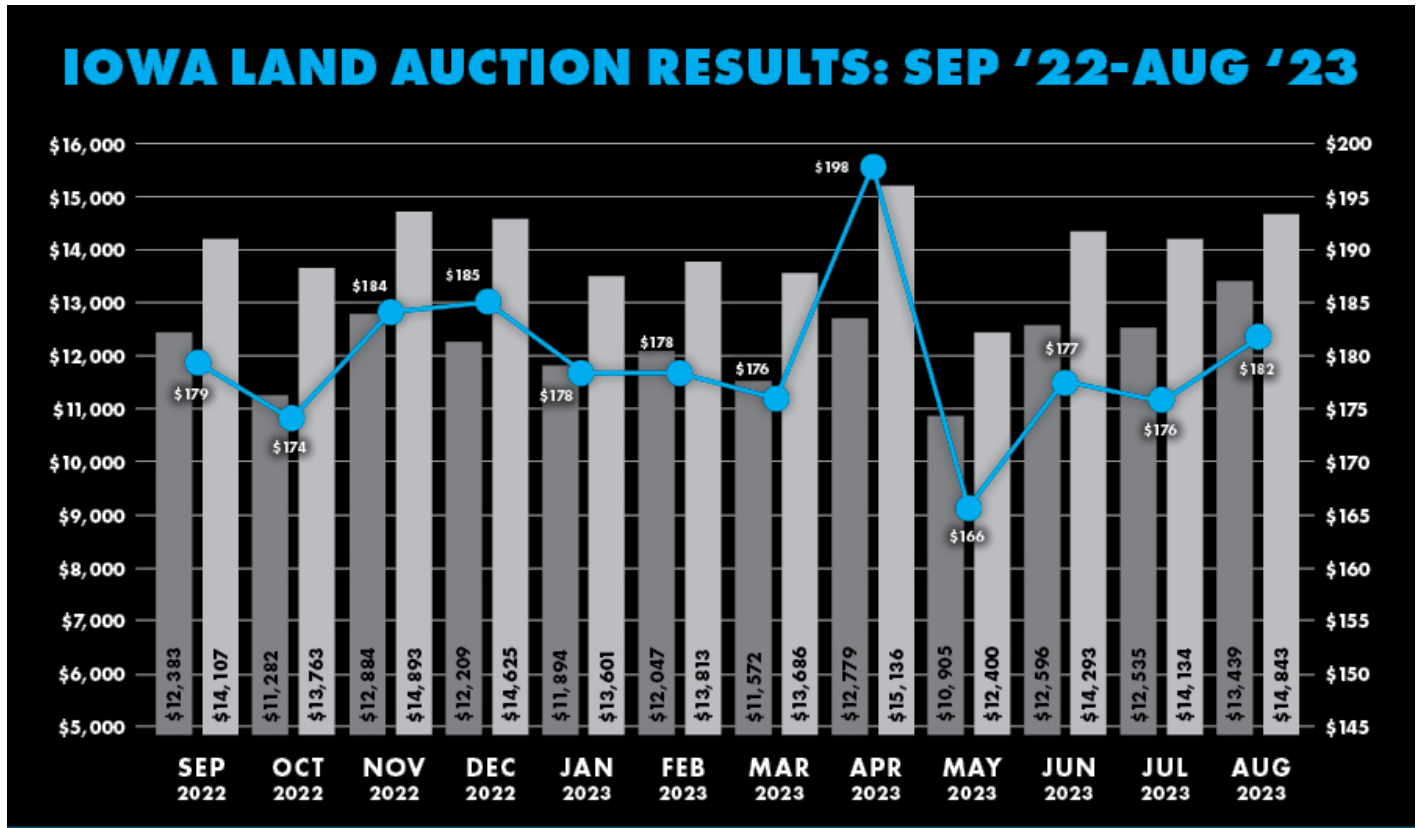


Land Auction Results - August 2023

Published on Sep 5, 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

The appraisal team at Peoples Company was able to track 88 tracts or 8,625 acres sell at public auction in Iowa during August 2023. The average dollar per acre was \$13,439, the average dollar per tillable acre was \$14,843, and the average dollar per CSR2 was \$182. This is up 3% from July's average \$/CSR2 and down 1% from August 2022.

