

# Iowa Land Values Update - 2023 Quarter 1

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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.

## 2023 Quarter 1 Auction Data:

Tracts: 253

Acres: 25,247

Average \$/Acre: \$11,768

Average \$/Tillable: \$13,695

Average \$/CSR2: \$177

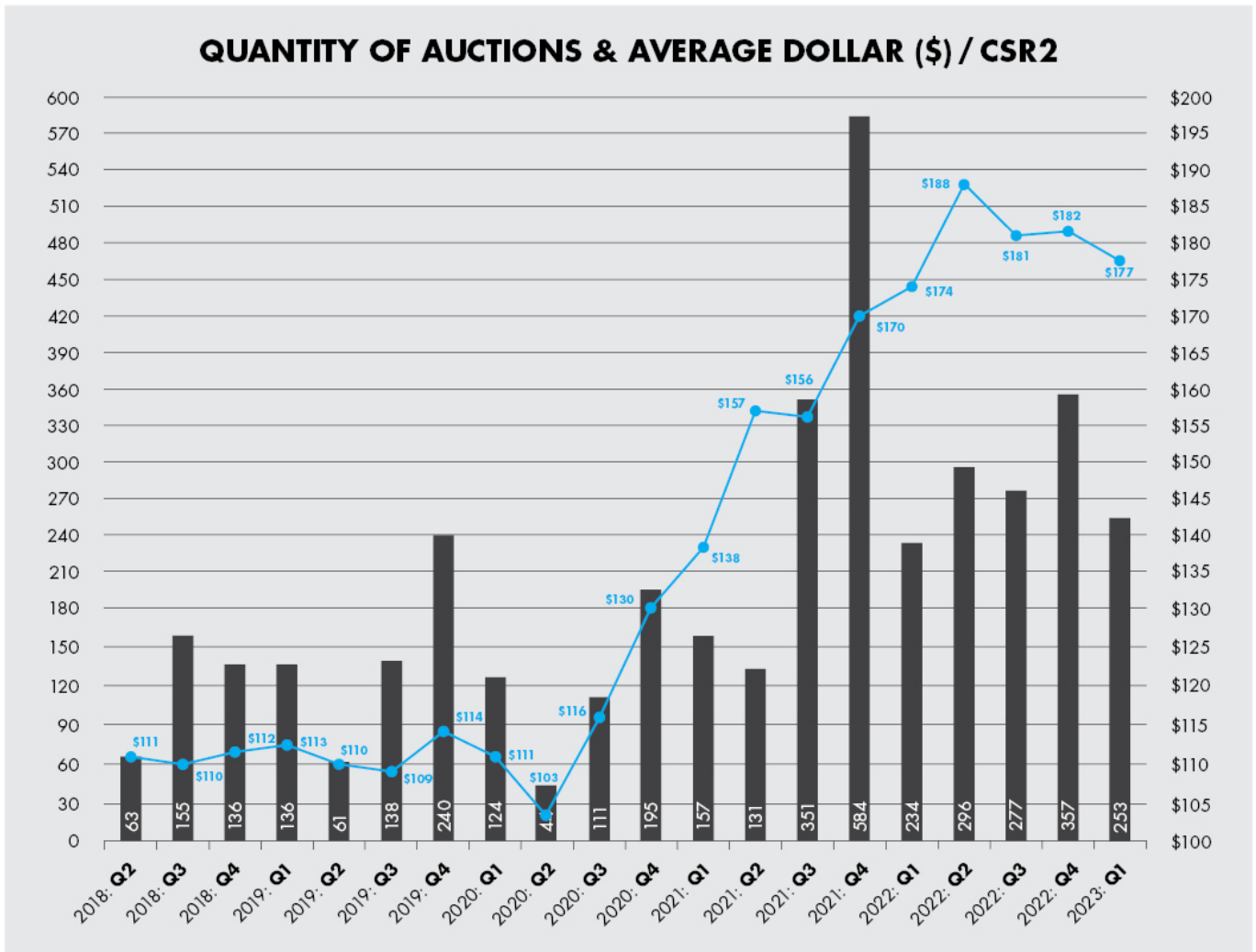
Auction prices in Iowa are overall remaining steady. Quarter 1 of 2023 saw 253 tracts or 25,247 acres sell, with an average dollar per acre of \$11,768, average dollar per tillable of \$13,695, and an average dollar per CSR2 of \$177. This \$/CSR2 average is down 3% from Q4 2022.

There was a slight drop in volume: Q4 2022 sold 357 tracts or 34,039 acres, while Q1 2023 sold 253 tracts or 25,247 acres. However, as compared to this time last year, volume was nearly identical: Q1 2022 sold 234 tracts or 25,503 acres.

