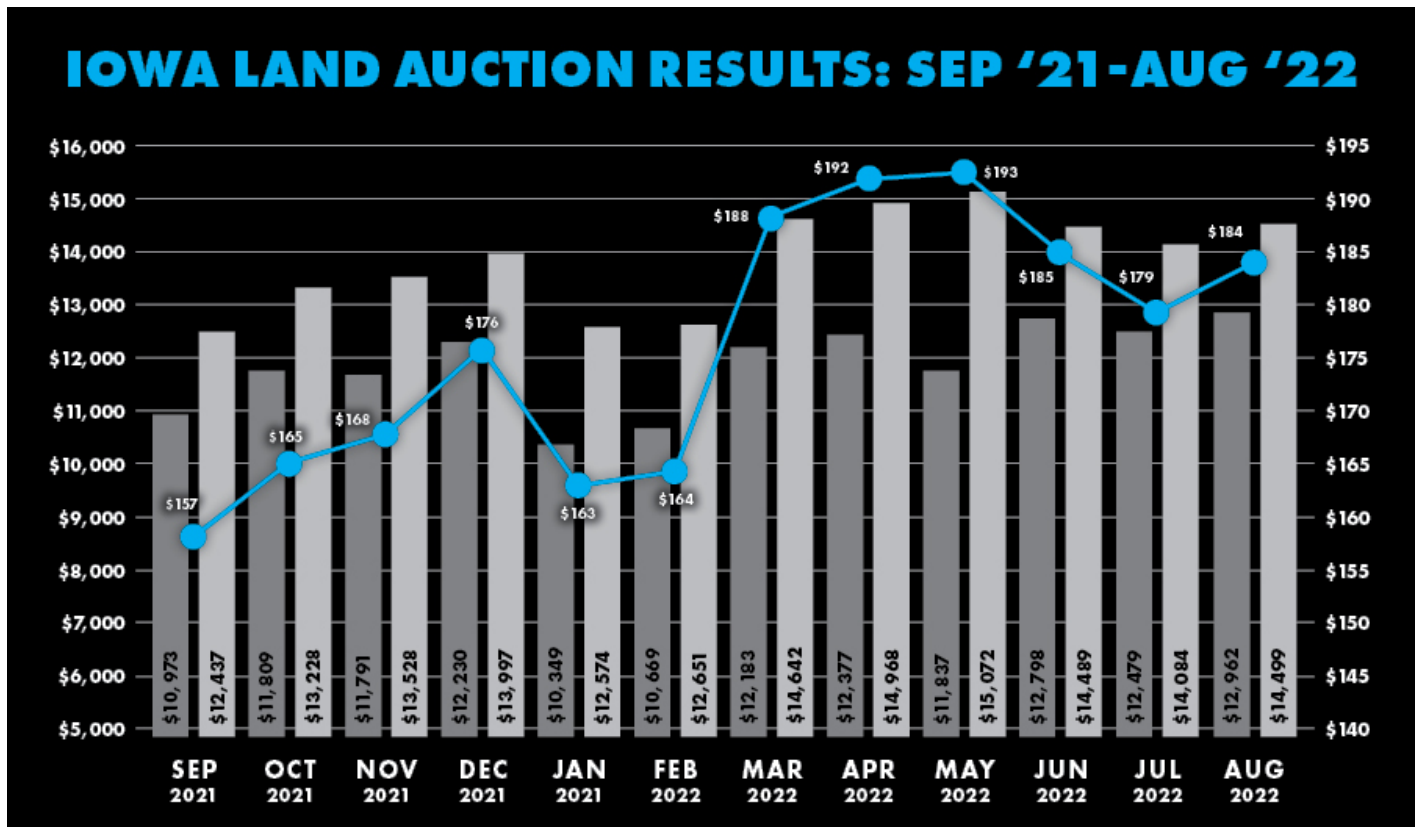


# Land Auction Results - August 2022

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\*\$/CSR2 is calculated as follows: Sale Price/Tillable Acres/CSR2 Rating

\*This dataset include tillable farms that sold at public auction and are 85% tillable row crop acres or greater.