Iowa Results

Tracts Sold: 88

Acres Sold: 8,625

Average \$/Acre: \$13,439

Average \$/Tillable: \$14,834

Average \$/CSR2: \$182

Change from Last Month: +3%

Change from 2022 Q3: 0%

One Year \$/CSR2 Change: -1%

One Year Acreage Change: -12%

Peoples Company Auctions:

[Listing #16830 - 200 Acres M/L in Story County, IA](#)

[Listing #16831 - 293.90 Acres M/L in Grundy & Benton County, IA](#)

[Listing #16872 - 19.70 Acres M/L in Sarpy County, NE](#)

[Listing #16922 - 18.63 Acres M/L in Lee County, IA](#)

[Listing #16925 - 31.21 Acres M/L in Polk County, IA](#)

[Listing #16944 - 6,693 Acres M/L in Wichita County, KS](#)

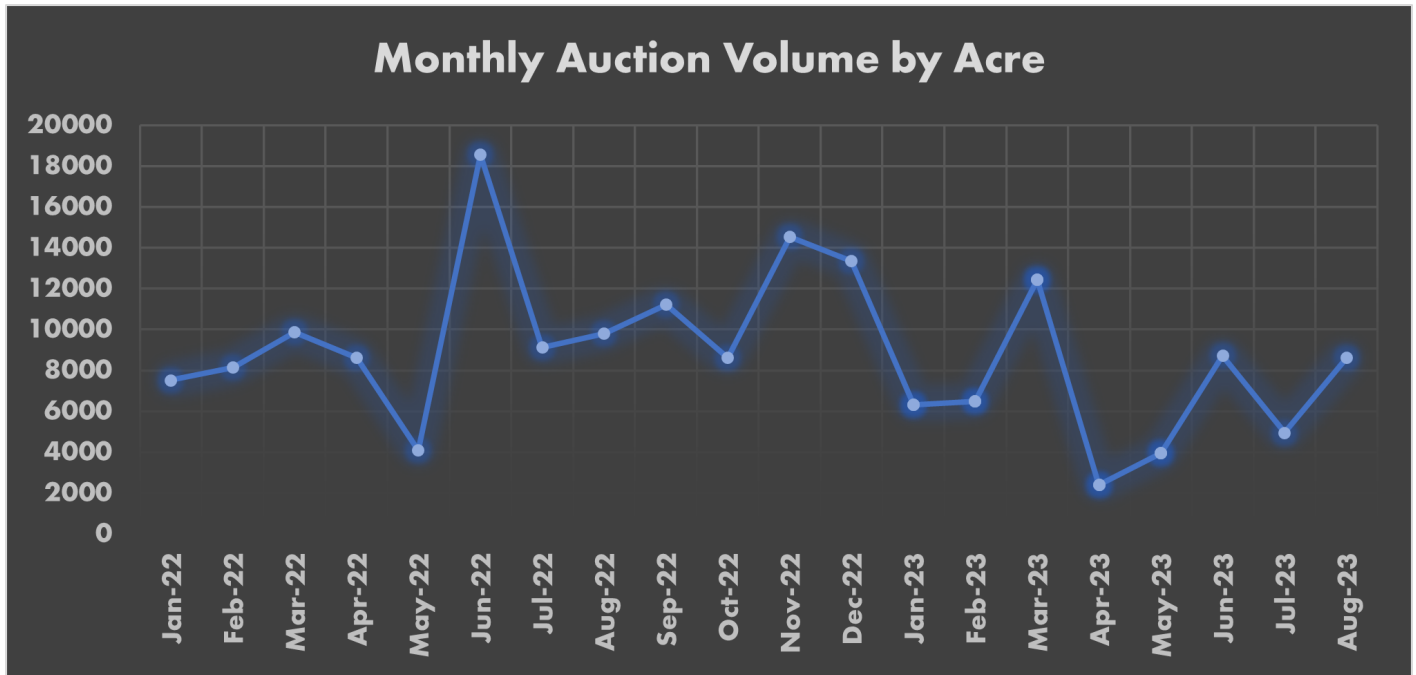
[Listing #16943 - 1,684 Acres M/L in Sumner County, KS](#)

[Listing #16967 - 80 Acres M/L in Cerro Gordo County, IA](#)

[Listing #17004 - 118.13 Acres M/L in Greene County, IA](#)

Click [HERE](#) to view the Iowa Land Values Update for 2023 Quarter 2.

Below is a chart tracking the monthly auction volume in Iowa since January 2022.



