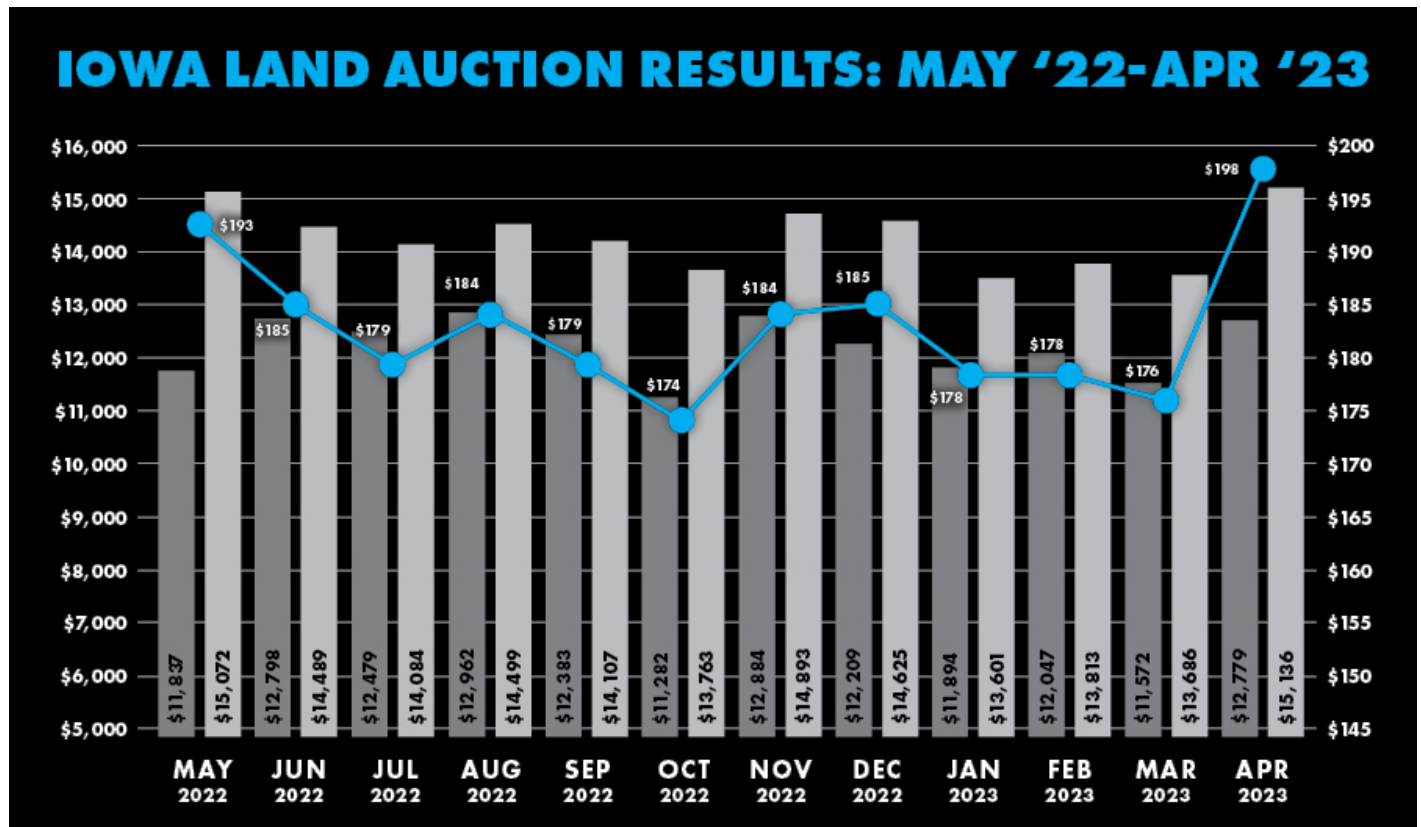


Land Auction Results - April 2023

Published on May 1, 2023 by Ashley Poduska



*\$/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

There were 27 tracts of land that sold at auction in Iowa during April 2023. During these auctions, there was a total of 2,386 acres that exchanged hands. This volume is down 72% from April 2022's volume of 8,601 acres, but only down 5% of April 2021's volume of 2,528 acres.