■ \$ Per Gross Acre    ■ \$ Per Tillable Acre    ● \$ Per CSR2 Point

There were 94 tracts of land that sold at auction in the month of August in Iowa. During these auctions, there were a total of 9,783 acres available for purchase and of those acres, 88% were tillable acres.

## Iowa Results:

Tracts Sold: 94

Average \$/Acre: \$12,962

Average \$/Tillable: \$14,499

Average \$/CSR2: \$184

Change from July: +3%

Change from 2022 Q2: -2%

One Year Change: +17%

The high sale of the month went to a Sioux County 80.3-acre cropland farm, bringing \$26,000/acre or \$292/CSR2. Honorable mention goes to a Plymouth County 155-acre cropland farm, bringing \$22,200/acre or \$263/CSR2.

## Peoples Company Auctions:

[Listing #16270 - 34.65 Acres M/L in Wayne County, IA](#)

[Listing #16271 - 465.95 Acres M/L in Waseca County, MN](#)

- [Listing #16289 - 157.37 Acres M/L in Clinton County, IA](#)
- [Listing #16267 - 79 Acres M/L in Keokuk County, IA](#)
- [Listing #16264 - 91.53 Acres M/L in Boone County, IA](#)
- [Listing #16269 - 80 Acres M/L in Greene County, IA](#)
- [Listing #16326 - 120 Acres M/L in Clinton County, IA](#)
- [Listing #16252 - 209.32 Acres M/L in Lyon County, MN](#)
- [Listing #16294 - 120 Acres M/L in Guthrie County, IA](#)
- [Listing #16283 - 149.81 Acres M/L in in Worth County, IA](#)

[Click here to view the Iowa Land Values Update for 2022 Quarter 2.](#)

Below is a map of the auction data in Iowa for August 2022.



**Illinois Results:**

Tracts Sold: 6  
Average \$/Acre: \$15,833  
Average \$/Tillable: \$17,051  
Average \$/PI: \$118

**Minnesota Results:**

Tracts Sold: 34  
Average \$/Acre: \$9,424  
Average \$/Tillable: \$10,480  
Average \$/PI: \$118

