

# Iowa Land Values Update - 2022 Quarter 4

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Peoples Company tracks agricultural auctions across the state of Iowa. From this data, we calculate the average dollar per CSR2 point (\$/CSR2) for sales of tracts with greater than 85% tillable land. Additionally, these tracts are largely unimproved or include minimal improvement contribution.

## 2022 Quarter 4 Auction Data:

Tracts: 357

Acres: 34,039

Average \$/Acre: 12,384

Average \$/Tillable: \$14,538

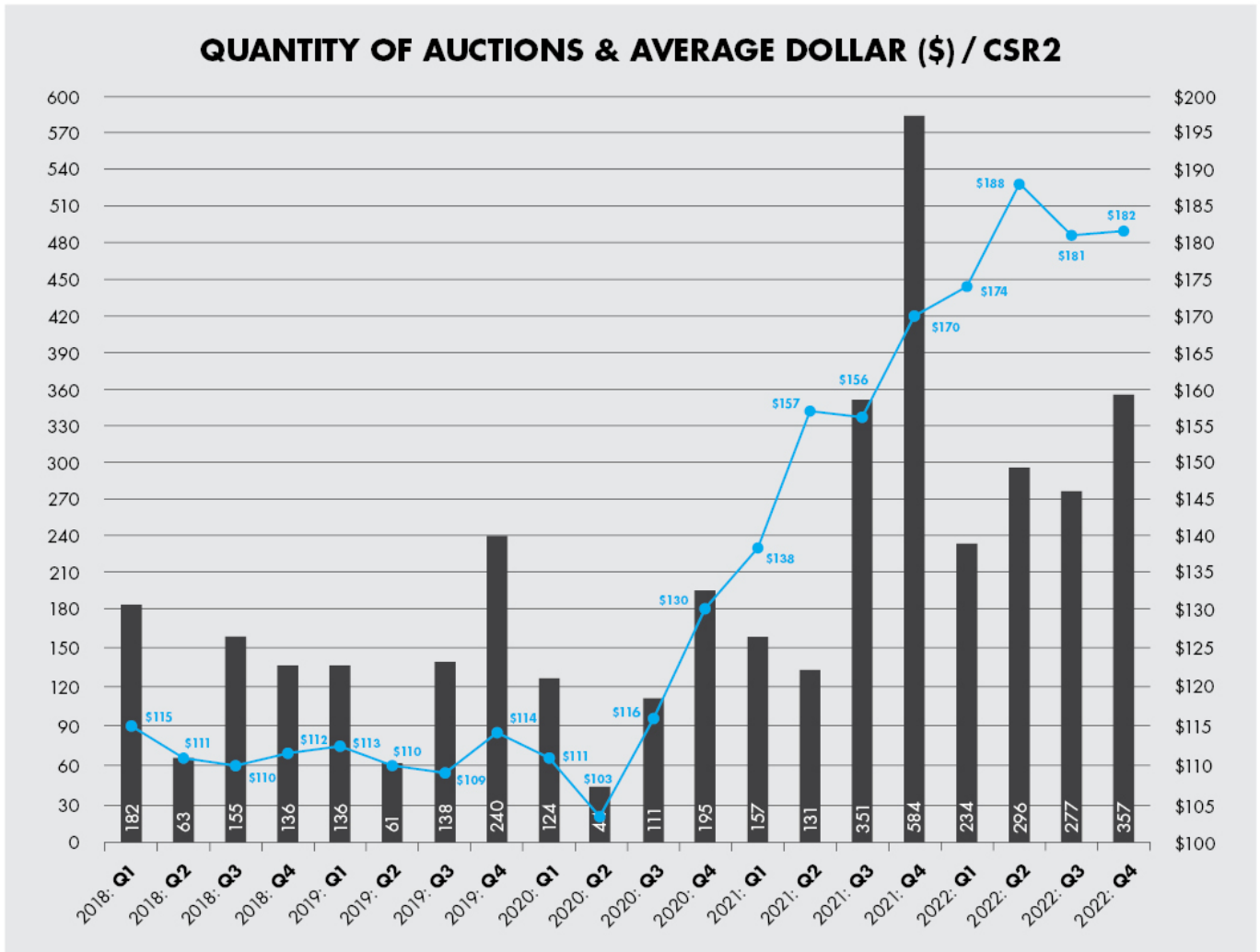
Average \$/CSR2: \$182

The latter half of the year is historically the busiest time for agricultural auctions. If you recall, Q4 2021 saw 595 tracts and over 62,000 acres sell. While Q4 2022 was a bit slower, there were still quite a few farms that sold. Iowa saw 357 tracts and 36,486 acres sell at auction. This volume of acres is down 41% from Q4 2021, but up 21% from Q3 2022. There were a few more tracts offered that did not sell at the auction, which are not included in our totals for Q4.

The \$/CSR2 average was at \$182, which is nearly equal to Q3's average of \$181, and up 7% from Q4 2021's average of \$170. The high dollar-per-acre sale of the quarter went to a Sioux County 73.19-acre cropland farm selling for \$30,000 per acre or \$314 per CSR2. The high dollar-per-CSR2 sale was a Lyon County 80-acre cropland farm, selling for \$23,450 per acre or \$356 per CSR2.

Click [HERE](#) to view the Land Auction Results for December 2022.

Below is the chart tracking the average dollar per CSR2 for the past five years.



*\*/\$/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.*

■ # OF AUCTIONS  
● \$/CSR2

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