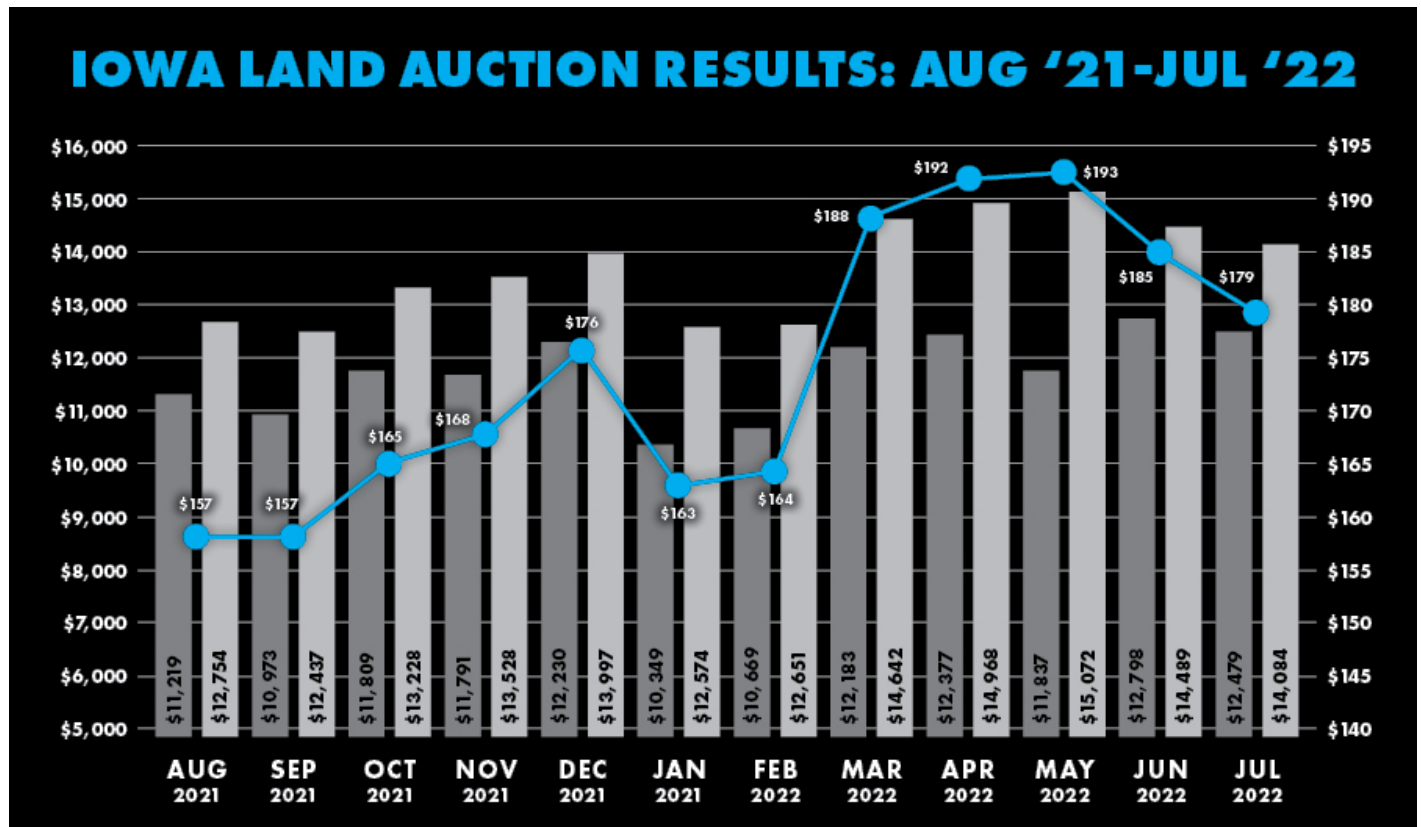


Land Auction Results - July 2022

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

July 2022 Auction Data:

Tracts sold: 82

Acres sold: 9,127

Average \$/Acre: \$12,479

Average \$/Tillable Acre: \$14,084

Average \$/CSR2: \$179

Even through the Fourth of July and county fairs, auctions across the state of Iowa were still active in July 2022. We saw 82 tracts sell at public auction in July, -54% in volume from June. However, those 82 tracts were still more than July 2021's 54 tracts. Prices remained relatively stable: With an average of \$179/CSR2, Iowa is -3% from June's \$/CSR2 average, and +3% from Q2's average. The average dollar per gross acre was \$12,479, and the average dollar per tillable acre was \$14,084.

The high dollar per gross acre sale of the month went to an O'Brien County farm, selling two tracts at \$25,250 per acre. Tract 2 of this sale also brought us the high dollar per CSR2 sale of the month, bringing in \$276 per CSR2. The runner up for \$/CSR2 went to a Clayton County farm selling for \$17,000 per acre, or \$271 per CSR2.

