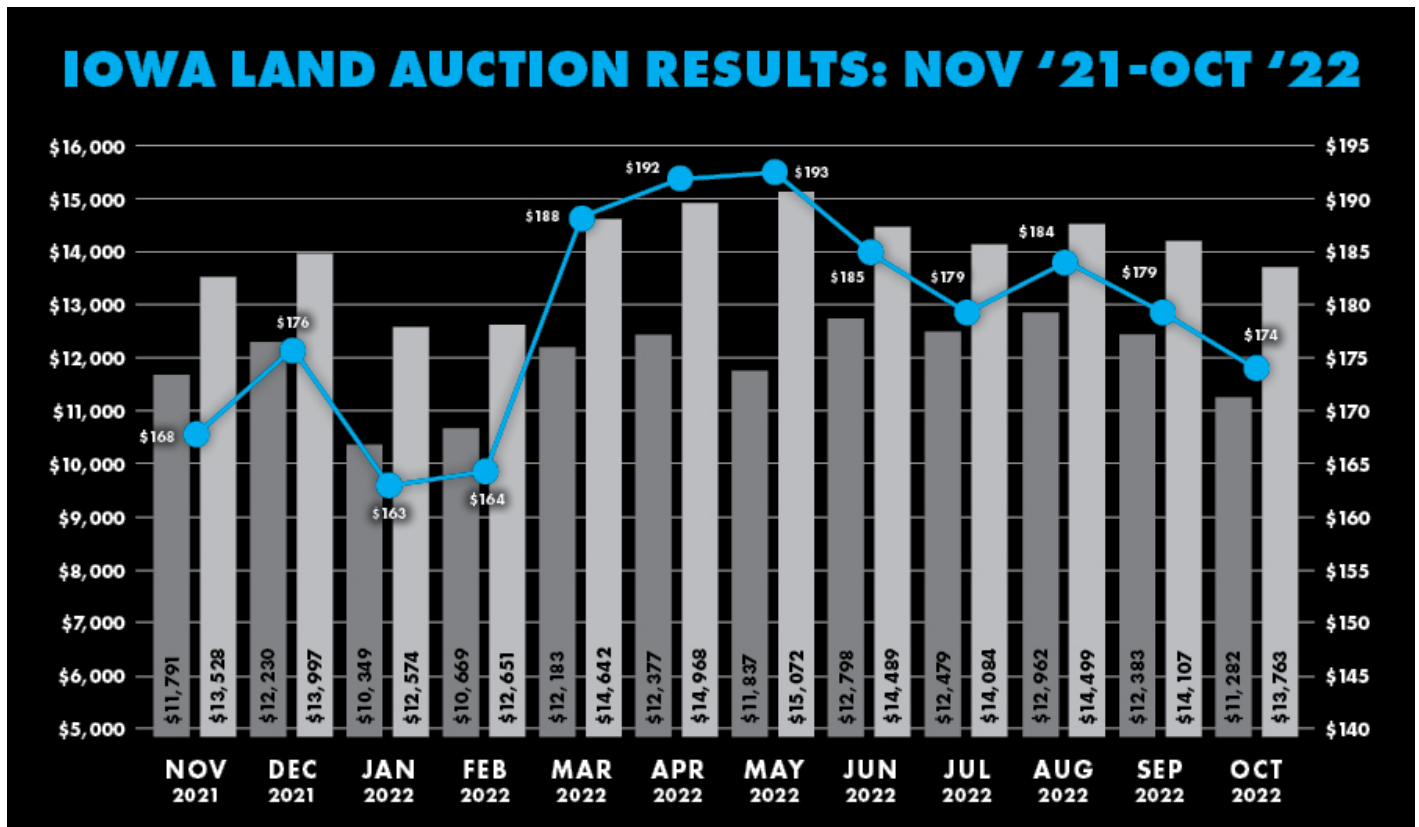


Land Auction Results - October 2022

Published on Nov 2, 2022 by Ashley Poduska



*\$/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

There were 101 tracts of land that sold at auction in October 2022. During these auctions, there was a total of 8,601 acres available for purchase. This volume is down 23% from September 2022, but up 5% from October 2021.