Iowa Results

Tracts Sold: 27

Acres Sold: 2,386

Average \$/Acre: \$12,779

Average \$/Tillable: \$15,136

Average \$/CSR2: \$198

Change from Last Month: +13%

Change from 2022 Q4: +12%

One Year Change: +3%

The high \$/acre sale of the month went to a Dubuque County 36.81-acre cropland farm with a building site, bringing \$21,325 per acre. The high \$/CSR2 sale of the month went to a Lyon County farm: 70.38-acres for \$17,800/acre or \$270/CSR2.

Peoples Company Auctions:

[Listing #16663 - 50 Acres M/L in Carroll County, IA](#)

[Listing #16701 - 39.50 Acres M/L in Boone County, IA](#)

[Listing #16666 - 80 Acres M/L in Guthrie County, IA](#)

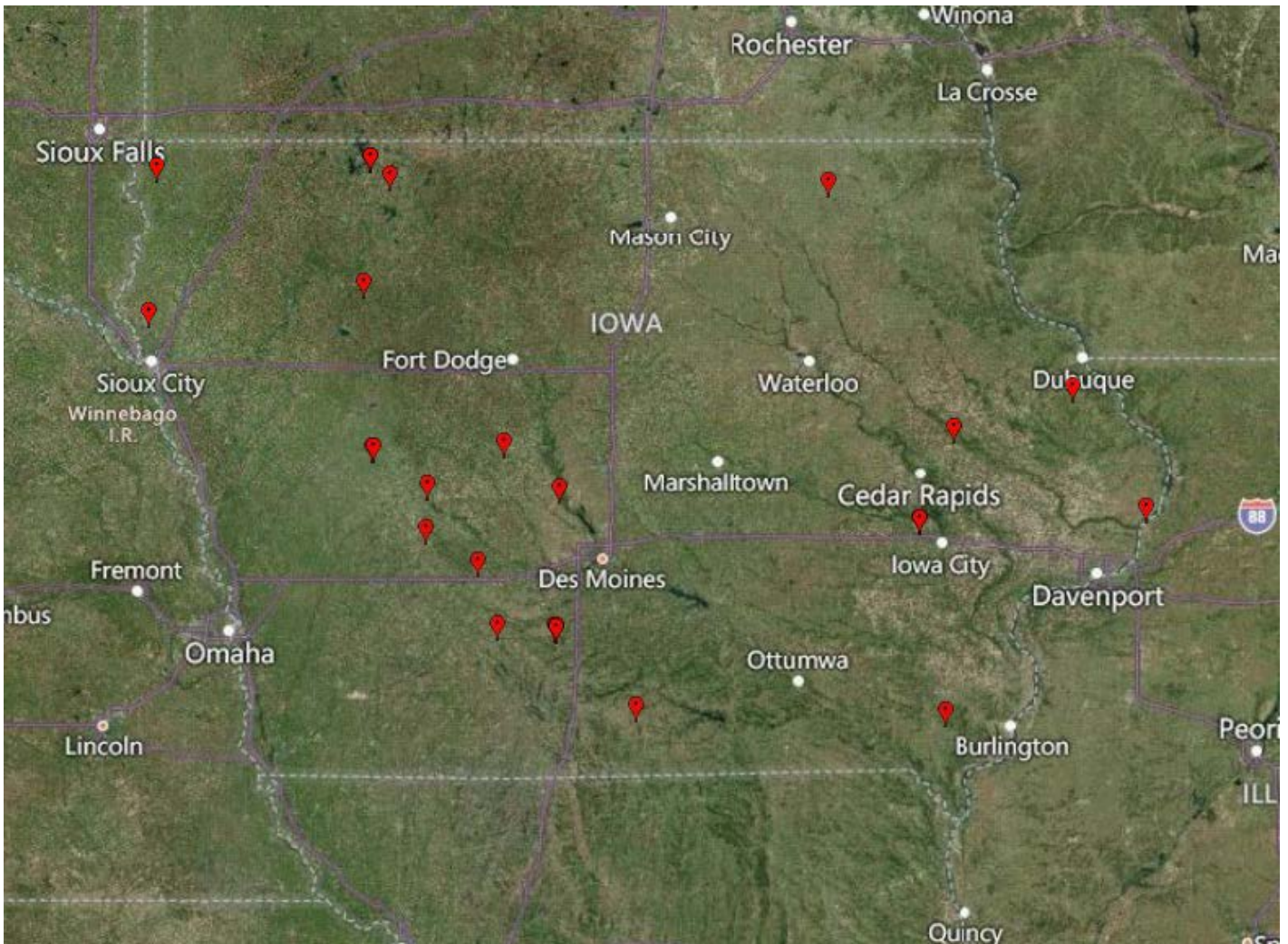
[Listing #16700 - 80 Acres M/L in Howard County, IA](#)