Illinois Results

Tracts Sold: 33

Average \$/Acre: \$13,105

Kansas Results

Tracts Sold: 9

Average \$/Acre: \$2,996

Minnesota Results

Tracts Sold: 21

Average \$/Acre: \$9,505

Missouri Results

Tracts Sold: 8

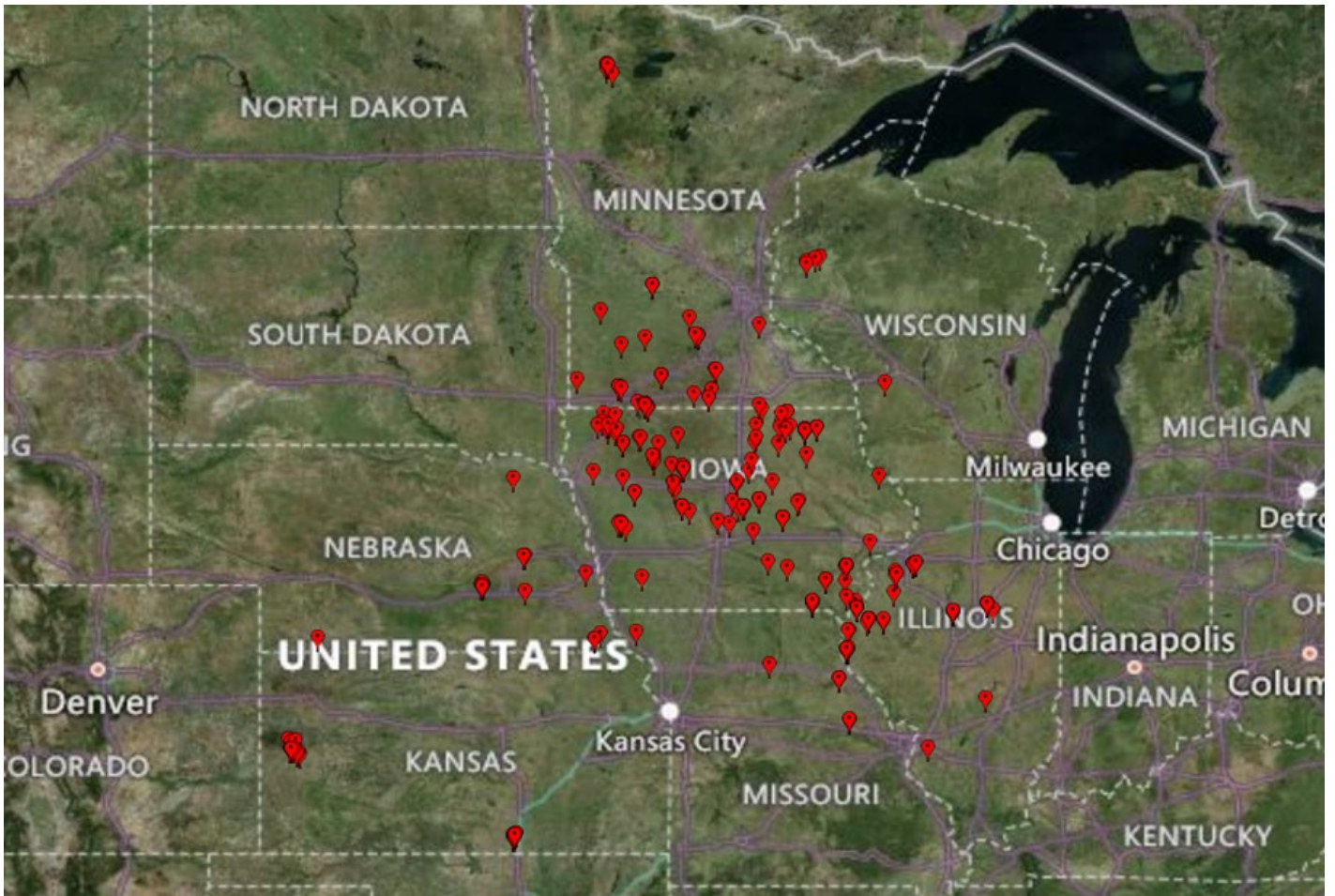
Average \$/Acre: \$8,880

Nebraska Results

Tracts Sold: 12

Average \$/Acre: \$9,985

Below is a map of the auction locations for August 2023.



