

# Land Auction Results - December 2021

Published on Jan 10, 2022 by Ashley Poduska



Iowa saw 133 tracts go to auction in December 2021, which is down from the number of November auctions. Don't let the drop in number of auctions fool you, as there were still more auctions this December than we've seen the past few years. The decline in numbers refers to number of tracts only, as December's prices rose from \$156/CSR2 in November to \$177/CSR2 in December. The sale with the highest \$/CSR2 took place in Dubuque County on December 3, bringing \$275/CSR2.

Peoples Company had five auctions this month in Iowa and one in Kansas.

Peoples Company Auctions:

[Listing #15850 - 1,180.52 Acres M/L in Adams County, Iowa](#)

[Listing #15798 - 71.09 Acres M/L in Grundy County, Iowa](#)

[Listing #15802 - 189.29 Acres M/L in Marshall County, Iowa](#)

[Listing #15844 - 663 Acres M/L in Lucas County, Iowa](#)

[Listing #15905 - 214.29 Acres M/L in Guthrie & Adair County, Iowa](#)

[Listing #15864 - 3,495 Acres M/L in Finney & Gray County, Kansas](#)

[Click here to view the Iowa Land Values Update for Quarter 4.](#)

Below are results for land auctions that occurred in December 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

DECEMBER 2021

Sale Date	County	Land Type	Gross Acres	% Tillable	CSR2 Tillable	Sale Price	\$/Gross Acre	\$/Tillable Acre	\$/CSR2 Point
12/1/2021	Jackson	Cropland	149	62%	41.5	\$1,244,150.00	\$8,350.00	--	--
12/1/2021	Jackson	Cropland	22	38%	--	\$251,000.00	\$11,409.09	--	--
12/1/2021	Jackson	Cropland	152	80%	42.2	\$1,330,000.00	\$8,750.00	--	--
12/1/2021	Jackson	Row Crop	75	98%	89.7	\$1,492,500.00	\$19,900.00	\$20,273.02	\$226.01
12/1/2021	Grundy	Row Crop	70.15	99%	94.38	\$1,199,565.00	\$17,100.00	\$17,222.76	\$182.48
12/1/2021	Hardin	Row Crop	156.32	94%	76.6	\$1,422,512.00	\$9,100.00	\$9,685.00	\$126.00
12/2/2021	Adams	Crop	165.52	86%	63.3	\$1,332,436.00	\$8,050.00	\$9,384.01	\$148.25
12/2/2021	Adams	Crop	134.88	87%	73.3	\$1,416,240.00	\$10,500.00	\$12,060.29	\$164.53
12/2/2021	Adams	Crop	80	92%	64.4	\$632,000.00	\$7,900.00	\$8,554.41	\$132.83
12/2/2021	Adams	Crop	80	86%	70.5	\$680,000.00	\$8,500.00	\$9,850.79	\$139.73
12/2/2021	Adams	Crop	136	96%	55.8	\$1,033,600.00	\$7,600.00	\$7,953.83	\$142.54
12/2/2021	Adams	Crop	165.03	86%	66	\$1,328,492.00	\$8,050.00	\$9,321.44	\$141.23
12/2/2021	Adams	Crop	154.73	88%	69	\$1,222,367.00	\$7,900.00	\$8,940.66	\$129.57
12/2/2021	Adams	Crop	146.48	86%	65.4	\$1,179,164.00	\$8,050.00	\$9,384.51	\$143.49
12/2/2021	Adams	Crop	109.88	96%	79.4	\$977,932.00	\$8,900.00	\$9,251.96	\$116.52
12/2/2021	Mitchell	Row Crop	81.48	95%	83.2	\$1,425,900.00	\$17,500.00	\$18,410.59	\$221.28
12/2/2021	Howard	Row Crop	120	79%	77.2	\$1,728,000.00	\$14,400.00	--	--
12/2/2021	Harrison	Row Crop	167.51	100%	88.9	\$2,897,923.00	\$17,300.00	\$17,300.00	\$194.60
12/2/2021	Calhoun	Row Crop	74.8	96%	83.4	\$1,194,930.00	\$15,975.00	\$16,589.00	\$199.00
12/3/2021	Grundy	Crop	71.09	81%	80.8	\$625,592.00	\$8,800.00	--	--
12/3/2021	Marshall	Crop	189.29	92%	66.4	\$1,533,249.00	\$8,100.00	\$8,821.92	\$132.86
12/3/2021	Woodbury	Tillable	116.08	97.30%	63.5	\$847,384.00	\$7,300.00	\$7,501.00	\$115.00
12/3/2021	Dickinson	Row Crop	80	95%	85.7	\$1,120,000.00	\$14,000.00	\$14,736.84	\$171.96
12/3/2021	Dallas	Row Crop	160	95%	87.5	\$2,224,000.00	\$13,900.00	\$14,604.68	\$166.91
12/3/2021	Page	Row Crop	77.81	92%	71.05	\$809,224.00	\$10,400.00	\$11,276.81	\$158.72
12/3/2021	Page	Row Crop	148.89	98%	83.7	\$1,771,791.00	\$11,900.00	\$12,197.00	\$146.00
