross Acre	\$/Tillable Acre	\$/CSR2 Point
7/01/21	Clinton	Tillable	156.00	155.00	99%	90.10	\$2,371,200	\$15,200	\$15,298	\$170
7/01/21	Dickinson	Tillable	73.95	72.60	98%	85.30	\$916,980	\$12,400	\$12,631	\$148
7/01/21	Dickinson	Tillable	78.71	76.21	97%	85.70	\$976,004	\$12,400	\$12,807	\$149
7/06/21	Adams	CRP / Pasture	156.00	106.90	69%	--	\$694,200	\$4,450	--	--
7/07/21	Winneshiek	Tillable / Timber	146.71	128.00	87%	69.50	\$1,555,126	\$10,600	\$12,149	\$175
7/08/21	Ashley (AR)	Tillable	209.01	228.90	110%	--	\$731,535	\$3,500	\$3,622	--
7/08/21	Chicot (AR)	Tillable	304.05	228.90	75%	--	\$912,150	\$3,000	\$3,688	--
7/08/21	Chicot (AR)	Tillable	420.38	228.90	54%	--	\$1,471,330	\$3,500	\$3,538	--
7/08/21	Chicot (AR)	Tillable	276.85	228.90	83%	--	\$654,440	\$2,364	\$2,418	--
7/08/21	Chicot (AR)	Tillable	237.00	228.90	97%	--	\$1,066,500	\$4,500	\$4,659	--
7/08/21	Chicot (AR)	Tillable	80.00	71.73	90%	--	\$208,000	\$2,600	\$2,900	--
7/08/21	Chicot (AR)	Tillable	76.54	76.00	99%	--	\$321,468	\$4,200	\$4,086	--
7/08/21	Chicot (AR)	Tillable	238.00	200.54	84%	--	\$642,600	\$2,700	\$3,204	--
7/08/21	Chicot (AR)	Tillable	166.01	166.00	100%	--	\$547,843	\$3,300	\$3,204	--
7/08/21	Calhoun	Tillable	35.00	33.55	96%	82.40	\$297,500	\$8,500	\$8,867	\$108
7/08/21	Calhoun	Tillable	82.00	76.95	94%	86.40	\$1,000,400	\$12,200	\$13,001	\$150
7/08/21	Calhoun	Tillable	119.31	114.66	96%	87.10	\$1,455,582	\$12,200	\$12,695	\$146
7/08/21	Floyd	Tillable / CRP	212.37	209.00	100%	70.30	\$1,449,425	\$6,825	--	--
7/08/21	Kossuth	Tillable	160.00	151.03	94%	71.60	\$1,880,000	\$11,750	\$12,448	\$174
7/09/21	Ida	Tillable	120.00	119.00	99%	79.60	\$1,428,000	\$11,900	\$12,000	\$151
7/12/21	Woodbury	Tillable / Timber	80.00	--	--	--	\$504,000	\$6,300	--	--
7/12/21	Woodbury	Tillable	80.00	--	--	--	\$592,000	\$7,400	--	--
7/12/21	Woodbury	Tillable	80.00	78.51	98%	83.60	\$664,000	\$8,300	\$8,458	\$101
7/12/21	Woodbury	Tillable	158.00	152.91	97%	83.30	\$1,927,600	\$12,200	\$12,606	\$151
7/12/21	Woodbury	Tillable	121.00	120.00	99%	82.50	\$1,573,000	\$13,000	\$13,108	\$159
7/13/21	Dallas	Tillable	130.00	126.28	97%	88.58	\$1,755,151	\$13,501	\$13,899	\$157
7/13/21	Cherokee	Tillable	146.00	140.00	96%	89.60	\$1,825,000	\$12,500	\$13,036	\$145
7/13/21	Cherokee	Tillable	155.00	145.98	94%	90.60	\$2,201,000	\$14,200	\$15,077	\$166
7/14/21	Wright	Tillable	120.00	112.06	93%	54.30	\$1,116,000	\$9,300	\$9,959	\$183
7/14/21	Dickinson	Tillable	121.00	119.79	99%	83.50	\$1,403,600	\$11,600	\$11,717	\$140
7/14/21	Dickinson	Tillable	121.00	116.73	96%	81.40	\$1,403,600	\$11,600	\$12,024	\$148
7/15/21	Kossuth	Tillable	80.33	79.33	99%	77.50	\$963,960	\$12,000	\$12,151	\$157
7/15/21	Kossuth	Tillable	77.12	74.47	97%	84.40	\$1,141,376	\$14,800	\$15,327	\$182
