

Land Auction Results - September 2021

Published on Oct 12, 2021 by Ashley Poduska



In September 2021, there were 166 agricultural tracts greater than 35 acres offered at public auction in Iowa, which is up from August's 132 tracts offered. These 166 tracts sold with an average dollar per gross acre of \$10,973. The average dollar per CSR2 for the tracts that offered greater than 85% tillable was \$156, which is down just one \$/CSR2 point from August's average of \$157. The total revenue from Iowa's public auctions in September was \$184,645,471.

Peoples Company also hosted a three-tract auction in Washington. These sales can be found on the chart along with Iowa's data.

Peoples Company Auctions:

[Listing #15572 - 68 Acres M/L in Buchanan County, Iowa](#)

[Listing #15633 - 160 Acres M/L in Mahaska County, Iowa](#)

[Listing #15641 - 2,185.20 Acres M/L in Douglas County, Washington](#)

[Listing #15669 - 160 Acres M/L in Keokuk County, Iowa](#)

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

Below are results for land auctions that occurred in September 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

SEPTEMBER 2021

Sale Date	County	Land Type	Gross Acres	Tillable Acres	% Tillable	CSR2 Tillable	Sale Price	\$/Gross Acre	\$/Tillable Acre	\$/CSR2 Point
9/01/21	Hamilton	Tillable	168.90	168.00	99%	82.90	\$2,067,336	\$12,240	\$12,306	\$148
9/01/21	Hamilton	Tillable	170.28	170.00	100%	81.60	\$2,084,227	\$12,240	\$12,260	\$150
9/01/21	Hamilton	Tillable	76.28	76.00	100%	74.90	\$731,144	\$9,585	\$9,620	\$128
9/01/21	Hamilton	Tillable	79.43	79.00	99%	72.00	\$761,337	\$9,585	\$9,637	\$134
9/01/21	Howard	Tillable	40.00	38.70	97%	85.53	\$490,000	\$12,250	\$12,661	\$148
9/01/21	Howard	Tillable	117.10	99.50	85%	83.28	\$936,800	\$8,000	\$9,415	\$113
9/01/21	Floyd	Tillable	52.00	51.64	99%	84.40	No Sale	--	--	--
9/01/21	Floyd	Tillable	65.00	64.06	99%	83.20	No Sale	--	--	--
9/01/21	Wayne	Tillable	74.00	68.00	92%	57.40	\$558,700	\$7,550	\$8,216	\$143
9/01/21	Wayne	Tillable	79.00	72.00	91%	56.90	\$594,475	\$7,525	\$8,257	\$145
9/01/21	Wayne	Tillable	128.22	122.00	95%	62.70	\$980,883	\$7,650	\$8,040	\$128
9/01/21	Plymouth	Tillable	29.81	23.70	80%	51.10	\$320,458	\$10,750	\$13,521	\$265
9/02/21	Kossuth	Tillable	80.00	76.26	95%	78.60	\$976,000	\$12,200	\$12,798	\$163
9/02/21	Winnepago	Tillable/CRP	81.00	60.70	75%	73.34	No Sale	--	--	--
9/02/21	Winnepago	CRP/Tillable	36.00	29.25	81%	73.17	\$298,800	\$8,300	--	--
9/02/21	Winnepago	Tillable	80.00	78.67	98%	83.00	\$1,000,000	\$12,500	\$12,711	\$153
9/02/21	Buena Vista	Tillable	38.18	38.00	100%	71.10	\$339,802	\$8,900	\$8,942	\$126
9/02/21	Hardin	Tillable	160.00	152.06	95%	89.40	\$2,176,000	\$13,600	\$14,310	\$160
9/02/21	Buena Vista	Tillable	66.30	59.60	90%	86.90	\$689,520	\$10,400	\$11,570	\$133
9/02/21	Buena Vista	Tillable	44.40	42.10	95%	87.50	\$475,080	\$10,700	\$11,285	\$129
9/03/21	Marshall	Tillable	79.00	77.80	98%	91.90	\$1,034,900	\$13,100	\$13,302	\$145
9/03/21	Marshall	Tillable	72.22	70.17	97%	94.00	\$953,304	\$13,200	\$13,586	\$145
9/03/21	Marshall	Tillable	72.35	66.83	92%	81.50	\$723,500	\$10,000	\$10,826	\$133
9/03/21	Marshall	Tillable	149.57	139.65	93%	83.30	\$1,495,700	\$10,000	\$10,710	\$129
9/03/21	Marshall	Tillable	91.00	89.03	98%	87.70	\$982,800	\$10,800	\$11,039	\$126
