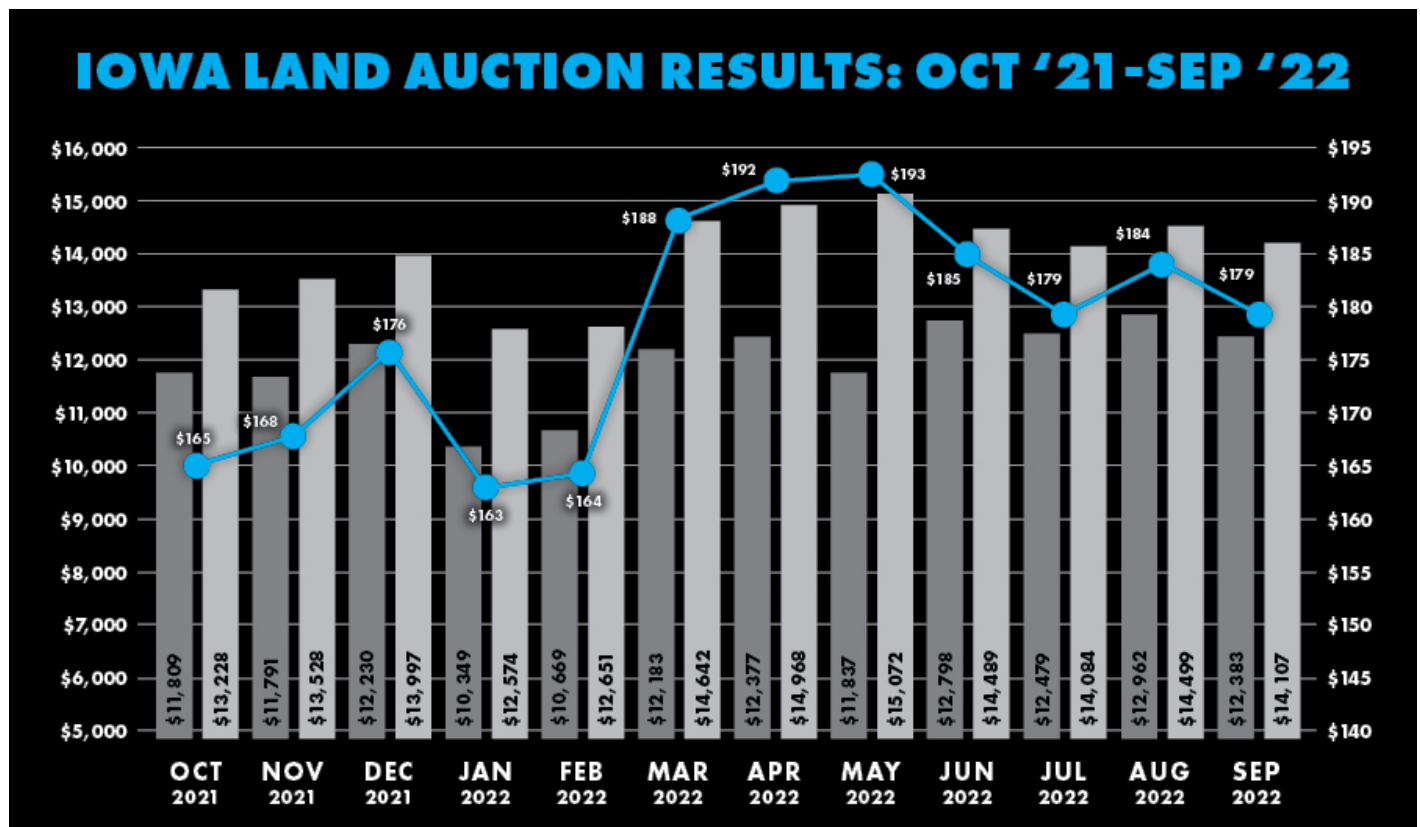


# Land Auction Results - September 2022

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

\*This dataset include 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

Iowa saw 100 tracts sell in September – that’s up a few from August’s 94 tracts, but down significantly from September 2021 when we saw 166 tracts hit the market. The average dollar per acre was \$12,383, with an average dollar per tillable acre of \$14,107 bringing the average dollar per CSR2 to \$179. That \$/CSR2 is down 3% from August’s average, and down 5% from the Q2 average. However, we remain up 14% from September 2021’s average.