Below are results for land auctions that occurred in August 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
08/31/2023	Louisa	Cropland	73.00	\$ 15,700	85.5
08/31/2023	Louisa	Cropland	80.00	\$ 16,950	91.1
08/31/2023	Franklin	Cropland	152.11		87.8
08/31/2023	Calhoun	Cropland	42.57	\$ 11,700	83.4
08/31/2023	Calhoun	Cropland	47.85	\$ 13,900	85.0
08/31/2023	Sioux	Cropland	69.95	\$ 15,600	92.4
08/31/2023	Ralls	Pasture	57.00	\$ 9,500	66.7
08/31/2023	Ralls	Pasture	38.00	\$ 12,200	66.3
08/31/2023	Polk	Cropland/Pasture	157.08	\$ 3,300	78.2
08/31/2023	Louisa	Bldg Site	7.00		80.6
08/31/2023	Louisa	Cropland	80.00	\$ 7,850	75.6
08/31/2023	OBrien	Cropland	78.41	\$ 16,700	75.2
08/30/2023	Ralls	Cropland	32.57		75.4
08/30/2023	Clay	Cropland	159.54	\$ 18,700	92.9
08/30/2023	Greene	Cropland	36.24	\$ 14,275	88.3
08/30/2023	Floyd	Cropland	139.74	\$ 12,100	85.1
08/30/2023	Mitchell	Cropland	155.00	\$ 15,000	84.7
08/30/2023	Mitchell	Cropland	155.16	\$ 8,800	66.3

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
08/30/2023	Mitchell	Cropland	153.39	\$ 13,800	84.3
08/30/2023	Henry	Cropland	118.50	\$ 13,000	86.4
08/30/2023	Mahaska	Cropland	75.49	\$ 14,100	85.9
08/30/2023	Holt	Cropland	158.60	\$ 7,251	79.9
08/30/2023	Nobles	Cropland	37.57	\$ 12,200	75.1
08/30/2023	McLean	Cropland	40.37	\$ 13,800	124.1
08/29/2023	Winneshiek	Cropland/Rec	178.81	\$ 7,750	45.1
08/29/2023	Dickinson	Cropland	72.76	\$ 11,600	80.0
08/29/2023	Hamilton	Irrigated Copland	160.41	\$ 15,550	68.8
08/29/2023	Hamilton	Irrigated Cropland	160.12	\$ 15,150	66.2
08/29/2023	Hamilton	Irrigated Cropland	143.15	\$ 15,900	65.9
08/29/2023	Hamilton	Irrigated Cropland	80.89	\$ 1,345	68.9
08/29/2023	Hamilton	Irrigated Cropland	155.60	\$ 16,200	68.4
08/29/2023	Richardson	Cropland	147.51	\$ 6,900	58.0
08/29/2023	Richardson	Cropland	40.00	\$ 12,500	56.2
08/29/2023	Montgomery	Cropland	55.75	\$ 11,500	72.0
08/29/2023	Montgomery	Cropland	25.00		70.6
08/29/2023	Warren	Cropland	56.91	\$ 12,100	132.8
08/29/2023	Mercer	Cropland	71.26	\$ 9,100	122.2
08/29/2023	Mercer	Cropland	99.86	\$ 8,900	120.0
08/29/2023	Tazewell	Acreage	20.57		--
08/29/2023	Tazewell	Recreational/Pasture	38.14	\$ 16,200	--
08/29/2023	Tazewell	Cropland	190.86	\$ 19,100	134.0
08/29/2023	Tazewell	Cropland	145.00	\$ 20,800	137.9
08/29/2023	Jasper	Cropland	96.86	\$ 6,400	71.3
08/29/2023	Bremer	Cropland	85.34	\$ 14,000	87.4
08/29/2023	Greene	Recreational	40.20	\$ 4,700	--
08/29/2023	Greene	Cropland	77.93	\$ 12,100	69.3
08/29/2023	Dickinson	Cropland	79.90	\$ 10,200	81.3
08/29/2023	Dickinson	Cropland	79.96	\$ 10,200	75.9
08/29/2023	Dickinson	Cropland	66.48	\$ 11,400	84.4
08/28/2023	Warren	Cropland	55.31	\$ 9,550	130.7
08/25/2023	Calhoun	Cropland	146.56	\$ 13,000	84.6
08/25/2023	Woodbury	Cropland	180.92		73.6
08/25/2023	Pennington	Cropland/Rec	80.00	\$ 2,500	59.8
08/25/2023	Pennington	Cropland	40.00	\$ 3,450	40.1
08/25/2023	Pennington	Cropland/Rec	270.00	\$ 3,400	81.0
08/25/2023	Tama	Cropland	80.00	\$ 10,500	78.9
08/25/2023	Tama	Cropland	80.00	\$ 12,500	86.8
08/25/2023	Montgomery	Cropland/CRP	118.50	\$ 5,500	64.9
08/24/2023	Hancock	Cropland	102.80	\$ 18,500	139.9
08/24/2023	Cerro Gordo	Cropland	80.00	\$ 13,800	85.4
08/24/2023	Mahaska	Cropland/Dwelling	168.00	\$ 14,200	80.1

