

Land Auction Results - January 2022

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With such a strong end to 2021 auctions, there is a lot of speculation whether land prices will remain strong in 2022. Many ag professionals have been watching the land market closely this month to see whether prices would remain steady or if the “bubble” would burst.

In Iowa we saw 68 tracts and a total of 7,516 acres sell at public auction, bringing an average dollar per acre of \$10,349, average dollar per tillable acre of \$12,575 and an average dollar per CSR2 of \$163. While this is down 8% from December’s dollar per CSR2 average of \$176.59, it remains stronger than the overall 2021 dollar per CSR2 average of \$154.17. These auctions took place across the state, though there was a cluster in southern Iowa / District 8.

The top sale price went to a 79-acre Crawford County farm which sold for \$13,600 per acre or \$240 per CSR2 point. This property was nearly entirely tillable with good drainage and primarily Monona soils with a CSR2 of 57.8.

Peoples Company sold seven tracts at auction this month in Iowa, and four tracts in Minnesota for a January total of 634 acres.

Peoples Company Auctions:

[Listing #15834 - 17 Acres M/L in Wright County, Minnesota](#)

[Listing #15857 - 160 Acres M/L in Wayne & Lucas County, Iowa](#)

[Listing #15937 - 480 Acres M/L in Guthrie County, Iowa](#)

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

Below are results for land auctions that occurred in January 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
01/27/2022	Benton	Row Crop	144.58	\$ 15,750	91.3
01/27/2022	Emmet	Tillable	80.00	\$ 13,600	86.3
01/27/2022	Mills	Row Crop	158.26	\$ 12,600	80.9
01/26/2022	Scott	Tillable	154.63	\$ 13,900	83.4
01/26/2022	Scott	Tillable	80.00	\$ 12,250	82.1
01/26/2022	Palo Alto	Tillable/Rec	157.90	\$ 12,100	82.1
01/26/2022	Scott	Tillable	77.19	\$ 17,600	97.3
01/26/2022	Bremer	Row Crop	56.49	\$ 15,100	88.7
01/26/2022	Bremer	Row Crop	148.97	\$ 14,300	87.1
01/25/2022	Guthrie	Tillable	320.00	\$ 8,550	54.4
01/25/2022	Guthrie	Tillable	136.75	\$ 8,100	54.4
01/24/2022	Muscatine	Tillable	68.88	\$ 9,675	72.8
01/22/2022	Ringgold	Mixed Use	258.00	\$ 3,950	31.8
01/22/2022	Ringgold	Mixed Use	160.00	\$ 3,400	37.7
01/21/2022	Lucas	Tillable	20.00	\$ 9,700	80.0
01/21/2022	Lucas	Tillable	40.00	\$ 9,600	69.8
01/21/2022	Lucas	Tillable	40.00	\$ 7,300	49.4
01/21/2022	Lucas	Tillable	40.00	\$ 6,900	57.4
01/21/2022	Wayne	Tillable	20.00	\$ 9,800	79.0
01/20/2022	Fremont	Tillable/CRP	103.87	\$ 7,550	75.5
01/20/2022	Hardin	Cropland	199.50	\$ 13,900	86.4
01/19/2022	Dickinson	Row Crop	80.52	\$ 14,300	85.2
01/19/2022	Wright	Building	7.00	\$ 77,781	--
01/19/2022	Wright	Building	2.70	\$ 70,266	--
01/19/2022	Wright	Building	2.00	\$ 82,560	--
01/19/2022	Wright	Building	5.14	\$ 91,502	--
01/19/2022	Dickinson	Row Crop	80.66	\$ 7,200	60.7
01/19/2022	Des Moines	Tillable	91.99	\$ 7,250	78.7
01/18/2022	Chickasaw	Row Crop	67.50	\$ 8,500	--
01/18/2022	Crawford	Tillable	79.00	\$ 13,600	57.8
01/18/2022	Dickinson	Row Crop	160.00	\$ 8,300	80.1
01/18/2022	Chickasaw	Row Crop	48.56	\$ 4,700	39.6
01/18/2022	Chickasaw	Row Crop	113.39	\$ 6,700	58.5
01/18/2022	Chickasaw	Row Crop	40.70	\$ 5,300	58.5
01/18/2022	Chickasaw	Row Crop	76.50	\$ 6,600	58.6
01/17/2022	Emmet	Row Crop	160.00	\$ 8,500	67.4
01/14/2022	Poweshiek	Tillable	156.49	\$ 5,800	56.5
01/13/2022	Wayne	Tillable	151.33	\$ 4,150	43.8

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
01/13/2022	Wayne	Tillable	161.43	\$ 4,775	49.6
01/13/2022	Page	Row Crop	76.47	\$ 10,200	74.6
01/13/2022	Lucas	Tillable	66.08	\$ 3,750	63.8
01/13/2022	Marion	Tillable	139.24	\$ 7,000	76.5
01/13/2022	Marion	Tillable	44.00	\$ 5,750	63.8
01/13/2022	Wayne	Tillable	138.61	\$ 5,000	43.9
01/13/2022	Lucas	Tillable	138.61	\$ 5,000	53.3
01/13/2022	Lucas	Tillable	151.95	\$ 5,000	48.4
01/13/2022	Lucas	Tillable	53.67	\$ 3,175	27.3
01/13/2022	Page	Tillable/Pasture	79.00	\$ 6,000	59.9
01/13/2022	Butler	Tillable	77.20	\$ 14,175	91.1
01/13/2022	Butler	Tillable	97.30	\$ 14,175	84.9
01/13/2022	Clay	Row Crop	77.38	\$ 15,500	91.1
01/13/2022	Butler	Tillable	72.00	\$ 14,175	92.5
01/12/2022	Adair	Row Crop	224.00	\$ 8,750	58.3
01/12/2022	Ida	Row Crop	80.39	\$ 21,300	91.7
01/12/2022	Ida	Row Crop	83.44	\$ 21,300	94.7
01/12/2022	Cherokee	Row Crop	77.20	\$ 17,800	86.3
01/12/2022	Ida	Row Crop	70.26	\$ 16,700	94.9
01/12/2022	Ida	Row Crop	80.00	\$ 20,100	95.0
01/12/2022	Cherokee	Row Crop	76.74	\$ 16,200	93.4
01/12/2022	Ida	Row Crop	80.23	\$ 20,100	95.7
01/12/2022	Adair	Row Crop	199.00	\$ 8,100	63.1
01/11/2022	Franklin	Row Crop	43.00	\$ 14,800	94.5
01/11/2022	Franklin	Row Crop	94.00	\$ 14,000	89.0
01/11/2022	Franklin	Row Crop	76.00	\$ 8,675	62.7
01/10/2022	Woodbury	Tillable	115.23	\$ 11,900	57.7
01/10/2022	Woodbury	Tillable/Rec	39.00	\$ 13,000	43.2
01/10/2022	Montgomery	Tillable	69.49	\$ 10,200	68.1
01/10/2022	Woodbury	Tillable	150.83	\$ 11,000	50.3
01/08/2022	Adair	Row Crop	165.48	\$ 8,075	59.4
01/08/2022	Adair	Row Crop	146.04	\$ 8,150	63.4
01/06/2022	Wapello	Tillable	253.54	\$ 9,600	75.7
01/06/2022	Mahaska	Tillable	170.02	\$ 8,900	87.3