## Iowa Results:

Tracts Sold: 100

Acres Sold: 11,233

Average \$/Acre: \$12,383

Average \$/Tillable: \$14,107

Average \$/CSR2: \$179

The high dollar per acre for September went to a Grundy County 200.44-acre cropland farm with a 92.3 CSR2, bringing \$20,900/acre, or \$234/CSR2. The high \$/CSR2 sale went to a Greene County 80-acre cropland farm sold by Peoples Company with a CSR2 of 84.3. It sold for \$20,600/acre or \$256/CSR2.

The high sales are down a bit from some of the \$25,000/acre farms that sold over the summer, but September overall remained strong as we finished up Q3 2022.

**Peoples Company Auctions:**[Listing #16318 - 188 Acres M/L in Howard County, IA](#)[Listing #16313 - 80 Acres M/L in Calhoun County, IA](#)[Listing #16295 - 99.17 Acres M/L in Marion County, IA](#)[Listing #16346 - 189.34 Acres M/L in Dubuque County, IA](#)[Listing #16321 - 775.30 Acres M/L in Lucas County, IA](#)[Listing #16349 - 89.22 Acres M/L in Winnebago County, IL](#)[Listing #16369 - 214.95 Acres M/L in Warren County, IA](#)[Listing #16316 - 80 Acres M/L in Greene County, IA](#)[Listing #16327 - 188.25 Acres M/L in Warren County, IA](#)[Click here to view the Iowa Land Values Update for 2022 Quarter 3.](#)

Below are results for land auctions that occurred in September 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/>

<b>Sale Date</b>	<b>County</b>	<b>Land Type</b>	<b>Gross Acres</b>	<b>\$ Per Acre</b>	<b>CSR2</b>
09/30/2022	Faribault	Cropland	138.60	\$ 10,823	91.2
09/30/2022	Warren	Mixed Use	41.07	\$ 16,200	64.8
09/30/2022	Warren	Cropland	103.56	\$ 11,700	73.0
09/30/2022	Faribault	Rec	90.00	\$ 1,856	--
09/30/2022	Faribault	Cropland	75.18	\$ 10,442	94.3
09/30/2022	Warren	Mixed Use	40.95	\$ 16,200	52.9
09/30/2022	Linn	Cropland	98.10	\$ 20,200	92.3
09/30/2022	Grundy	Cropland	76.09	\$ 16,100	77.2
09/30/2022	Carroll	Cropland	96.65	\$ 17,300	82.5
09/30/2022	Linn	Cropland	103.86	\$ 15,500	84.1
09/30/2022	Linn	Cropland	76.83	\$ 17,700	89.9
09/29/2022	Greene	Cropland	80.00	\$ 20,600	84.3
09/29/2022	Poweshiek	Cropland	115.20	\$ 9,100	59.5
09/29/2022	Poweshiek	Cropland	74.82	\$ 9,000	66.0
09/29/2022	Clayton	Cropland	73.08	\$ 11,100	55.3
09/29/2022	Montgomery	Cropland	156.00	\$ 13,750	87.3
09/29/2022	Wright	Cropland	160.00	\$ 16,000	84.6
09/29/2022	Jasper	Cropland	72.50	\$ 18,500	91.0
09/28/2022	Fayette	Cropland	190.46	\$ 14,200	73.5
09/28/2022	Boone	Rural Estate	10.00	\$ 38,500	67.0
09/28/2022	Boone	Cropland	47.00	\$ 11,500	66.7
09/28/2022	Fayette	Cropland	66.17	\$ 14,100	72.7
09/28/2022	Dallas	Cropland	36.07	\$ 16,500	82.1
09/28/2022	Dallas	Cropland	75.75	\$ 16,700	87.5
09/28/2022	Fayette	Cropland	58.10	\$ 14,500	77.7
09/27/2022	Warren	Cropland	32.96	\$ 13,000	83.0
09/27/2022	Warren	Cropland	71.27	\$ 13,500	--
09/23/2022	Dickinson	Cropland	119.40	\$ 15,000	89.6
09/23/2022	Lyon	Cropland	151.37	\$ 15,500	67.5