Iowa is still seeing some strong sales: Plymouth County had two farms (76.71-acres and 75.99-acres) sell for \$24,000 per acre each, and Lyon County had a 80.71-acre cropland farm with a CSR2 of 67.6 sell for \$307/CSR2.

Click [HERE](#) to view the Land Auction Results for March 2023.

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

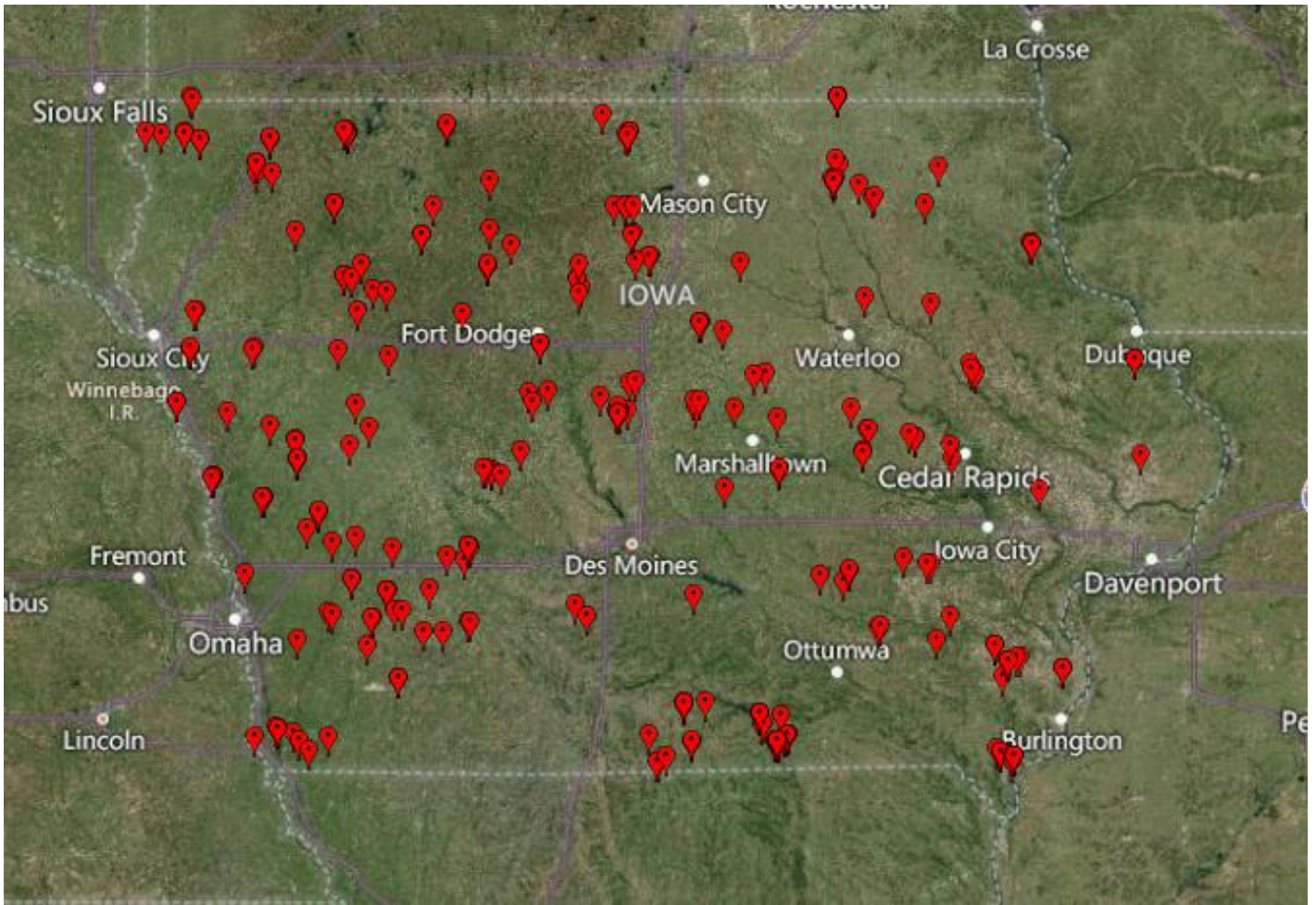


\*\$/CSR2 is calculated as follows: Sale Price/Tillable Acres/CSR2 Rating

\*This dataset includes tillable farms that sold at public auction and are 85% tillable row crop acres or greater.

■ # OF AUCTIONS  
● \$/CSR2

Below is a map of the auction data for 2023 Quarter 1 in Iowa.



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