Iowa Results:

Tracts Sold: 101

Acres Sold: 8,601

Average \$/Acre: \$11,282

Average \$/Tillable: \$13,763

Average \$/CSR2: \$174

Change from Last Month: -2%

Change from 2022 Q3: -4%

One Year Change: +5%

The average dollar per CSR2 was \$174 which is down 4% from the Quarter 3 average, and down 10% from the peak of \$193/CSR2 in May 2022.

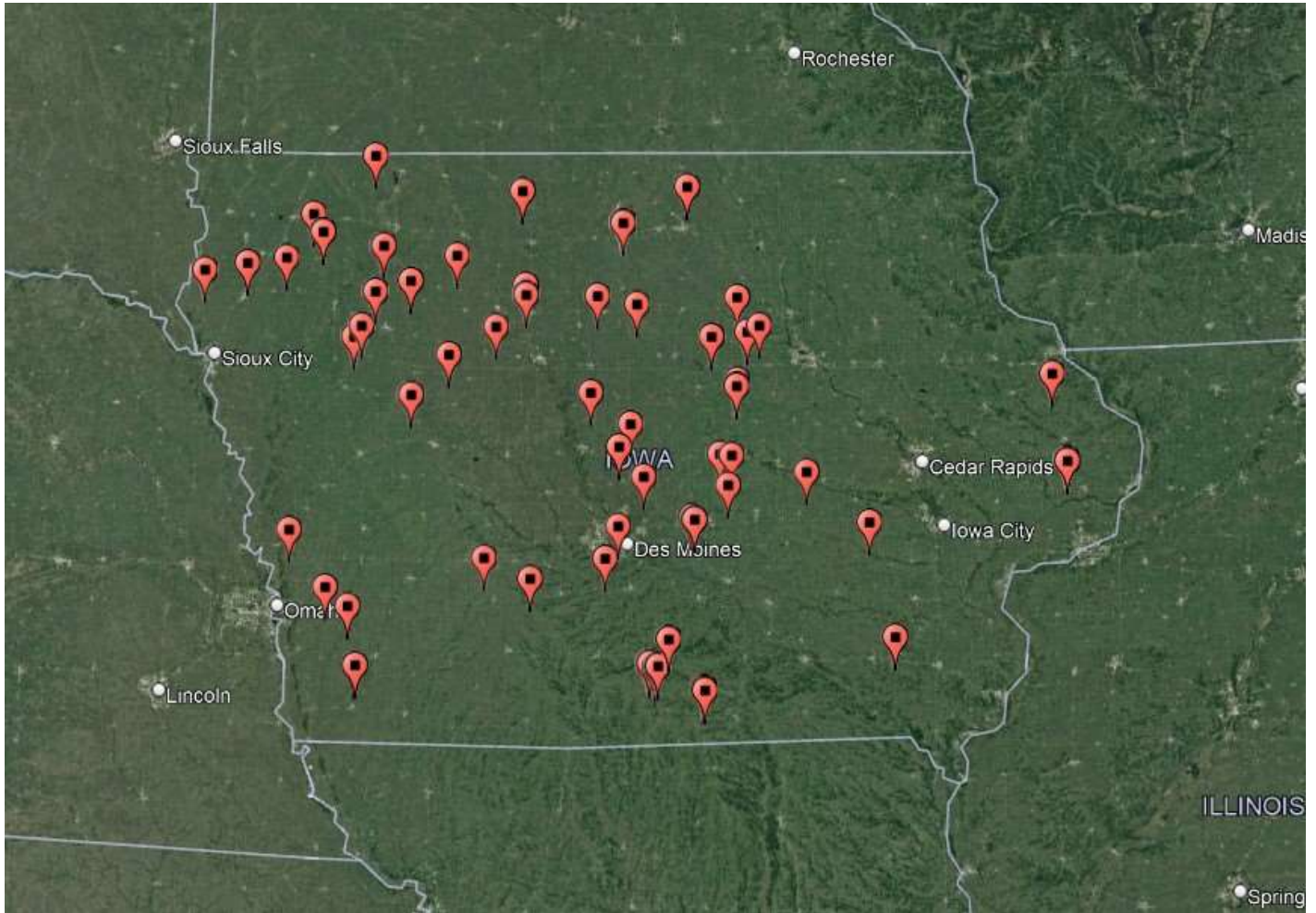
The high sale of the month went to a Plymouth County 55.6 acre cropland farm with a CSR2 of 91.7. It sold for \$26,250/acre or \$296/CSR2.