Peoples Company Auctions:

[Listing #16172 - 234.43 Acres M/L in Warren County, IA](#)

[Listing #16109 - 117.06 Acres M/L in Grant County, WI](#)

[Listing #16217 - 322.41 Acres M/L in Phelps County, NE](#)

[Listing #16225 - 85.75 Acres M/L in Appanoose & Wayne County, IA](#)

[Listing #16236 - 241.8 Acres M/L in Kossuth County, IA](#)

[Listing #16240 - 461.87 Acres M/L in Monroe County, IL](#)

[Listing #16256 - 207.5 Acres M/L in Decatur County, IA](#)

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

Below are results for land auctions that occurred in July 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
07/29/2022	Decatur	Cropland/Timber	130.00	\$ 3,000	44.9
07/29/2022	Decatur	Cropland/ Timber	40.00	\$ 4,000	54.0
07/29/2022	Decatur	Cropland	37.50	\$ 3,450	37.1
07/28/2022	Sac	Cropland	247.00	\$ 13,300	87.6
07/28/2022	Eau Claire	Cropland	26.50		36.5
07/28/2022	Eau Claire	Cropland	64.34		41.9
07/28/2022	Clayton	Cropland/Rec	181.85	\$ 8,000	43.7
07/28/2022	Clayton	Cropland/Rec	40.75	\$ 8,000	53.1
07/28/2022	Marshall	Cropland	267.79	\$ 14,250	83.2
07/28/2022	Ida	Cropland	118.00	\$ 9,100	76.9
07/28/2022	Sac	Cropland	73.00	\$ 13,300	77.7
07/28/2022	Blue Earth	Cropland	36.17	\$ 7,100	--
07/28/2022	Blue Earth	Cropland	150.34	\$ 11,900	93.2
07/28/2022	Monroe	Cropland/ Rec	288.64	\$ 1,950	109.0
07/28/2022	Monroe	Cropland	111.02	\$ 6,000	113.5
07/28/2022	Monroe	Cropland/Timber	62.21	\$ 2,200	112.5
07/28/2022	Mitchell	Cropland	100.51	\$ 6,100	68.3
07/28/2022	OBrien	Cropland	160.00	\$ 23,500	95.7
07/27/2022	Fayette	Cropland	152.39	\$ 12,500	85.6
07/27/2022	Dickinson	Cropland	159.70	\$ 18,700	87.6
07/27/2022	Putnam	Cropland	142.00	\$ 4,000	68.5
07/27/2022	Allamakee	Cropland	117.39		62.7
07/27/2022	Story	Cropland	116.15	\$ 20,000	83.3
07/26/2022	Mills	Cropland	167.51	\$ 12,000	84.5
07/26/2022	Adair	Ag land	58.00		65.3
07/26/2022	Adair	Ag land	82.00		68.5
07/25/2022	Cooper	Recreational	38.73	\$ 4,523	72.0
07/25/2022	Shelby	Cropland	156.00	\$ 15,000	68.0
07/23/2022	Mitchell	Ag	165.00	\$ 7,800	70.7
07/23/2022	Mitchell	Ag	60.00	\$ 14,000	91.5

