

Land Auction Results - February 2022

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In a typical year, February is considered a slow month in terms of Iowa auction sales. So far, 2022 is not a typical year. Iowa saw 74 tracts sell at public auction, bringing over 8,100 acres to the market.

These tracts brought an average dollar per acre of \$10,669, average dollar per tillable acre of \$12,651 and an average dollar per CSR2 of \$164. This is only \$1 per CSR2 point more than January 2022's average, and down 3% from Q4 2021.

Peoples Company Auctions:

[Listing #15980 - 224 Acres M/L in Monroe County, Illinois](#)

[Listing #15941 - 75.49 Acres M/L in Marshall County, Iowa](#)

[Listing #15936 - 225 Acres M/L in Wayne County, Iowa](#)

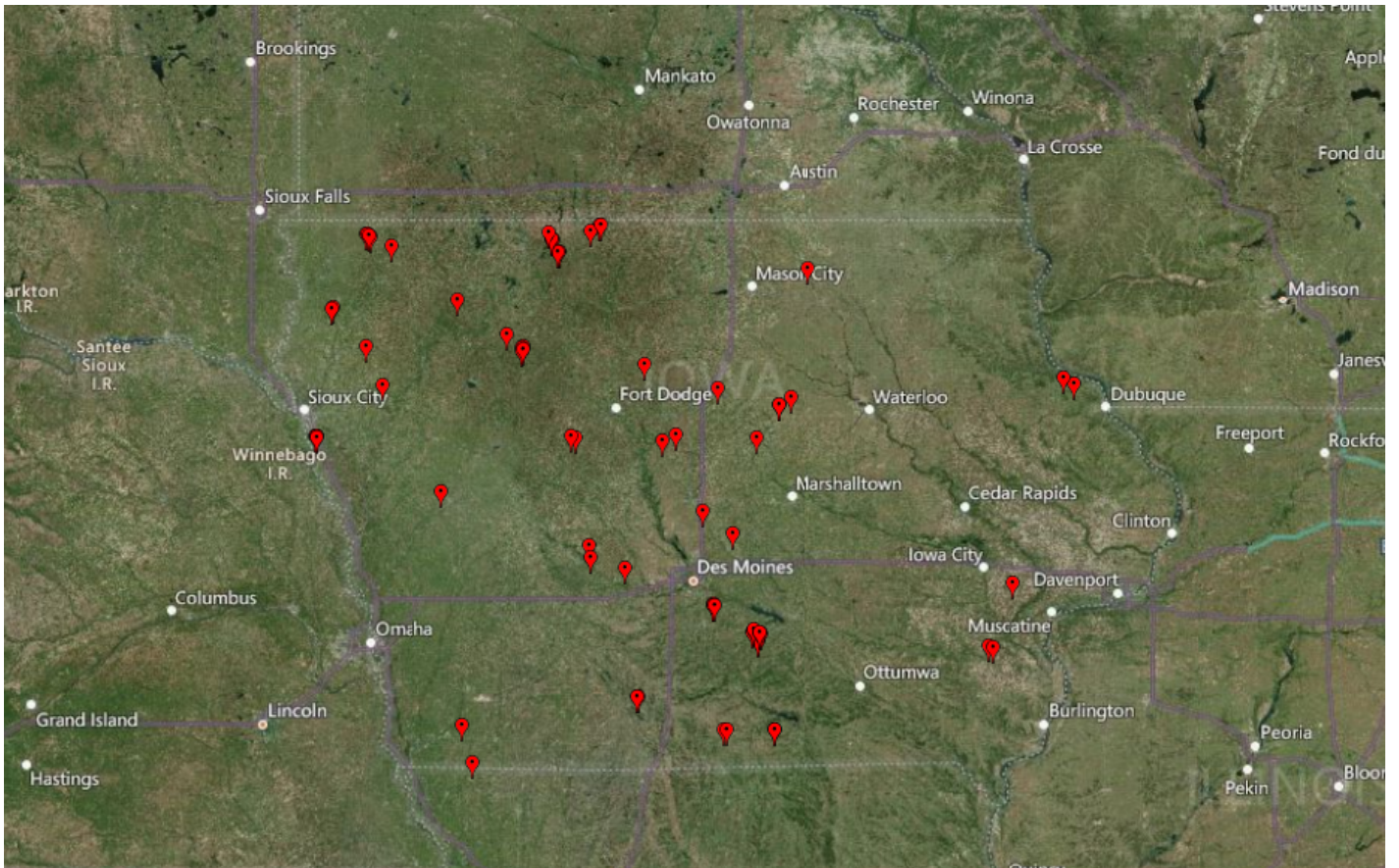
[Listing #15938 - 151.64 Acres M/L in Guthrie County, Iowa](#)

[Listing #15939 - 34.4 Acres M/L in Guthrie County, Iowa](#)

[Listing #15967 - 116.48 Acres M/L in Dallas County, Iowa](#)

[Listing #15952 - 311.89 Acres M/L in Warren County, Iowa](#)

Below is a map of the auction data for February 2022.