Peoples Company Auctions:

- [Listing #16367 - 552.45 Acres M/L in Wayne County, IA](#)
- [Listing #16418 - 622.84 Acres M/L in Whitman County, WA](#)
- [Listing #16373 - 200.83 Acres M/L in Carroll County, IA](#)
- [Listing #16404 - 154.56 Acres M/L in Lucas County, IA](#)
- [Listing #16392 - 78.50 Acres M/L in Polk County, IA](#)
- [Listing #16352 - 155.78 Acres M/L in Adair County, IA](#)
- [Listing #16435 - 637.63 Acres M/L in Appanoose County, IA](#)
- [Listing #16396 - 431.43 Acres M/L in Clinton County, IA](#)

[Click here to view the Iowa Land Values Update for 2022 Quarter 3.](#)

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



Below are results for land auctions that occurred in October 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
10/29/2022	Osceola	Cropland	40.03	\$ 16,400	84.6
10/28/2022	Clinton	Cropland	81.98	\$ 10,500	64.9
10/28/2022	Woodbury	Cropland	82.85	\$ 9,000	72.8
10/28/2022	Woodbury	Cropland	72.96	\$ 9,300	75.5
10/28/2022	Woodbury	Cropland	144.37	\$ 12,200	69.9
10/28/2022	Woodbury	Cropland	54.61	\$ 14,300	74.9

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
10/28/2022	Clinton	Cropland	78.43	\$ 9,200	61.2
10/28/2022	Clinton	Cropland	39.27	\$ 9,200	54.3
10/28/2022	Clinton	Cropland	118.98	\$ 9,200	63.4
10/28/2022	Clinton	Cropland	53.60	\$ 9,200	56.8
10/28/2022	Clinton	Cropland	59.17	\$ 11,750	66.8
10/28/2022	Appanoose	Cropland	9.12	\$ 3,850	44.1
10/28/2022	Appanoose	Cropland	159.82	\$ 3,450	35.5
10/28/2022	Appanoose	Cropland	51.73	\$ 4,150	44.9
10/28/2022	Appanoose	Cropland	80.61	\$ 7,450	42.3
10/28/2022	Appanoose	Cropland	86.82	\$ 4,150	34.1
10/28/2022	Appanoose	Cropland	34.70	\$ 4,100	34.1
10/28/2022	Appanoose	Cropland	54.48	\$ 4,200	43.7
10/28/2022	Appanoose	Cropland	79.77	\$ 7,450	48.4
10/28/2022	Page	Mixed Use	119.00	\$ 8,400	--
10/28/2022	Page	Cropland	77.28	\$ 11,100	72.5
10/28/2022	Page	Cropland	156.04	\$ 8,400	70.4
10/28/2022	Page	Cropland	78.16	\$ 13,500	80.0
10/27/2022	Buchanan	Cropland	36.00	\$ 12,100	84.4
10/27/2022	Grundy	Cropland	45.00	\$ 21,800	92.4
10/27/2022	Marshall	Cropland	155.00	\$ 16,500	94.7
10/27/2022	Marshall	Cropland	156.00	\$ 16,500	90.5
10/27/2022	Adair	Cropland	155.78	\$ 8,200	59.5
10/27/2022	Cerro Gordo	Cropland	110.00	\$ 10,475	80.0
10/27/2022	Lyon	Pasture	55.92	\$ 5,100	--
10/27/2022	Lyon	Cropland	74.47	\$ 14,900	89.3
10/27/2022	Lyon	Cropland	77.59	\$ 18,100	92.1
10/27/2022	Richardson	Cropland	116.69	\$ 27,400	91.0
10/27/2022	Dodge	Cropland	81.05	\$ 5,950	--
10/27/2022	Dodge	Cropland	80.00	\$ 10,050	--
10/27/2022	Buchanan	Cropland	80.00	\$ 13,000	87.8
10/27/2022	Richardson	Cropland	163.07	\$ 14,400	89.9
10/27/2022	Sioux	Ag land	75.22	\$ 18,000	94.1
10/27/2022	Sioux	Ag land	79.87	\$ 20,250	94.9
10/27/2022	Delaware	Cropland	68.00	\$ 14,000	84.0
10/26/2022	Cass	Cropland	52.00		58.4
10/26/2022	Dickinson	Cropland	162.07	\$ 16,350	86.4
10/26/2022	Buena Vista	Cropland	137.82	\$ 19,000	95.0
10/26/2022	Polk	Cropland/Development	78.50	\$ 20,300	86.0
10/26/2022	Cass	Cropland	168.00	\$ 7,500	74.1
10/25/2022	Lucas	Cropland	100.06	\$ 7,025	52.5
10/25/2022	Pottawattamie	Cropland	35.57	\$ 10,700	54.9
10/25/2022	Buena Vista	Cropland	67.78	\$ 11,725	86.8
10/25/2022	Buena Vista	Pasture	50.46	\$ 5,400	68.9