<b>Sale Date</b>	<b>County</b>	<b>Land Type</b>	<b>Gross Acres</b>	<b>\$ Per Acre</b>	<b>CSR2</b>
09/23/2022	Hamilton	Cropland	217.91	\$ 12,800	79.0
09/23/2022	Hamilton	Cropland	86.15	\$ 10,200	68.0
09/23/2022	Plymouth	Cropland	250.00	\$ 18,200	82.3
09/23/2022	Hamilton	Cropland	90.00	\$ 11,700	81.0
09/23/2022	Mitchell	Cropland	153.00	\$ 13,600	82.5
09/22/2022	Franklin	Cropland	69.88	\$ 14,400	81.7
09/22/2022	Seward	CRP	120.00	\$ 7,850	--
09/22/2022	Freeborn	Cropland	154.00	\$ 7,750	65.1
09/22/2022	Blue Earth	Cropland	129.48	\$ 9,098	86.6
09/22/2022	Mower	Cropland	40.00	\$ 7,700	70.9
09/22/2022	Mower	Cropland	76.00	\$ 9,900	89.2
09/22/2022	Mower	Cropland	153.00	\$ 7,300	85.1
09/22/2022	Mower	Cropland	160.00	\$ 4,100	80.8
09/22/2022	Mower	Cropland	80.00	\$ 7,300	86.8
09/22/2022	Mower	Cropland	111.83	\$ 8,500	86.5
09/22/2022	Mower	Cropland	128.50	\$ 11,800	85.5
09/22/2022	Cass	Cropland	154.28	\$ 15,200	71.7
09/22/2022	Hamilton	Cropland	90.00	\$ 11,700	70.0
09/22/2022	Franklin	Cropland	79.44	\$ 14,650	88.2
09/21/2022	Mahaska	Cropland	90.52	\$ 10,254	70.0
09/21/2022	Mahaska	Cropland	85.25	\$ 13,311	76.0
09/21/2022	Monona	Cropland	158.00	\$ 10,025	57.0
09/21/2022	OBrien	Cropland	135.37	\$ 9,600	80.2
09/21/2022	Emmet	Cropland	80.00	\$ 16,000	83.3
09/21/2022	Emmet	Cropland	142.15	\$ 16,000	79.3
09/21/2022	Grundy	Cropland	200.44	\$ 20,900	92.3
09/21/2022	Kandiyohi	Cropland	114.95	\$ 6,325	83.0
09/21/2022	Winnebago	Cropland	89.22	\$ 9,000	110.7
09/21/2022	Tama	Cropland	79.00	\$ 14,400	85.5
09/20/2022	Cerro Gordo	Cropland	80.00	\$ 16,050	85.1
09/20/2022	Cerro Gordo	Cropland	140.00	\$ 13,250	83.8
09/20/2022	Cerro Gordo	Cropland	80.00	\$ 15,100	87.8
09/20/2022	Kossuth	Cropland	118.00	\$ 13,100	80.7
09/20/2022	Kossuth	Cropland	80.00	\$ 13,100	78.0
09/20/2022	Kossuth	Cropland	80.00	\$ 13,100	83.0
09/20/2022	Sac	Cropland	57.00	\$ 10,750	74.7
09/20/2022	Sac	Cropland	160.00	\$ 7,600	45.1
09/20/2022	Clayton	Cropland	81.10	\$ 7,200	49.7
09/20/2022	Clayton	Rec	51.80	\$ 5,900	59.9
09/20/2022	Clayton	Cropland	80.25	\$ 5,900	38.0
09/20/2022	Clayton	Rec	52.75	\$ 5,900	49.3
09/20/2022	Pottawattamie	Cropland	75.88	\$ 10,550	60.2
09/20/2022	Lancaster	Cropland	80.49	\$ 9,550	--