[Listing #16668 - 160 Acres M/L in Guthrie County, IA](#)

[Listing #16675 - 792.60 Acres M/L in Box Butte County, NE](#)

Click [HERE](#) to view the Iowa Land Values Update for 2023 Quarter 1.

Below is a map for the auction data in Iowa for April 2023.



Illinois Results

Tracts Sold: 19

Average \$/Acre: \$13,784

Minnesota Results

Tracts Sold: 23

Average \$/Acre: \$7,189

Missouri Results

Tracts Sold: 10

Average \$/Acre: \$7,111

North Dakota Results

Tracts Sold: 6

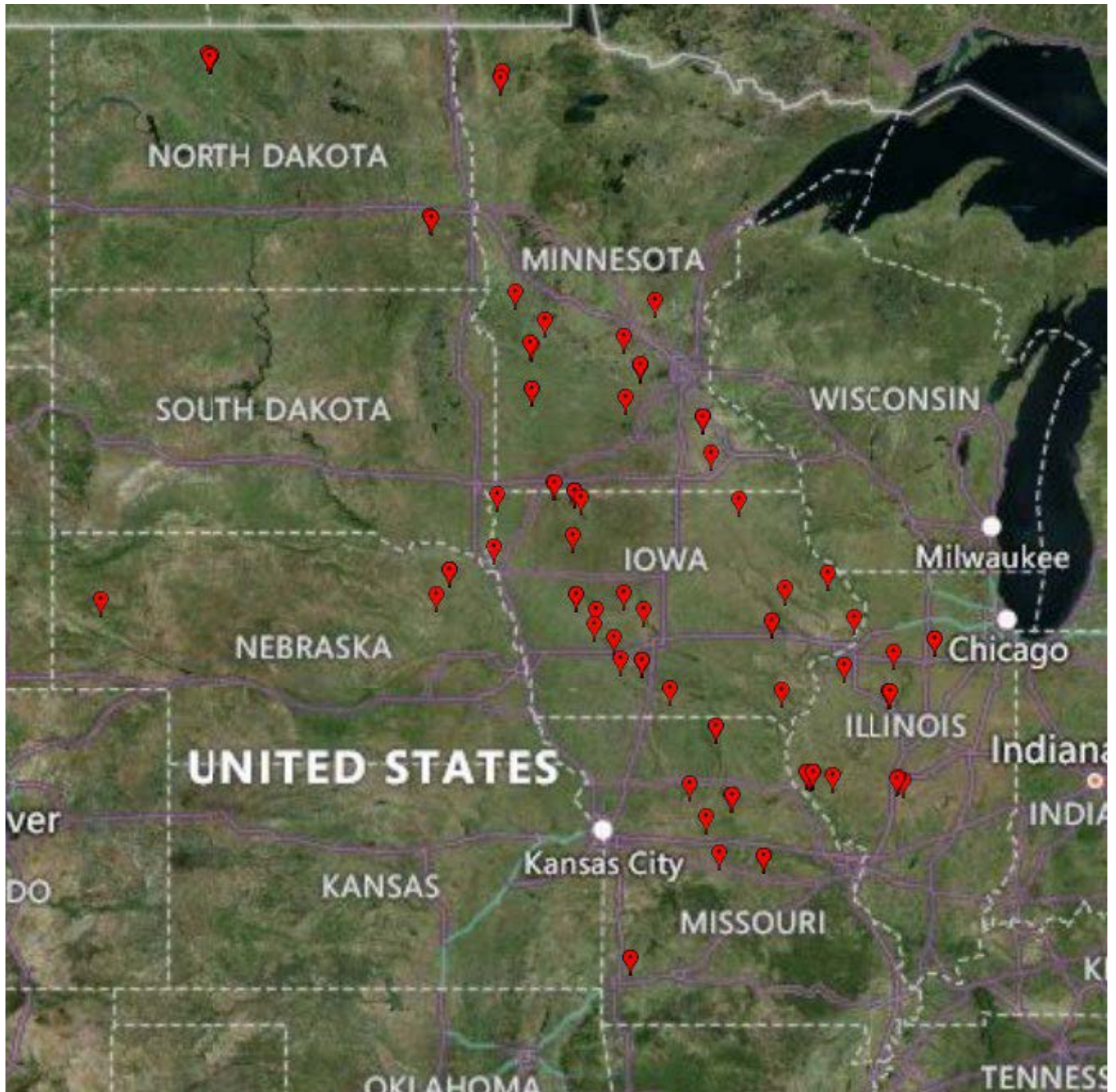
Average \$/Acre: \$4,727

Nebraska Results

Tracts Sold: 7

Average \$/Acre: \$8,619

Below is a map of the auction data in the Midwest for April 2023.



Below are results for land auctions that occurred in April 2023. 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
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04/29/2023 Moniteau	Cropland	189.76	\$ 4,800	58.3
04/29/2023 Jasper	Cropland/Pasture	160.00	\$ 4,400	74.0
04/29/2023 Jasper	DwellingCropland/Pasture	118.00	\$ 4,600	68.3
04/27/2023 Marshall	Cropland	80.00	\$ 2,625	79.6
04/27/2023 Schuyler	Recreation	146.00	\$ 3,650	27.8
04/27/2023 Marshall	Cropland	199.38	\$ 1,425	53.2
04/27/2023 Marshall	Cropland	160.00	\$ 2,625	80.4
04/27/2023 Box Butte	Irrigated Cropland	792.60	\$ 2,833	16.3
04/27/2023 Linn	Recreational	97.17	\$ 10,291	--
04/26/2023 Guthrie	Cropland	160.00	\$ 8,000	66.3
04/26/2023 Callaway	Cropland	63.00	\$ 10,100	30.9
04/26/2023 Callaway	Cropland	58.00	\$ 8,900	26.6
04/26/2023 Chariton	Cropland	91.55	\$ 8,150	47.3