**Missouri Results:**

Tracts Sold: 4

Average \$/Acre: \$5,175

Average \$/Tillable: \$n/a

Average \$/PI: \$n/a

**Nebraska Results:**

Tracts Sold: 6

Average \$/Acre: \$6,145

Average \$/Tillable: \$n/a

Average \$/PI: \$n/a

**Wisconsin Results:**

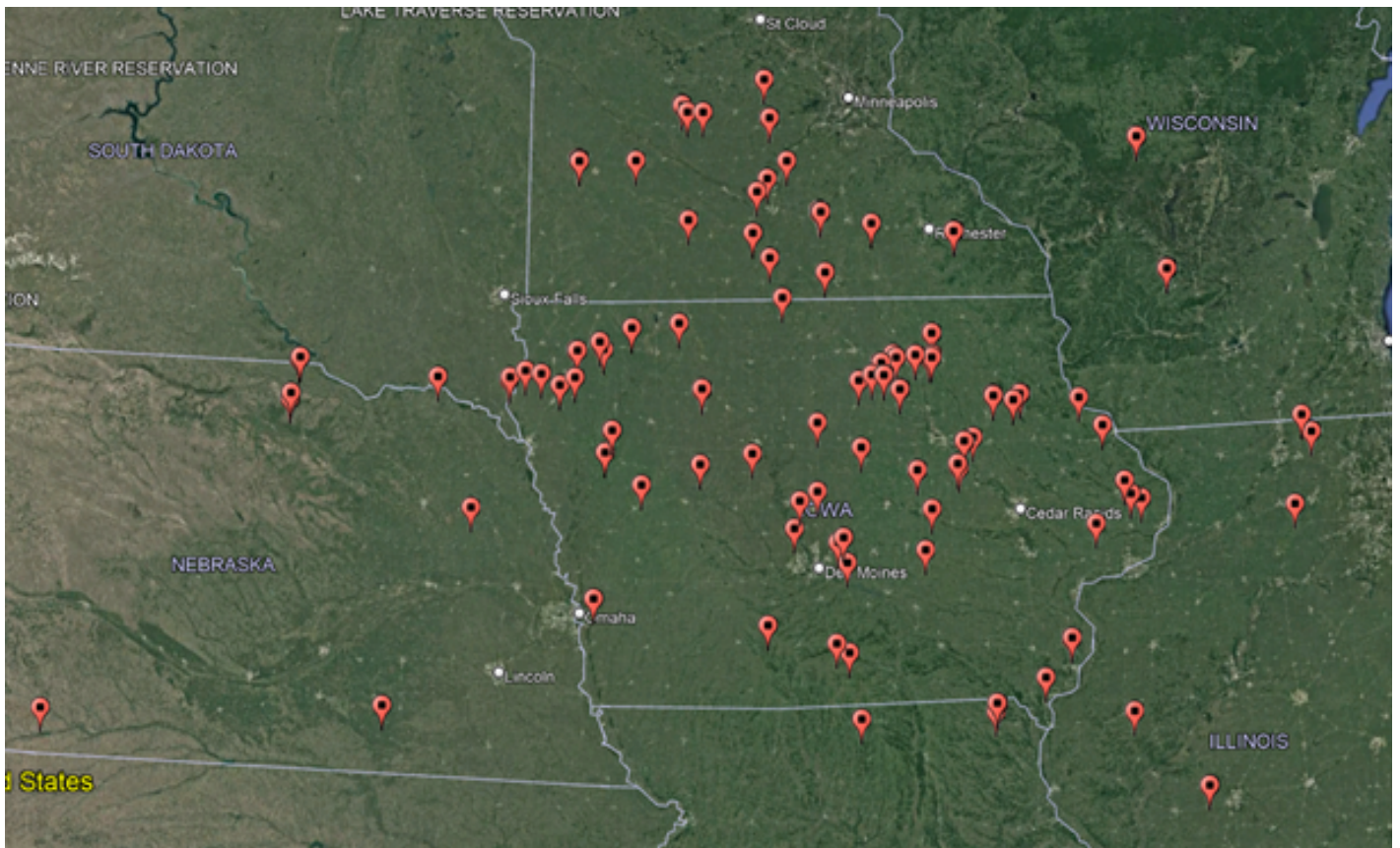
Tracts Sold: 7

Average \$/Acre: \$10,671

Average \$/Tillable: \$n/a

Average \$/PI: \$n/a

Below is a map of the auction data in the Midwest for August 2022.



Below are results for land auctions that occurred in August 2022. 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/>

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
08/31/2022	Worth	Cropland/CRP	149.81	\$ 12,600	66.7
08/31/2022	Black Hawk	Cropland	87.98	\$ 11,500	80.7
08/31/2022	Black Hawk	Cropland	81.40	\$ 13,500	84.4