7/15/21	Monona	Tillable	75.00	74.23	99%	57.00	\$461,250	\$6,150	\$6,214	\$109
7/15/21	Monona	Tillable	250.00	240.82	96%	57.00	\$1,175,000	\$4,700	\$4,879	\$86
7/15/21	Monona	Tillable	155.00	150.86	97%	58.00	\$744,000	\$4,800	\$4,932	\$85
7/15/21	Palo Alto	Tillable	132.00	128.79	98%	49.70	\$851,400	\$6,450	\$6,611	\$133
7/15/21	Linn	Tillable	78.00	76.80	98%	61.60	\$1,162,200	\$14,900	\$15,133	\$246
7/15/21	Linn	Tillable	72.00	72.00	100%	78.30	\$1,072,800	\$14,900	\$14,900	\$190
7/16/21	O'Brien	Tillable	80.00	73.87	92%	98.10	\$1,324,000	\$16,550	\$17,923	\$183
7/20/21	Clinton	Tillable	153.89	143.56	93%	86.60	\$2,339,052	\$15,200	\$16,293	\$188
7/20/21	Clinton	Tillable	78.42	78.00	99%	91.70	\$1,254,720	\$16,000	\$16,086	\$175
7/20/21	Clinton	Tillable	74.59	74.00	99%	92.30	\$1,193,440	\$16,000	\$16,128	\$175
7/21/21	Cedar	Tillable	51.20	51.00	100%	95.15	\$926,720	\$18,100	\$18,171	\$191
7/21/21	Cedar	Tillable	137.60	135.40	98%	93.67	\$2,325,440	\$16,900	\$17,175	\$183
7/21/21	Chickasaw	Tillable	298.00	267.00	90%	89.50	\$3,460,972	\$11,614	\$12,962	\$145
7/21/21	Hancock	Tillable	160.00	150.61	94%	68.70	\$1,506,000	\$9,413	\$9,999	\$146
7/21/21	Henry	Tillable	138.90	120.05	86%	72.30	\$708,390	\$5,100	--	--
7/22/21	Johnson	Tillable / Dwelling	40.00	34.17	85%	60.70	\$540,000	\$13,500	--	--
7/22/21	Clay	Tillable	119.50	118.53	99%	69.80	\$1,123,300	\$9,400	\$9,477	\$136
7/23/21	Carroll	Tillable	37.89	32.72	86%	59.80	\$323,960	\$8,550	--	--
7/23/21	Carroll	Tillable	40.00	32.63	82%	82.00	\$348,000	\$8,700	--	--
7/23/21	Carroll	Tillable	80.00	74.30	93%	85.90	\$1,000,000	\$12,500	\$13,459	\$157
7/23/21	Carroll	Tillable	167.37	157.58	94%	74.70	\$2,092,125	\$12,500	\$13,277	\$178
7/23/21	Ida	Tillable	157.97	150.97	96%	90.20	\$1,895,640	\$12,000	\$12,556	\$139
7/27/21	Kossuth	Tillable	151.71	144.91	96%	84.28	\$2,048,085	\$13,500	\$14,133	\$168
7/27/21	Kossuth	Tillable	110.05	109.12	99%	87.26	\$1,485,675	\$13,500	\$13,615	\$156
7/27/21	Ida	Tillable	69.44	68.71	99%	84.50	\$1,006,880	\$14,500	\$14,654	\$173
7/29/21	Cerro Gordo	Tillable	95.20	93.10	98%	56.10	\$640,220	\$6,725	\$6,877	\$123
7/29/21	Mahaska	Tillable / Pasture	143.18	53.00	37%	90.43	\$816,126	\$5,700	--	--
7/29/21	Mahaska	Tillable	75.00	75.00	100%	85.10	\$892,500	\$11,900	\$11,900	\$140
7/29/21	Marshall	Tillable	49.00	46.01	94%	74.70	\$445,900	\$9,100	\$9,691	\$130
7/31/21	Shelby	Tillable / Pasture	118.00	84.04	71%	61.83	\$994,150	\$8,425	--	--

**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, Kansas, Michigan, Minnesota, Missouri, Montana, Nebraska, North Carolina, North Dakota, Ohio, South Dakota, Tennessee, Texas, Washington, Wisconsin, and Wyoming.

Please contact Peoples Company at 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.