04/26/2023 Wayne	Cropland	49.00	\$ 4,000	50.6
04/25/2023 Cottonwood	Cropland	99.50	\$ 11,100	92.6
04/25/2023 Cottonwood	Cropland	99.50	\$ 11,100	92.6
04/24/2023 Bottineau	Cropland	320.00	\$ 4,250	79.6
04/24/2023 Bottineau	Cropland	471.00	\$ 4,250	79.6
04/24/2023 Bottineau	Cropland	320.00	\$ 3,700	78.8
04/24/2023 Bottineau	Cropland	303.00	\$ 4,250	76.8
04/21/2023 Plymouth	Cropland	77.00	\$ 11,700	64.8
04/21/2023 Bureau	Cropland	90.46	\$ 8,500	116.7
04/21/2023 Mercer	Cropland	27.64	\$ 9,500	101.3
04/21/2023 Plymouth	Cropland	151.00	\$ 10,000	45.7
04/20/2023 Peoria	Cropland	19.15	\$ 19,500	139.5
04/20/2023 Peoria	Cropland	68.29	\$ 21,750	141.4
04/20/2023 Howard	Cropland	80.00	\$ 12,200	70.4
04/20/2023 Peoria	Cropland	80.00	\$ 15,600	131.8
04/20/2023 Carver	Cropland	37.45	\$ 8,278	94.3
04/20/2023 Carver	Cropland	53.10	\$ 12,241	87.3
04/20/2023 Carver	Cropland	125.87	\$ 10,964	90.2
04/19/2023 Adams	CRP/Cropland	66.20	\$ 6,450	104.7
04/19/2023 Adams	CRP/Cropland	119.03	\$ 6,300	103.7
04/19/2023 Adams	CRP/Cropland	60.00	\$ 7,100	104.4
04/19/2023 Pike	Cropland	165.65	\$ 16,250	117.3
04/19/2023 Adams	Cropland/CRP	49.70	\$ 5,400	99.6
04/19/2023 Adams	Cropland	160.00	\$ 10,200	110.2
04/19/2023 Adams	Cropland	80.00	\$ 10,200	113.8
04/18/2023 Sangamon	Cropland	40.00	\$ 22,700	142.9
04/18/2023 Sangamon	Cropland	78.96	\$ 20,100	139.4
04/18/2023 Sangamon	Cropland	29.01	\$ 20,100	142.5
04/18/2023 Pierce	Cropland	133.64	\$ 9,800	31.5
04/18/2023 Pierce	Cropland	131.54	\$ 9,800	25.0
04/18/2023 Pierce	Cropland	148.03	\$ 9,800	38.8