<b>Sale Date</b>	<b>County</b>	<b>Land Type</b>	<b>Gross Acres</b>	<b>\$ Per Acre</b>	<b>CSR2</b>
08/31/2022	Floyd	Cropland	79.64	\$ 7,800	88.6
08/31/2022	Blue Earth	Cropland	35.39	\$ 9,692	89.1
08/31/2022	Union	Cropland	60.00	\$ 6,425	54.5
08/31/2022	Des Moines	Cropland	100.30	\$ 8,973	77.2
08/31/2022	Sioux	Cropland	151.59	\$ 20,100	90.6
08/31/2022	Sioux	Cropland	80.29	\$ 26,000	91.3
08/31/2022	Shelby	Cropland	156.10	\$ 16,100	68.7
08/30/2022	Kossuth	Cropland	166.00	\$ 15,100	76.9
08/30/2022	Hitchcock	Pasture	507.00		42.7
08/30/2022	Le Sueur	Cropland	40.00	\$ 7,250	85.1
08/30/2022	DeKalb	Cropland	85.75	\$ 14,000	141.7
08/30/2022	Cerro Gordo	Cropland	224.14	\$ 12,400	83.8
08/29/2022	Mitchell	Cropland	38.93	\$ 13,250	80.9
08/26/2022	Linn	Cropland	69.96	\$ 11,100	60.2
08/26/2022	Warren	Cropland	67.00	\$ 11,000	56.0
08/26/2022	Warren	Recreational	40.00	\$ 6,500	--
08/26/2022	Jasper	Cropland	120.00	\$ 17,100	83.6
08/26/2022	Winnebago	Cropland	199.72	\$ 14,300	137.3
08/26/2022	Jasper	Cropland	35.00	\$ 10,700	53.1
08/26/2022	Jasper	Cropland	120.00	\$ 14,300	74.2
08/26/2022	Ida	Cropland	118.71	\$ 10,425	85.3
08/26/2022	Ida	Cropland	90.44	\$ 13,584	84.8
08/26/2022	Warren	Cropland	62.25	\$ 9,000	72.9
08/25/2022	Guthrie	Cropland	119.89	\$ 16,000	80.2
08/25/2022	Holt	Pasture	100.00	\$ 7,050	53.2
08/25/2022	Holt	Recreation	159.95	\$ 1,050	--
08/25/2022	Holt	Cropland	220.00	\$ 1,825	--
08/25/2022	Nicollet	Cropland	74.30	\$ 12,621	91.3
08/25/2022	Redwood	Cropland	14.00		--
08/25/2022	Redwood	Cropland	132.17		--
08/25/2022	Sangamon	Cropland	40.00	\$ 20,500	142.2
08/25/2022	Sangamon	Cropland	35.00	\$ 18,600	136.2
08/25/2022	Ida	Cropland	219.18	\$ 23,400	92.0
08/25/2022	Dubuque	Cropland	113.74	\$ 14,600	62.4
08/25/2022	Marion	Cropland	125.78	\$ 11,500	73.2
08/25/2022	Tama	Cropland	78.62	\$ 11,250	77.2
08/25/2022	Hardin	Cropland	40.00	\$ 15,300	88.2
08/25/2022	Fayette	Cropland	70.00	\$ 13,500	77.0
08/25/2022	Chickasaw	Cropland	141.00	\$ 9,350	76.7
08/24/2022	OBrien	Cropland	108.74	\$ 16,000	76.0
08/24/2022	Grant	Cropland	105.10	\$ 6,900	88.0
08/24/2022	Grant	Cropland	462.76	\$ 8,600	84.9
08/24/2022	Grant	Cropland	153.35	\$ 8,331	85.2

