

Land Auction Results - October 2021

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Iowa saw 145 tracts greater than 35 acres sell at public auction in October 2021, which is down slightly from September's 166 tracts. October's auctions brought an average dollar per gross acre of \$11,809.34. The average dollar per CSR2 for those tracts greater than 85% tillable was \$165.41, which is up from September's dollar per CSR2 average of \$156. The total revenue from Iowa's public auctions in October was \$193,507,514.20.

Peoples Company Auctions:

[Listing #15687 - 147.39 Acres M/L in Boone County, Iowa](#)

[Listing #15706 - 116.19 Acres M/L in Wayne County, Iowa](#)

[Listing #15724 - 702.76 Acres M/L in Montgomery County, Iowa](#)

[Listing #15678 - 247.99 Acres M/L in Fremont County, Iowa](#)

[Listing #15751 - 79 Acres M/L in Jackson County, Iowa](#)

[Listing #15742 - 262.45 Acres M/L in Clinton County, Iowa](#)

[Listing #15700 - 320 Acres M/L in Shelby County, Iowa](#)

[Listing #15749 - 80 Acres M/L in Franklin County, Iowa](#)

[Click here to view the Iowa Land Values Update for Quarter 3.](#)

Below are results for land auctions that occurred in October 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

OCTOBER 2021

Sale Date	County	Land Type	Gross Acres	% Tillable	CSR2 Tillable	Sale Price	\$/Gross Acre	\$/Tillable Acre	\$/CSR2 Point
10/1/2021	Sac	Tillable	76.00	94%	92.00	\$1,048,800.00	\$13,800.00	\$14,669.00	\$159.00
10/1/2021	Sac	Tillable	155.58	98%	91.70	\$2,395,932.00	\$15,400.00	\$15,744.00	\$172.00
10/1/2021	Dickinson	Tillable	159.11	93%	87.60	\$2,227,540.00	\$14,000.00	\$15,122.00	\$173.00
10/1/2021	Dickinson	Tillable	158.37	97%	85.10	\$2,343,876.00	\$14,800.00	\$15,270.00	\$179.00
10/1/2021	Dickinson	Tillable	155.91	96%	85.80	\$2,307,468.00	\$14,800.00	\$15,383.00	\$180.00
10/1/2021	Dickinson	Tillable	156.18	99%	85.20	\$2,280,228.00	\$14,600.00	\$14,807.00	\$174.00
10/1/2021	Franklin	Tillable	69.00	99%	85.50	\$821,100.00	\$11,900.00	\$12,046.65	\$140.90
10/1/2021	Franklin	Tillable	80.00	94%	80.00	\$944,000.00	\$11,800.00	\$12,544.85	\$156.81
10/1/2021	Butler	Tillable	157.00	97%	87.10	\$1,727,000.00	\$11,000.00	\$11,308.00	\$130.00
10/1/2021	Sioux	Tillable	156.61	96%	84.60	\$2,223,862.00	\$14,200.00	\$14,718.00	\$174.00
10/1/2021	O'Brien	Tillable	80.00	95%	94.90	\$1,328,000.00	\$16,600.00	\$17,412.00	\$183.00
10/4/2021	Plymouth	Tillable	36.50	99%	88.00	\$649,700.00	\$17,800.00	\$18,067.30	\$205.31
10/4/2021	Plymouth	Tillable	140.00	99%	90.40	\$2,492,000.00	\$17,800.00	\$17,924.19	\$198.28
10/5/2021	Pottawattamie	Tillable	108.36	91%	66.53	\$1,273,230.00	\$11,750.00	\$12,900.00	\$193.90
10/5/2021	Harrison	Tillable	79.25	98%	70.26	\$958,925.00	\$12,100.00	\$12,290.00	\$174.93
10/5/2021	Story	Tillable	158.86	97%	82.70	\$2,335,242.00	\$14,700.00	\$15,233.00	\$184.00
10/5/2021	Story	Tillable	78.13	98%	88.20	\$1,148,511.00	\$14,700.00	\$14,994.00	\$170.00
10/5/2021	O'Brien	Tillable	93.93	87%	81.50	\$784,316.00	\$8,350.00	\$9,640.00	\$118.00
10/5/2021	Harrison	Tillable	87.15	80%	60.70	\$679,770.00	\$7,800.00	--	--
10/5/2021	Lee	Tillable	32.26	100%	67.90	\$83,876.00	\$2,600.00	--	--
10/5/2021	Lee	Tillable/Rec	186.86	44%	51.00	\$611,967.00	\$3,275.00	--	--
10/5/2021	Jefferson	Tillable	78.94	95%	71.20	\$1,042,008.00	\$13,200.00	\$13,892.00	\$195.00
10/5/2021	Jefferson	Tillable	21.82	98%	83.00	\$301,116.00	\$13,800.00	\$14,110.00	\$170.00
10/6/2021	Boone	Rec/Tillable	147.39	65%	79.70	\$1,252,815.00	\$8,500.00	\$12,841.00	\$161.00
10/6/2021	Crawford	Tillable	94.16	100%	68.10	\$1,412,400.00	\$15,000.00	\$15,000.00	\$220.26
10/6/2021	Johnson	Tillable	76.00	99%	93.70	\$1,976,000.00	\$26,000.00	\$26,165.00	\$279.00