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09/20/2022	Lancaster	Cropland	79.05	\$ 7,750	--
09/20/2022	Nemaha	Cropland	160.00	\$ 5,500	--
09/20/2022	Nemaha	Cropland	40.00	\$ 7,550	--
09/20/2022	Dubuque	Rec	84.08	\$ 13,000	--
09/20/2022	Lucas	Cropland	142.43	\$ 8,800	62.0
09/20/2022	Lucas	Rec	126.81	\$ 5,200	47.1
09/20/2022	Lucas	Cropland	391.50	\$ 8,425	57.7
09/20/2022	Dubuque	Tillable	105.26	\$ 15,000	41.7
09/20/2022	Lucas	Cropland	114.56	\$ 6,400	53.7
09/17/2022	Shelby	Cropland	144.04	\$ 16,100	73.9
09/16/2022	Renville	Cropland	120.00	\$ 11,750	93.3
09/16/2022	Renville	Cropland	40.00	\$ 10,500	91.7
09/16/2022	Floyd	Cropland	80.00	\$ 5,850	77.6
09/16/2022	Palo Alto	Cropland	80.00	\$ 12,400	85.4
09/16/2022	Marion	Cropland	99.17	\$ 12,100	83.8
09/16/2022	Crawford	Cropland	77.86	\$ 12,100	70.9
09/16/2022	Crawford	Cropland	319.69	\$ 12,500	71.9
09/16/2022	Renville	Cropland	40.00	\$ 10,000	90.3
09/16/2022	Palo Alto	Cropland	80.00	\$ 12,400	85.4
09/15/2022	Calhoun	Cropland	76.20	\$ 18,700	87.3
09/15/2022	Le Sueur	Cropland	98.06	\$ 4,303	78.0
09/15/2022	Fremont	Cropland	39.00	\$ 11,300	73.9
09/15/2022	Fremont	Cropland	171.26	\$ 9,240	76.2
09/15/2022	Fremont	Cropland	209.41	\$ 12,134	75.5
09/15/2022	Carver	Cropland	148.10	\$ 6,111	87.9
09/14/2022	Marshall	Cropland	160.00	\$ 5,300	52.0
09/14/2022	Calhoun	Cropland	80.00	\$ 14,100	84.9
09/14/2022	Blue Earth	Cropland	80.00	\$ 11,000	76.7
09/14/2022	Cottonwood	Cropland	160.04	\$ 14,500	95.1
09/14/2022	Cottonwood	Cropland	150.12	\$ 13,200	95.1
09/13/2022	Swift	Cropland	80.20	\$ 8,050	83.4
09/13/2022	Adams	Cropland	160.00	\$ 8,600	66.5
09/13/2022	Swift	Cropland	78.10	\$ 6,500	85.1
09/10/2022	Adams	Cropland	88.00	\$ 5,000	58.1
09/10/2022	Crawford	Cropland	38.00	\$ 9,400	71.5
09/10/2022	Crawford	Cropland	112.55	\$ 8,600	78.6
09/10/2022	Crawford	Cropland	36.83	\$ 15,100	78.9
09/10/2022	Wright	Cropland	128.45	\$ 13,500	79.0
09/10/2022	Adams	Pasture	87.00	\$ 7,500	63.1
09/10/2022	Adams	Pasture/Rec	233.00	\$ 6,800	54.6
09/09/2022	Osceola	Cropland	85.46	\$ 20,600	97.2
09/09/2022	Freeborn	Cropland	93.86	\$ 5,100	93.9
09/09/2022	Keokuk	Cropland	117.00	\$ 8,400	59.1