12/3/2021	Page	Row Crop	148.89	98%	83.7	\$1,771,791.00	\$11,900.00	\$12,197.38	\$145.72
12/3/2021	Page	Row Crop	77.81	92%	71.05	\$809,224.00	\$10,400.00	\$11,276.81	\$158.72
12/3/2021	Plymouth	Row Crop	151.33	97%	92.2	\$2,618,009.00	\$17,300.00	\$17,792.64	\$192.98
12/3/2021	Dubuque	Row Crop	94	94%	75	\$1,626,200.00	\$17,300.00	\$18,502.67	\$246.70
12/3/2021	Dubuque	Row Crop	98.22	86%	73.4	\$1,699,206.00	\$17,300.00	\$20,204.59	\$275.27
12/3/2021	Dubuque	Row Crop	116.64	61%	73.4	\$1,108,080.00	\$9,500.00	--	--
12/6/2021	Louisa	Cropland	72.61	91%	50	\$350,343.00	\$4,825.00	\$5,278.63	\$105.57
12/6/2021	Shelby	Row Crop	156	100%	64.3	\$2,028,000.00	\$13,000.00	\$13,010.84	\$202.35
12/6/2021	Shelby	Row Crop	65.16	99%	68.7	\$918,756.00	\$14,100.00	\$14,195.86	\$206.64
12/6/2021	Harrison	Row Crop	158	99%	55.2	\$2,014,500.00	\$12,750.00	\$12,837.75	\$232.57
12/6/2021	Marshall	Row Crop	80	94%	93	\$1,264,000.00	\$15,800.00	\$16,808.51	\$180.74
12/7/2021	Union	Crop	94.15	--	75.9	\$1,068,603.00	\$11,350.01	--	--
12/7/2021	Adams	Row Crop	175.5	80%	54.7	\$859,950.00	\$4,900.00	--	--
12/7/2021	Hardin	Row Crop	77	100%	92.1	\$1,155,000.00	\$15,000.00	\$15,000.00	\$162.87
12/7/2021	Calhoun	Row Crop	160	96%	80.4	\$2,112,000.00	\$13,200.00	\$13,757.17	\$171.11
12/8/2021	Chickasaw	Row Crop	77.99	96%	81.5	\$1,201,046.00	\$15,400.00	\$16,013.95	\$196.49
12/8/2021	Franklin	Tillable	60.2	98.70%	57.1	\$377,755.00	\$6,275.00	\$6,381.00	\$111.75
12/8/2021	Palo Alto	Row Crop	152	98%	85.7	\$1,945,600.00	\$12,800.00	\$13,060.35	\$152.40
12/8/2021	Linn	Crop	74.23	94%	72.5	\$1,054,066.00	\$14,200.00	\$15,138.10	\$208.80
12/8/2021	Linn	Crop	50.11	96%	75.4	\$764,178.00	\$15,250.01	\$15,831.31	\$209.96
12/9/2021	Adair	Row Crop	155.32	98%	61.2	\$1,164,900.00	\$7,500.00	\$7,648.00	\$125.00
12/9/2021	Cherokee	Cropland	301.58	51%	71.3	\$1,507,900.00	\$5,000.00	--	--
12/9/2021	Dickinson	Tillable	160	88.80%	85.8	\$1,852,000.00	\$11,575.00	\$13,039.50	\$151.98
12/9/2021	Delaware	Row Crop	148.44	96%	87.25	\$2,315,664.00	\$15,600.00	\$16,282.27	\$186.62
12/9/2021	Delaware	Row Crop	75.96	96%	88.51	\$1,131,804.00	\$14,900.00	\$15,538.22	\$175.55
12/9/2021	Delaware	Row Crop	235.5	95%	84.29	\$3,673,800.00	\$15,600.00	\$16,487.01	\$195.60
12/9/2021	Delaware	Row Crop	158.5	94%	86.5	\$2,757,900.00	\$17,400.00	\$18,425.31	\$213.01
12/9/2021	Delaware	Row Crop	50.42	95%	78.79	\$786,552.00	\$15,600.00	\$16,352.43	\$207.54
12/9/2021	Delaware	Row Crop	131.42	99%	68.39	\$1,839,880.00	\$14,000.00	\$14,186.75	\$207.44
12/9/2021	Delaware	Row Crop	153.41	98%	84.84	\$2,669,334.00	\$17,400.00	\$17,821.70	\$210.06
12/9/2021	Lucas	Row Crop	160	85%	61.4	\$912,000.00	\$5,700.00	\$6,744.07	\$109.84
12/9/2021	Lucas	Pasture	237	--	--	\$1,238,325.00	\$5,225.00	--	--
12/9/2021	Lucas	Pature/Cropland	266	9%	59	\$944,300.00	\$3,550.00	--	--
12/9/2021	O'Brien	Tillable	153.63	94.8	94.1	\$2,074,005.00	\$13,500.00	\$14,243.56	\$151.37
12/9/2021	Floyd	Tillable	78.4	98.7	86.8	\$1,101,520.00	\$14,050.00	\$14,231.52	\$163.96
12/9/2021	Buchanan	Row Crop	80	95%	86.7	\$1,264,000.00	\$15,800.00	\$16,623.00	\$192.00
12/9/2021	Montgomery	Cropland	217.71	88%	--	\$1,828,764.00	\$8,400.00	\$9,514.90	--
12/9/2021	Montgomery	Tillable	73.14	84%	67.4	\$585,120.00	\$8,000.00	\$9,517.24	\$141.20
12/10/2021	Jasper	Row Crop	86.1	93%	77.6	\$947,100.00	\$11,000.00	\$11,877.35	\$153.06

*\*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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