10/6/2021	Johnson	Tillable	75.68	100%	93.10	\$1,589,280.00	\$21,000.00	\$20,627.00	\$222.00
10/6/2021	Woodbury	Tillable	80.00	96%	55.50	\$773,000.00	\$9,662.50	\$10,038.96	\$180.88
10/6/2021	Woodbury	Tillable	80.00	99%	53.90	\$773,000.00	\$9,662.50	\$9,784.81	\$181.54
10/6/2021	Woodbury	Tillable	80.00	99%	67.60	\$773,000.00	\$9,662.50	\$9,784.81	\$144.75
10/6/2021	Woodbury	Tillable/building site	80.00	92%	77.80	\$773,000.00	\$9,662.50	\$10,544.26	\$135.53
10/6/2021	Clay	Tillable	105.60	96%	56.10	\$686,400.00	\$6,500.00	\$6,789.00	\$121.00
10/7/2021	Sac	Tillable	116.48	100%	93.00	\$1,747,200.00	\$15,000.00	\$15,062.00	\$162.00
10/7/2021	Lyon	Tillable	160.00	89%	88.40	\$1,792,000.00	\$11,200.00	\$12,520.96	\$141.64
10/7/2021	Lyon	Tillable	200.00	83%	64.60	\$1,160,000.00	\$5,800.00	--	--
10/7/2021	Lyon	Tillable	115.00	97%	88.70	\$1,426,000.00	\$12,400.00	\$12,732.14	\$143.54
10/7/2021	Lyon	Tillable	160.00	98%	89.10	\$1,984,000.00	\$12,400.00	\$12,653.06	\$142.01
10/7/2021	Lyon	Tillable	157.67	95%	95.50	\$1,970,875.00	\$12,500.00	\$13,126.04	\$137.45
10/7/2021	Poweshiek	Tillable	46.00	89%	56.70	\$317,400.00	\$6,900.00	\$7,783.23	\$137.27
10/7/2021	Poweshiek	Tillable	115.00	86%	69.70	\$1,046,500.00	\$9,100.00	\$10,538.77	\$151.20
10/8/2021	Plymouth	Tillable	80.00	97%	80.60	\$1,112,000.00	\$13,900.00	\$14,271.00	\$177.00
10/8/2021	Plymouth	Tillable	73.00	98%	82.30	\$1,014,700.00	\$13,900.00	\$14,186.00	\$172.00
10/8/2021	Grundy	Tillable	80.00	99%	92.10	\$1,240,000.00	\$15,500.00	\$15,696.00	\$170.00
10/8/2021	Grundy	Tillable	138.00	97%	92.20	\$1,973,400.00	\$14,300.00	\$14,707.00	\$160.00
10/9/2021	Pottawattamie	Tillable	136.21	100%	75.40	\$1,402,963.00	\$10,300.00	\$10,336.43	\$137.09
10/11/2021	Monona	CRP	144.00	100%	70.60	\$892,800.00	\$6,200.00	\$6,200.00	\$87.82
10/11/2021	Monona	Tillable	106.50	100%	81.80	\$857,325.00	\$8,050.00	\$8,050.00	\$98.41
10/11/2021	Monona	Tillable	140.00	100%	84.20	\$1,302,000.00	\$9,300.00	\$9,300.00	\$110.45
10/11/2021	Harrison	Tillable	212.79	97%	60.70	\$1,489,530.00	\$7,000.00	\$7,252.20	\$119.48
10/12/2021	Floyd	Tillable	60.00	98	80.50	\$708,000.00	\$11,800.00	\$12,069.55	\$149.93
10/12/2021	Floyd	Tillable	108.36	97%	83.50	\$1,495,368.00	\$13,800.00	\$14,272.86	\$170.93
10/12/2021	Floyd	Tillable	91.44	99%	86.60	\$1,261,872.00	\$13,800.00	\$13,958.76	\$161.19
10/12/2021	Floyd	Tillable	107.67	96%	82.30	\$1,485,846.00	\$13,800.00	\$14,443.92	\$175.50
10/12/2021	Floyd	Tillable	150.41	96%	86.40	\$2,075,658.00	\$13,800.00	\$14,400.29	\$166.67
10/12/2021	Worth	Tillable	72.00	97%	74.00	\$806,400.00	\$11,200.00	\$11,521.65	\$155.70
10/13/2021	Mahaska	Tillable	73.00	100%	73.30	\$1,073,100.00	\$14,700.00	\$14,700.00	\$200.55
10/13/2021	Mahaska	Tillable	173.00	88%	69.10	\$1,730,000.00	\$10,000.00	\$11,381.58	\$164.71
10/13/2021	Mahaska	Tillable	181.00	89%	60.50	\$1,466,100.00	\$8,100.00	\$9,106.21	\$150.52
10/13/2021	Hardin	Tillable	157.00	95%	94.40	\$2,307,900.00	\$14,700.00	\$15,503.83	\$164.24
10/13/2021	Sioux	Tillable	120.00	97%	90.00	\$2,052,000.00	\$17,100.00	\$17,691.18	\$196.57
10/14/2021	Wayne	Tillable	40.00	85%	48.50	\$234,000.00	\$5,850.00	\$6,904.69	\$142.36
10/14/2021	Wayne	Tillable	40.00	85%	49.70	\$244,000.00	\$6,100.00	\$7,180.69	\$144.48
10/14/2021	Wayne	Tillable	36.91	90%	56.70	\$291,589.00	\$7,900.00	\$8,743.30	\$154.20
10/14/2021	Linn	Tillable	73.60	99%	62.30	\$839,040.00	\$11,400.00	\$11,509.47	\$184.74
10/14/2021	Linn	Tillable	80.00	100%	72.60	\$1,032,000.00	\$12,900.00	\$12,924.23	\$178.02

**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.*

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