<b>Sale Date</b>	<b>County</b>	<b>Land Type</b>	<b>Gross Acres</b>	<b>\$ Per Acre</b>	<b>CSR2</b>
09/09/2022	Jackson	Cropland	164.72		164.7
09/09/2022	Dickinson	Ag land	88.00	\$ 18,000	52.0
09/09/2022	Henry	Cropland	81.21	\$ 8,000	65.0
09/09/2022	Henry	Cropland	201.32	\$ 13,000	76.5
09/09/2022	Keokuk	Cropland	40.00	\$ 8,150	51.4
09/08/2022	Franklin	Cropland	80.00	\$ 17,300	83.8
09/08/2022	Clark	Ag land	64.20	\$ 5,500	72.6
09/08/2022	Clark	Ag land	95.50	\$ 4,300	71.0
09/08/2022	Clark	Ag land	37.90	\$ 8,000	--
09/08/2022	Clark	Ag land	22.50	\$ 6,000	67.7
09/08/2022	Renville	Cropland	78.85	\$ 14,000	78.9
09/08/2022	Faribault	Cropland	34.28	\$ 8,600	34.3
09/08/2022	Howard	Cropland	104.00	\$ 11,700	83.3
09/08/2022	Howard	Cropland/CRP	84.00	\$ 7,700	64.9
09/08/2022	Clay	Ag land	114.00	\$ 6,950	65.1
09/08/2022	Tama	Cropland	160.54		81.0
09/08/2022	Greene	Cropland	160.00	\$ 16,000	87.3
09/08/2022	Clay	Ag land	39.76	\$ 6,850	52.0
09/08/2022	Greene	Cropland	160.00	\$ 16,000	87.5
09/07/2022	Harlan	Cropland	181.00	\$ 4,300	71.0
09/07/2022	OBrien	Cropland	52.93	\$ 16,100	93.2
09/07/2022	Adair	Cropland	154.89	\$ 6,200	54.7
09/07/2022	Harlan	Cropland	445.00	\$ 2,100	64.6
09/07/2022	Harlan	Pasture/Rec	106.00	\$ 4,300	67.7
09/07/2022	Harlan	Pasture	153.55	\$ 2,092	66.4
09/07/2022	Harlan	Cropland	223.00	\$ 5,175	72.5
09/07/2022	Harlan	Cropland	155.51	\$ 3,439	68.0
09/07/2022	Harlan	Cropland	114.00	\$ 4,050	67.8
09/06/2022	Linn	Cropland	127.39	\$ 14,000	79.8
09/06/2022	Marshall	Cropland	140.00	\$ 2,300	140.0
09/02/2022	Iroquois	Cropland	151.09	\$ 9,400	125.2
09/01/2022	Page	Cropland	77.16	\$ 8,500	74.7
09/01/2022	Page	Cropland	181.20	\$ 7,550	72.1
09/01/2022	Kossuth	Cropland	151.00	\$ 15,500	85.8
09/01/2022	Worth	CRP	182.00	\$ 3,950	28.0
09/01/2022	Page	Cropland	98.37	\$ 10,200	76.0
09/01/2022	Redwood	Cropland/CRP	80.00	\$ 5,625	85.9
09/01/2022	Redwood	Cropland	106.72	\$ 10,540	86.9
09/01/2022	Redwood	CRP	48.00	\$ 2,708	--
09/01/2022	Jackson	Cropland	80.00	\$ 13,500	93.3
09/01/2022	Jackson	Cropland	73.00	\$ 14,700	92.2
09/01/2022	Page	Cropland	141.76	\$ 11,300	77.3
09/01/2022	Page	Corpland	77.27	\$ 8,700	71.5

<b>Sale Date</b>	<b>County</b>	<b>Land Type</b>	<b>Gross Acres</b>	<b>\$ Per Acre</b>	<b>CSR2</b>
09/01/2022	Page	Cropland	155.29	\$ 9,750	90.0