9/03/21	Henry	Tillable/Rec	113.38	78.15	69%	71.00	\$549,893	\$4,850	--	--
9/03/21	Henry	Tillable/Rec	134.74	60.00	45%	66.50	\$525,486	\$3,900	--	--
9/03/21	Henry	Tillable/Rec	136.69	105.00	77%	92.50	\$615,105	\$4,500	--	--
9/03/21	Henry	Tillable/Rec	79.61	37.77	47%	66.50	\$310,479	\$3,900	--	--
9/03/21	Henry	Tillable	44.50	33.50	75%	85.00	\$253,650	\$5,700	--	--
9/03/21	Henry	Tillable	87.97	77.44	88%	85.10	\$497,031	\$5,650	\$6,418	\$75
9/03/21	Henry	Tillable	67.74	56.40	83%	84.40	\$419,988	\$6,200	--	--
9/03/21	Henry	Tillable	110.32	101.13	92%	62.20	\$959,784	\$8,700	\$9,491	\$153
9/07/21	Buchanan	Tillable	68.00	60.00	88%	75.20	\$620,000	\$9,118	\$10,333	\$137
9/07/21	Mahaska	Tillable	160.00	159.01	99%	82.40	\$2,096,000	\$13,100	\$13,182	\$160
9/07/21	Greene	Tillable	80.00	72.60	91%	80.01	\$824,000	\$10,300	\$11,350	\$142
9/07/21	Grundy	Tillable/Grass	160.00	123.01	77%	85.23	\$1,504,000	\$9,400	--	--
9/07/21	Grundy	Tillable/Grass	156.00	130.13	83%	84.16	\$1,466,400	\$9,400	--	--
9/07/21	Grundy	Tillable/CRP	160.00	144.91	91%	91.97	\$2,224,000	\$13,900	\$15,347	\$167
9/07/21	Grundy	Tillable	150.00	140.63	94%	90.47	\$2,145,000	\$14,300	\$15,253	\$169
9/07/21	Louisa	Tillable/Rec	45.77	41.83	91%	87.40	\$459,989	\$10,050	\$10,997	\$126
9/08/21	Story	Tillable	99.36	94.61	95%	83.21	\$1,723,896	\$17,350	\$18,221	\$219
9/08/21	Clay	Tillable	80.00	77.00	90%	80.70	\$1,072,000	\$13,400	\$13,922	\$173
9/08/21	Clay	Tillable	80.00	79.00	90%	87.30	\$1,128,000	\$14,100	\$14,278	\$164
9/09/21	Cerro Gordo	Tillable	59.40	57.60	97%	91.10	\$785,565	\$13,225	\$13,638	\$150
9/09/21	Kossuth	Tillable	140.00	137.28	98%	66.80	\$1,862,000	\$13,300	\$13,564	\$203
9/09/21	Pottawattamie	Tillable	96.91	96.91	100%	88.70	\$1,313,131	\$13,550	\$13,550	\$153
9/09/21	Cedar	Tillable/CRP	201.79	137.18	68%	43.30	\$1,008,950	\$5,000	--	--
9/09/21	Cedar	Tillable/CRP	124.31	100.26	81%	44.10	\$733,429	\$5,900	--	--
9/09/21	Cass	Combination	238.00	82.81	35%	52.90	\$1,285,200	\$5,400	--	--
9/09/21	Cass	Crop/Pasture	77.00	33.83	44%	62.90	\$546,700	\$7,100	--	--
9/09/21	Henry	Tillable	157.81	141.50	90%	77.70	\$1,578,100	\$10,000	\$11,153	\$144
9/09/21	Appanoose	Pasture/Tillable	40.00	34.55	86%	49.30	\$210,000	\$5,250	\$6,078	\$123
9/09/21	Appanoose	Pasture/Tillable	120.00	118.04	98%	57.20	\$1,068,000	\$8,900	\$9,048	\$158
9/09/21	Appanoose	Pasture	90.00	78.30	87%	50.90	\$594,000	\$6,600	\$7,586	\$149
9/09/21	Appanoose	Pasture	70.00	57.45	82%	43.70	\$385,000	\$5,500	\$6,701	\$153
9/09/21	O'Brien	Tillable	30.61	26.62	87	92.60	\$385,686	\$12,600	\$14,489	\$156
9/09/21	O'Brien	Tillable	40.00	40.00	100%	95.00	\$600,000	\$15,000	\$15,000	\$158
9/09/21	O'Brien	Tillable	78.50	69.93	89%	94.90	\$1,099,000	\$14,000	\$15,716	\$166
9/09/21	Union	Tillable	283.00	248.31	88%	71.70	\$2,348,900	\$8,300	\$9,460	\$132
9/10/21	Jasper	Pasture/Rec/Dwelling	37.05	--	--	--	\$500,000	\$13,495	--	--
9/10/21	Buena Vista	Tillable	67.02	65.98	98%	85.70	\$697,008	\$10,400	--	--
9/10/21	Buena Vista	Tillable	165.89	163.80	99%	86.90	\$1,990,680	\$12,000	\$12,153	\$140
9/10/21	Monona	Tillable	115.27	109.58	95%	56.20	\$783,836	\$6,800	\$7,153	\$127
9/10/21	O'Brien	Tillable	79.55	75.23	95%	87.10	\$938,690	\$11,800	\$12,478	\$143

**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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