Below are results for land auctions that occurred in February 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
02/26/2022	Butler	Tillable	78.65	\$ 11,220	80.2
02/25/2022	Warren	Tillable	55.43	\$ 8,400	73.5
02/25/2022	Warren	Tillable	71.69	\$ 7,400	78.6
02/25/2022	Warren	Rec	64.66	\$ 6,350	--
02/25/2022	Warren	Tillable	85.16	\$ 14,000	87.2
02/25/2022	Plymouth	Tillable	133.20	\$ 20,075	86.3
02/25/2022	Dubuque	Tillable	183.80	\$ 9,800	51.4
02/25/2022	Dubuque	Tillable	39.20	\$ 13,500	43.2
02/25/2022	Warren	Tillable/Rec	34.95	\$ 11,500	48.2
02/24/2022	McLeod	Tillable	165.65	\$ 7,500	--
02/24/2022	Jasper	Tillable	240.00	\$ 7,700	51.7
02/24/2022	Mitchell	Tillable	77.00	\$ 9,000	74.1
02/24/2022	Osceola	Tillable	160.00	\$ 16,200	91.1
02/24/2022	Dallas	Tillable	116.48	\$ 12,700	75.8
02/23/2022	Woodbury	Tillable	79.29	\$ 16,000	78.7
02/23/2022	Woodbury	Tillable	110.45	\$ 12,000	81.7
02/23/2022	Grundy	Tillable	157.00	\$ 19,100	88.5
02/23/2022	Grundy	Tillable	120.00	\$ 16,400	86.9

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
02/23/2022	Story	Tillable	56.16	\$ 14,909	85.6
02/23/2022	Grundy	Tillable	116.00	\$ 17,300	92.3
02/23/2022	Appanoose	Tillable	56.00	\$ 4,700	38.8
02/23/2022	Appanoose	Tillable	154.64	\$ 6,050	45.3
02/23/2022	Woodbury	Tillable	43.17	\$ 17,100	83.2
02/23/2022	Woodbury	Tillable	69.90	\$ 16,500	80.0
02/22/2022	Marion	Tillable	40.00	\$ 14,200	76.4
02/22/2022	Poweshiek	Tillable	47.97	\$ 14,700	76.5
02/22/2022	Wright	Tillable	118.74	\$ 7,900	61.4
02/22/2022	Hardin	Tillable	61.08	\$ 7,250	69.7
02/22/2022	Marion	Tillable/Rec	197.60	\$ 5,350	74.2
02/22/2022	Marion	Tillable/Rec	41.30	\$ 8,300	81.7
02/22/2022	Marion	Tillable/Rec	80.20	\$ 3,825	83.4
02/22/2022	Marion	Tillable	37.00	\$ 9,250	50.5
02/21/2022	Cherokee	Tillable	160.00	\$ 15,900	84.4
02/18/2022	Lyon	Tillable/Pasture	59.79	\$ 7,100	73.0
02/18/2022	Lyon	Cropland	94.08	\$ 11,100	51.8
02/18/2022	Lyon	Cropland	79.79	\$ 17,600	96.1
02/18/2022	Lyon	Cropland	79.80	\$ 18,500	97.2
02/17/2022	Hamilton	Cropland	79.00	\$ 11,900	77.7
02/17/2022	Page	Cropland	152.58	\$ 8,950	68.8
02/17/2022	Kossuth	Cropland	150.50	\$ 13,200	79.4
02/17/2022	Kossuth	Cropland	83.00	\$ 13,200	77.1
02/17/2022	Marion	Cropland	249.00		63.1
02/17/2022	Marion	Cropland	79.00		52.4
02/17/2022	Marion	Rec / Timber	120.00		52.4
02/17/2022	Hamilton	Cropland	153.00	\$ 10,900	82.7
02/15/2022	Muscatine	Cropland	153.05	\$ 16,200	91.9
02/15/2022	Guthrie	Cropland	34.40	\$ 10,050	72.5
02/15/2022	Guthrie	Cropland	151.64	\$ 11,300	69.9
02/14/2022	Clarke	Cropland	159.30		43.2
02/14/2022	Clarke	Cropland	76.30		39.4
02/12/2022	Cedar	Cropland	73.00	\$ 12,650	68.3
02/12/2022	Mower	Row Crop	120.00	\$ 13,000	--
02/11/2022	Wayne	Tillable	148.00	\$ 8,350	54.4
02/11/2022	Wayne	Tillable/Rec	77.00	\$ 5,200	47.1
02/11/2022	Worth	Row Crop	77.41	\$ 6,500	74.0
02/10/2022	Sioux	Tillable	75.85	\$ 19,600	85.7
02/10/2022	Freeborn	Row Crop	60.00	\$ 6,400	--
02/10/2022	Faribault	Row Crop	81.00		--
02/10/2022	Faribault	Row Crop	80.00		--
02/10/2022	Faribault	Row Crop	80.00		--
02/10/2022	Sioux	Tillable	79.98	\$ 20,750	90.0

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
02/09/2022	Buena Vista	Tillable	40.00	\$ 9,750	73.4
02/08/2022	Monroe	Tillable/Rec	93.10	\$ 5,500	--
02/08/2022	Louisa	Tillable	100.00	\$ 13,600	82.4
02/08/2022	Louisa	Tillable	153.70	\$ 9,000	74.4
02/08/2022	Monroe	Tillable/Rec	131.00	\$ 6,000	--
02/07/2022	Emmet	Tillable	153.90	\$ 12,100	78.9
02/07/2022	Emmet	Storage	13.00	\$ 11,923	--
02/07/2022	Emmet	Tillable	99.73	\$ 13,200	81.4
02/07/2022	Emmet	Tillable	105.00	\$ 15,000	78.2
02/07/2022	Emmet	Tillable	106.00	\$ 15,000	86.5
02/07/2022	Emmet	Tillable	103.80	\$ 10,650	72.7
02/07/2022	Emmet	Tillable	143.40	\$ 13,400	83.1
02/07/2022	Emmet	Tillable	156.00	\$ 9,000	81.1
02/05/2022	Dodge	Row Crop	75.00	\$ 15,700	--
02/05/2022	Crawford	Tillable	147.00	\$ 7,050	52.7
02/03/2022	Page	Row Crop	116.00	\$ 5,000	62.4
02/02/2022	Polk	Row Crop	80.71		70.4