<b>Sale Date</b>	<b>County</b>	<b>Land Type</b>	<b>Gross Acres</b>	<b>\$ Per Acre</b>	<b>CSR2</b>
08/24/2022	Grant	Cropland	160.00	\$ 3,400	72.2
08/24/2022	Chickasaw	Cropland	68.00	\$ 9,500	76.1
08/24/2022	OBrien	Cropland	46.81	\$ 12,100	85.6
08/24/2022	OBrien	Cropland	31.39	\$ 17,000	77.5
08/24/2022	OBrien	Cropland	120.06	\$ 13,100	89.2
08/23/2022	Clinton	Cropland	120.99	\$ 14,100	77.5
08/23/2022	Ida	Cropland	158.34	\$ 10,000	61.2
08/23/2022	Ida	Cropland	78.00	\$ 9,800	63.8
08/23/2022	Buchanan	Cropland	37.25	\$ 7,600	85.8
08/23/2022	Buchanan	Cropland	158.02	\$ 9,300	85.9
08/23/2022	Webster	Cropland	79.00	\$ 14,000	81.9
08/23/2022	Lyon	Cropland	83.61	\$ 7,800	91.8
08/23/2022	Lyon	Pasture	85.63	\$ 2,500	66.6
08/23/2022	Lyon	Hunting/Rec	40.00	\$ 3,100	33.6
08/19/2022	Poweshiek	Cropland/Rec	160.00	\$ 6,800	59.6
08/19/2022	Plymouth	Cropland	230.00	\$ 12,400	80.7
08/18/2022	Greene	Cropland	80.00	\$ 15,500	85.9
08/18/2022	Buchanan	Cropland	50.23	\$ 13,625	70.3
08/18/2022	Clinton	Cropland	117.80	\$ 15,600	78.3
08/18/2022	Renville	Cropland	161.40	\$ 15,300	93.6
08/18/2022	Sibley	Cropland	106.98	\$ 7,712	89.3
08/18/2022	Sibley	Cropland	44.28	\$ 8,017	87.9
08/18/2022	Story	Cropland	80.00	\$ 15,700	88.0
08/17/2022	Ida	Cropland	80.00	\$ 18,400	85.9
08/17/2022	Ida	Cropland	80.00	\$ 20,300	92.9
08/17/2022	Jasper	Cropland	185.61	\$ 17,800	90.7
08/17/2022	OBrien	Cropland	160.00	\$ 18,800	92.5
08/17/2022	Renville	Cropland	120.00	\$ 14,000	92.1
08/17/2022	Freeborn	Cropland	178.00	\$ 13,300	93.9
08/16/2022	Winnebago	Cropland/CRP	79.00	\$ 13,700	83.6
08/16/2022	McLeod	Cropland	77.55	\$ 7,531	91.6
08/16/2022	McLeod	Cropland	39.51	\$ 8,023	88.3
08/16/2022	Pocahontas	Cropland	116.21	\$ 12,000	84.6
08/16/2022	Pocahontas	Cropland	155.23	\$ 12,000	84.3
08/16/2022	Franklin	Cropland	120.60	\$ 8,700	76.7
08/15/2022	Ida	Cropland	113.93	\$ 11,900	64.1
08/15/2022	Monona	CRP	154.00	\$ 8,000	--
08/13/2022	Hancock	Cropland	117.15	\$ 8,350	64.0
08/12/2022	Faribault	Cropland	80.00	\$ 11,125	90.2
08/12/2022	Plymouth	Cropland	159.15	\$ 12,000	70.9
08/12/2022	McDonough	Cropland	126.73	\$ 19,700	139.3
08/12/2022	Boone	Cropland	91.53	\$ 15,600	84.2
08/12/2022	Plymouth	Cropland	159.54	\$ 19,000	87.1