04/17/2023 Cass	Cropland	160.00	\$ 7,000	77.7
04/17/2023 Cass	Cropland	159.55	\$ 4,914	52.6
04/17/2023 Marshall	Cropland	142.00	\$ 8,800	67.7
04/17/2023 Pope	Cropland	104.00	\$ 3,600	56.9
04/14/2023 Cedar	Cropland	114.15	\$ 12,200	66.9
04/14/2023 Cedar	Cropland	54.03	\$ 12,500	65.5
04/14/2023 Guthrie	Cropland	80.00	\$ 13,250	58.1
04/13/2023 Mahaska	Cropland	77.00	\$ 5,300	52.2
04/13/2023 Nance	Pasture/Rec	156.67	\$ 3,400	53.4
04/13/2023 Swift	CRP	40.00	\$ 4,050	--
04/13/2023 Boone	Cropland	39.50	\$ 14,100	84.8
04/13/2023 Greene	Cropland	120.00	\$ 12,400	79.9
04/13/2023 Carroll	Cropland	50.00	\$ 20,000	87.5
04/13/2023 Swift	Cropland	156.00	\$ 6,700	80.9
04/13/2023 Marshall	Cropland	165.06	\$ 12,800	87.5
04/12/2023 Plymouth	Cropland/Pasture	156.40	\$ 7,800	42.1
04/12/2023 Wright	Cropland	73.77	\$ 4,050	50.0
04/12/2023 Martin	Cropland/CRP	154.95	\$ 10,700	82.1
04/12/2023 Yellow Medicine	Cropland	39.31	\$ 7,950	92.2
04/12/2023 Yellow Medicine	Cropland	156.27	\$ 7,950	84.1
04/11/2023 Edgar	Cropland	78.67	\$ 15,100	85.8
04/11/2023 Champaign	Cropland	37.28	\$ 17,250	143.0
04/11/2023 Johnson	Cropland	78.00	\$ 16,600	84.0
04/11/2023 Johnson	Cropland	39.00	\$ 16,600	87.9
04/11/2023 Washington	Cropland	47.00	\$ 13,300	76.0
04/11/2023 Dubuque	Acreage/Cropland	36.81	\$ 21,325	70.1
04/10/2023 Grant	Cropland/Rec	116.00	\$ 5,200	67.6
04/10/2023 Randolph	Cropland	79.30	\$ 12,300	72.3
04/10/2023 Randolph	Cropland/Rec	246.10	\$ 7,100	68.3
04/08/2023 Rice	Cropland	76.95	\$ 7,200	80.5
04/06/2023 Dodge	Cropland	66.04	\$ 10,600	94.0
04/05/2023 Goodhue	Cropland	39.95	\$ 13,600	94.2
04/05/2023 Goodhue	Cropland	72.21	\$ 5,400	83.9
04/05/2023 Goodhue	Cropland	179.06	\$ 6,300	78.5
04/05/2023 Dickinson	Cropland	70.15	\$ 14,100	81.6
04/05/2023 Lyon	Cropland	70.38	\$ 17,800	68.7
04/05/2023 Clinton	Cropland/Rec.	119.30	\$ 5,125	76.8
04/05/2023 Dickinson	Cropland	80.11	\$ 13,800	84.6
04/04/2023 Woodbury	Cropland	80.00	\$ 8,300	72.1
04/04/2023 Buena Vista	Cropland	80.00	\$ 14,300	82.0
04/03/2023 Carroll	Cropland	75.00	\$ 17,500	83.1
04/03/2023 Olmsted	Cropland	115.00	\$ 7,696	86.3
04/03/2023 Plymouth	Cropland	126.00	\$ 18,150	76.0
04/03/2023 Carroll	Cropland	40.00	\$ 17,500	84.3