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
07/21/2022	Adams	Cropland	77.00	\$ 6,000	52.6
07/21/2022	Black Hawk	Cropland	40.00	\$ 19,600	88.2
07/21/2022	Black Hawk	Cropland	77.00	\$ 17,700	87.5
07/21/2022	Black Hawk	Cropland	160.00	\$ 17,700	86.6
07/21/2022	Wayne	Cropland	158.00	\$ 6,100	40.2
07/21/2022	Wayne	Cropland	156.00	\$ 7,100	50.8
07/21/2022	Wayne	Cropland	160.00	\$ 7,500	52.0
07/21/2022	Clayton	Cropland	94.10	\$ 17,000	62.9
07/21/2022	Calhoun	Cropland/Rec	80.00	\$ 6,300	62.4
07/21/2022	Adams	Cropland	156.00	\$ 9,000	71.7
07/21/2022	Adams	Cropland	265.00	\$ 7,500	67.5
07/21/2022	Adams	Cropland	156.00	\$ 7,900	70.7
07/21/2022	Adams	Cropland	77.00	\$ 7,000	54.4
07/21/2022	Adams	Cropland	239.00	\$ 5,600	54.2
07/21/2022	Adams	Cropland	150.00	\$ 9,700	69.9
07/21/2022	Adams	Cropland	148.00	\$ 10,250	81.8
07/21/2022	Adams	Cropland	144.00	\$ 8,400	66.4
07/21/2022	Adams	Cropland	38.00	\$ 6,500	53.3
07/21/2022	Humboldt	Cropland	90.00	\$ 11,800	82.9
07/21/2022	OBrien	Cropland	80.00	\$ 21,050	94.7
07/21/2022	OBrien	Cropland	80.00	\$ 18,000	94.1
07/21/2022	Plymouth	Cropland	80.80	\$ 18,500	86.0
07/21/2022	Mower	Cropland	153.50	\$ 8,950	--
07/20/2022	Cottonwood	Cropland	231.67	\$ 14,650	--
07/20/2022	Dubuque	Cropland	114.51	\$ 20,200	87.3
07/19/2022	Audubon	Cropland	192.00	\$ 12,100	73.6
07/19/2022	Marshall	Cropland	120.00	\$ 9,100	69.8
07/19/2022	Audubon	Cropland	160.00	\$ 15,100	73.6
07/19/2022	Mower	Cropland	226.07	\$ 10,659	86.7
07/19/2022	Wright	Cropland	80.00	\$ 13,200	73.1
07/19/2022	Kossuth	Cropland	120.00	\$ 14,650	84.5
07/19/2022	Kossuth	Cropland	80.00	\$ 15,400	80.3
07/19/2022	Kossuth	Cropland	41.00	\$ 8,600	58.8
07/19/2022	Kossuth	Cropland	80.00	\$ 15,000	82.3
07/18/2022	Pottawattamie	Cropland	71.04	\$ 9,115	58.5
07/18/2022	Harrison	Rec/Cropland	40.00	\$ 6,600	72.3
07/15/2022	Wayne	Cropland	45.75	\$ 13,600	53.5
07/15/2022	Monona	Cropland	192.93	\$ 14,500	90.5
07/15/2022	Worth	Cropland	73.86	\$ 9,500	84.8
07/15/2022	Madison	Cropland	158.40	\$ 4,800	50.7
07/15/2022	Rice	Cropland	128.20	\$ 9,213	85.4
07/15/2022	Wright	Cropland	143.00	\$ 15,100	79.2
07/15/2022	Appanoose	Cropland	40.00	\$ 11,100	56.0

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
07/14/2022	Redwood	Cropland	92.59		93.3
07/14/2022	Dickinson	Cropland	138.03	\$ 10,800	79.0
07/14/2022	De Witt	Cropland	96.98	\$ 18,200	140.7
07/14/2022	OBrien	Cropland	76.86	\$ 25,250	97.6
07/14/2022	Howard	Cropland	79.00	\$ 12,500	54.2
07/14/2022	Sioux	Cropland	79.65	\$ 23,400	97.0
07/14/2022	Phelps	Cropland	322.41	\$ 11,600	59.1
07/14/2022	OBrien	Cropland	80.36	\$ 25,250	97.4
07/13/2022	Meeker	Cropland	72.50	\$ 8,800	--
07/13/2022	Franklin	Cropland	70.37	\$ 12,500	87.7
07/13/2022	Floyd	Cropland	40.00	\$ 10,400	83.6
07/13/2022	Floyd	Cropland	78.00	\$ 14,700	86.1
07/13/2022	Mitchell	Cropland	156.00	\$ 17,100	90.3
07/13/2022	Yellow Medicine	Cropland	193.01	\$ 6,800	--
07/13/2022	Beltrami	Rec	78.39	\$ 700	--
07/12/2022	Webster	Cropland	122.00	\$ 12,300	73.5
07/12/2022	Greene	Cropland	158.81	\$ 9,899	83.4
07/12/2022	OBrien	Cropland	80.00	\$ 20,100	94.8
07/12/2022	Jasper	Cropland	194.29	\$ 12,300	86.6
07/12/2022	Jasper	Cropland	40.00	\$ 9,900	61.9
07/12/2022	Jasper	Cropland	40.00	\$ 13,000	81.8
07/12/2022	Grant	Cropland	61.03	\$ 10,600	81.0
07/12/2022	Grant	Cropland	6.87	\$ 24,000	88.0
07/12/2022	Grant	Cropland	49.43	\$ 15,100	81.4
07/12/2022	Jasper	Cropland	40.00	\$ 13,000	85.5
07/08/2022	Plymouth	Cropland	153.50	\$ 16,000	83.7
07/08/2022	Boone	Cropland	77.00	\$ 10,700	82.4
07/07/2022	Black Hawk	Cropland	117.00	\$ 9,500	71.8
07/07/2022	Blue Earth	Cropland	40.00	\$ 14,000	89.8
07/06/2022	Dickinson	Cropland	80.00	\$ 11,300	75.2
07/06/2022	Dickinson	Cropland	90.00	\$ 12,400	79.5
07/06/2022	Dickinson	Cropland	80.00	\$ 11,300	75.9
07/06/2022	Fayette	Cropland	67.80	\$ 7,522	84.0
07/01/2022	Warren	Cropland	40.00	\$ 14,100	67.4
07/01/2022	Warren	Cropland	114.43	\$ 13,100	76.2
07/01/2022	Warren	Cropland/Pasture	72.45	\$ 11,200	68.0