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
10/25/2022	Polk	Cropland	80.00	\$ 13,650	--
10/25/2022	Lucas	Cropland	42.00	\$ 7,850	36.8
10/25/2022	Kossuth	Cropland	40.00	\$ 17,000	81.9
10/22/2022	Steele	Rec/Ag	65.50	\$ 6,794	69.2
10/21/2022	Butler	Cropland	185.00		81.3
10/21/2022	Carroll	Cropland	78.55	\$ 16,500	76.3
10/21/2022	Carroll	Cropland	120.83	\$ 16,500	79.4
10/20/2022	Iowa	Cropland	62.66	\$ 10,000	68.1
10/20/2022	Calhoun	Cropland	114.57	\$ 14,100	82.7
10/20/2022	Jasper	Cropland	139.89	\$ 13,100	85.7
10/19/2022	OBrien	Ag land	43.32	\$ 9,100	71.3
10/19/2022	Warren	Transitional	68.07	\$ 19,000	64.1
10/19/2022	Boone	Cropland	80.00	\$ 13,000	79.2
10/19/2022	OBrien	Ag land	112.46	\$ 17,700	93.7
10/18/2022	Humboldt	Cropland	154.87	\$ 10,242	78.8
10/18/2022	Sac	Cropland	80.00	\$ 15,350	83.0
10/18/2022	Sac	Cropland	80.00	\$ 15,350	83.0
10/18/2022	Ida	Cropland	115.00	\$ 16,400	92.8
10/18/2022	Ida	Cropland	115.00	\$ 16,400	92.8
10/18/2022	Humboldt	Cropland	76.79	\$ 14,351	84.0
10/18/2022	Whitman	Cropland	261.00	\$ 2,000	--
10/18/2022	Humboldt	Cropland	64.79	\$ 10,174	79.5
10/18/2022	Hall	Cropland	158.18	\$ 6,000	--
10/18/2022	Boone	Cropland	160.00	\$ 13,000	--
10/18/2022	Boone	Cropland	148.25	\$ 13,535	--
10/18/2022	Boone	Cropland	143.53	\$ 12,170	--
10/18/2022	Boone	Cropland	200.00	\$ 14,100	--
10/18/2022	Boone	Croplnad	320.00	\$ 8,300	--
10/18/2022	Whitman	Cropland	361.84	\$ 2,600	--
10/16/2022	Chariton	Pasture/Rec	42.00	\$ 4,700	66.8
10/16/2022	Chariton	Pasture/Rec	27.00	\$ 5,200	72.1
10/14/2022	Buena Vista	Cropland	72.63	\$ 12,800	79.6
10/14/2022	Olmsted	Cropland	72.00	\$ 9,600	91.4
10/14/2022	Olmsted	Cropland	79.00		85.0
10/14/2022	Olmsted	Pasture/Rec	58.00	\$ 8,362	74.4
10/14/2022	Wayne	Site	29.34		--
10/14/2022	Wayne	Cropland	54.94	\$ 6,700	54.3
10/14/2022	Wayne	Mixed Use	78.91	\$ 5,900	56.9
10/14/2022	Wayne	CRP	45.59	\$ 5,900	50.5
10/14/2022	Wayne	Mixed Use	44.17	\$ 4,200	41.4
10/14/2022	Wayne	Mixed Use	188.37	\$ 6,900	72.9
10/14/2022	Wayne	Pasture	31.13	\$ 6,300	--
10/14/2022	Wayne	Pasture	40.00	\$ 4,550	--