<b>Sale Date</b>	<b>County</b>	<b>Land Type</b>	<b>Gross Acres</b>	<b>\$ Per Acre</b>	<b>CSR2</b>
08/12/2022	Plymouth	Cropland	147.94	\$ 15,300	68.1
08/12/2022	Plymouth	Cropland	65.95	\$ 12,000	74.5
08/11/2022	Cedar	Cropland	144.13	\$ 10,200	46.8
08/11/2022	Butler	Cropland	76.94	\$ 13,400	84.9
08/11/2022	Keokuk	Cropland	79.00	\$ 10,000	66.7
08/11/2022	Palo Alto	CRP	113.08	\$ 6,750	--
08/11/2022	Butler	Cropland	80.00	\$ 15,200	86.9
08/11/2022	Mower	Cropland	120.80	\$ 7,300	--
08/10/2022	Sauk	Ag land	66.67	\$ 9,200	--
08/10/2022	Sauk	Ag land	39.15	\$ 7,000	--
08/10/2022	Sauk	Ag land	65.98	\$ 8,700	--
08/10/2022	Sauk	Ag land	39.27	\$ 7,200	--
08/10/2022	Sauk	Ag land	41.65	\$ 7,200	--
08/10/2022	Sauk	Ag land	40.33	\$ 9,200	--
08/10/2022	Sauk	Headquarters	37.03	\$ 26,195	--
08/10/2022	Fillmore	Cropland	46.80	\$ 7,306	--
08/10/2022	Fillmore	Cropland	80.00	\$ 7,306	--
08/10/2022	Fillmore	Cropland	79.45	\$ 7,306	--
08/10/2022	Clinton	Cropland	78.68	\$ 14,337	63.8
08/10/2022	Clinton	Cropland	80.00	\$ 15,900	73.3
08/09/2022	Franklin	Cropland	135.00	\$ 17,000	90.8
08/09/2022	Waseca	Cropland	98.89	\$ 13,200	93.4
08/09/2022	Waseca	Cropland	79.42	\$ 11,250	91.3
08/09/2022	Waseca	Cropland	118.39	\$ 11,000	91.6
08/09/2022	Waseca	Recreational/Cropland	49.25	\$ 8,300	94.9
08/09/2022	Waseca	Cropland	40.00	\$ 13,200	96.7
08/09/2022	Washington	Solar	80.60	\$ 17,990	--
08/09/2022	Waseca	Cropland	80.00	\$ 11,300	93.6
08/09/2022	Boone	Cropland	80.00	\$ 12,600	87.4
08/09/2022	Hamilton	Cropland	62.27	\$ 9,550	80.7
08/08/2022	Butler	Cropland	145.00	\$ 10,800	71.0
08/08/2022	Pottawattamie	Rec	133.80	\$ 6,000	--
08/08/2022	Floyd	Cropland	80.00	\$ 10,600	90.7
08/08/2022	Floyd	Cropland	73.67	\$ 14,700	90.7
08/08/2022	Butler	Cropland	115.00	\$ 10,800	70.7
08/08/2022	Plymouth	Cropland	154.62	\$ 20,100	87.2
08/06/2022	Wright	Cropland	59.73	\$ 15,400	67.6
08/06/2022	Wright	Cropland	37.36	\$ 10,500	75.2
08/06/2022	Wright	Cropland	56.42	\$ 9,200	77.3
08/06/2022	Wright	Cropland	73.15	\$ 16,000	81.6
08/06/2022	Wright	Cropland	80.00	\$ 16,200	77.7
08/06/2022	Carroll	Cropland	131.00	\$ 13,600	82.9
08/06/2022	Crawford	Cropland	153.30	\$ 12,500	69.6

<b>Sale Date</b>	<b>County</b>	<b>Land Type</b>	<b>Gross Acres</b>	<b>\$ Per Acre</b>	<b>CSR2</b>
08/05/2022	Plymouth	Cropland	155.00	\$ 22,200	89.6
08/05/2022	Benton	Cropland	66.40	\$ 17,700	90.0
08/05/2022	Sullivan	Cropland	48.00	\$ 5,250	55.7
08/05/2022	Benton	Cropland	76.00	\$ 20,500	93.2
08/04/2022	Emmet	Cropland	80.00	\$ 13,500	80.6
08/04/2022	Butler	Cropland	80.00	\$ 9,000	72.2
08/04/2022	Butler	Cropland	154.52	\$ 12,500	89.9
08/04/2022	Emmet	Cropland	80.00	\$ 13,100	80.4
08/04/2022	Dodge	Cropland	133.00	\$ 6,701	74.0
08/03/2022	Clay	Cropland	40.00	\$ 18,800	89.0
08/03/2022	Watonwan	Cropland	160.00	\$ 8,200	93.1
08/02/2022	Faribault	Cropland	40.00	\$ 12,850	88.5
08/02/2022	Delaware	Cropland	74.14	\$ 8,600	59.5
08/02/2022	Buchanan	Cropland	121.50	\$ 12,700	87.7
08/02/2022	Wayne	Rec/Hunting	34.65	\$ 7,215	27.8
08/02/2022	Lee	Transitional	48.04	\$ 3,225	35.8
08/02/2022	Delaware	Cropland	90.80	\$ 9,300	49.2
08/02/2022	Renville	Cropland	111.31	\$ 11,000	91.4
08/02/2022	Renville	Cropland	80.71	\$ 11,000	87.3
08/02/2022	Boone	Cropland	61.85	\$ 7,900	125.6