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
10/14/2022	Wayne	Cropland	40.00	\$ 7,500	74.9
10/14/2022	Hancock	Cropland	57.00	\$ 11,800	78.8
10/14/2022	Hancock	Cropland	56.00	\$ 14,200	86.9
10/14/2022	Hardin	Cropland	119.00	\$ 13,000	89.0
10/14/2022	Hancock	Cropland	57.00	\$ 11,800	78.8
10/14/2022	Hancock	Cropland	56.00	\$ 14,200	86.9
10/14/2022	Hardin	Cropland	119.00	\$ 13,000	89.0
10/14/2022	Madison	Cropland	160.00	\$ 6,150	63.6
10/13/2022	Pottawattamie	Cropland	112.47	\$ 15,100	71.3
10/12/2022	Pocahontas	Cropland	80.00	\$ 14,400	83.9
10/11/2022	Jefferson	Cropland	80.39	\$ 12,050	78.5
10/11/2022	Cass	Cropland	155.00	\$ 12,000	81.5
10/11/2022	Jefferson	Cropland	70.27	\$ 13,000	79.3
10/11/2022	Ida	Cropland	145.46	\$ 14,350	89.0
10/10/2022	Plymouth	Cropland	55.60	\$ 26,250	91.7
10/08/2022	Plymouth	Cropland	240.00	\$ 11,100	66.4
10/08/2022	Ray	Cropland	58.00	\$ 10,635	59.3
10/08/2022	Ray	Cropland	40.00	\$ 16,825	53.4
10/08/2022	Ray	Cropland	122.00	\$ 11,180	55.9
10/07/2022	Story	Cropland	56.00	\$ 17,100	85.6
10/07/2022	Appanoose	Mixed Use	40.00	\$ 4,000	37.1
10/07/2022	Wright	Cropland	210.00	\$ 6,200	53.9
10/06/2022	Macon	Cropland	67.60	\$ 5,350	77.8
10/06/2022	Macon	Mixed Use	102.30		73.3
10/06/2022	Poweshiek	Cropland	72.35	\$ 11,500	71.7
10/05/2022	Calhoun	Cropland	40.00	\$ 18,100	86.3
10/05/2022	Marshall	Cropland	172.51	\$ 13,200	129.3
10/04/2022	Appanoose	Mixed Use	86.00	\$ 4,750	38.9
10/04/2022	Appanoose	Cropland	21.00	\$ 7,500	57.6
10/04/2022	Appanoose	Cropland	29.00	\$ 4,350	32.7
10/04/2022	Appanoose	Cropland	20.25	\$ 7,500	59.5
10/04/2022	Appanoose	Cropland	59.89	\$ 7,650	56.7
10/04/2022	Appanoose	Cropland	51.00	\$ 7,550	57.7
10/04/2022	Greene	Cropland	156.97	\$ 14,100	92.3
10/04/2022	Appanoose	Cropland	117.00	\$ 3,975	45.4
10/03/2022	Audrain	Cropland	81.30	\$ 12,100	69.8
10/03/2022	Audrain	Cropland	83.20	\$ 8,050	67.3
10/03/2022	Audrain	Cropland	99.70	\$ 12,100	69.9
10/03/2022	Audrain	Cropland	57.60	\$ 3,650	71.5