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
08/24/2023	Chickasaw	Cropland/Bin site	80.76	\$ 15,600	80.4
08/24/2023	Hancock	Cropland	56.01	\$ 13,100	130.2
08/24/2023	St. Clair	Cropland	120.49	\$ 18,000	123.6
08/24/2023	Chickasaw	Cropland	34.38	\$ 13,200	87.1
08/23/2023	Richardson	Cropland/Rec	230.32	\$ 4,776	62.5
08/23/2023	Sac	Cropland	76.37	\$ 17,025	90.2
08/23/2023	Sac	Cropland	78.79	\$ 18,500	90.2
08/23/2023	Muscatine	Cropland	193.31	\$ 12,600	76.6
08/23/2023	Faribault	Cropland	80.00	\$ 12,444	85.3
08/22/2023	Hancock	Rec/CREP	131.06	\$ 3,400	107.8
08/22/2023	Hancock	Pasture/Build Site	19.47	\$ 10,000	97.5
08/22/2023	Hancock	Cropland/Rec	52.29	\$ 4,400	111.7
08/22/2023	Hancock	Cropland/Rec	77.50	\$ 4,750	112.5
08/22/2023	Hancock	Cropland	64.41	\$ 6,300	110.4
08/22/2023	Pocahontas	Cropland/CRP	75.63		84.5
08/22/2023	Pocahontas	Cropland/CRP	140.00	\$ 11,000	85.1
08/21/2023	Henry	Cropland	56.64	\$ 15,900	133.7
08/21/2023	Henry	Cropland	117.89	\$ 15,900	139.4
08/21/2023	Henry	Cropland	40.00	\$ 15,900	137.7
08/18/2023	Hardin	Cropland/Acreage	153.00	\$ 9,500	81.5
08/18/2023	Hardin	Cropland/CRP	131.00	\$ 10,600	82.4
08/18/2023	OBrien	Cropland	159.79	\$ 5,100	83.9
08/18/2023	OBrien	Cropland	46.60	\$ 8,000	76.0
08/18/2023	Webster	Cropland	118.34	\$ 13,250	78.8
08/18/2023	Hardin	Cropland	96.00	\$ 14,100	87.3
08/17/2023	Waseca	Cropland	113.24	\$ 12,138	89.1
08/17/2023	Waseca	Cropland	152.04	\$ 11,730	88.6
08/17/2023	Hancock	Cropland/CRP	82.32	\$ 5,850	100.9
08/17/2023	Chickasaw	Cropland	40.82	\$ 15,100	86.4
08/17/2023	Chickasaw	Cropland	88.72	\$ 15,300	83.8
08/17/2023	Chickasaw	Cropland	72.64	\$ 13,900	75.6
08/17/2023	Chickasaw	Cropland	121.62	\$ 14,200	71.7
08/17/2023	Osceola	Cropland	80.86	\$ 17,200	91.9
08/17/2023	Rock	Cropland/Wind Turbine	159.37	\$ 12,240	95.0
08/17/2023	Macon	Cropland	360.80	\$ 6,250	49.5
08/17/2023	Chariton	Cropland	214.00	\$ 8,000	49.0
08/16/2023	Hancock	Pasture	123.92	\$ 6,200	87.8
08/16/2023	Webster	Cropland	210.00	\$ 11,500	81.8
08/16/2023	Webster	Cropland/Rec	115.92	\$ 8,600	81.2
08/16/2023	Osceola	Cropland	149.89	\$ 13,600	76.8
08/16/2023	Hancock	Cropland	83.37	\$ 15,900	139.9
08/16/2023	Hancock	Cropland	78.39	\$ 17,600	141.5
08/16/2023	Hancock	Cropland	37.01	\$ 9,750	115.4

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
08/16/2023	Hancock	Pasture/Hay	39.36	\$ 9,550	122.1
08/16/2023	Kandiyohi	Building Site/Rec	25.25	\$ 14,653	52.2
08/16/2023	Kandiyohi	CRP/Rec	115.93	\$ 4,300	51.2
08/15/2023	Marshall	Cropland	124.50	\$ 10,500	84.8
08/15/2023	Marshall	Cropland	136.90	\$ 13,300	88.5
08/15/2023	Pocahontas	Cropland	71.13	\$ 13,100	85.4
08/15/2023	Sumner	Cropland	160.00	\$ 2,494	52.6
08/15/2023	Sumner	Cropland	162.40	\$ 2,494	48.2
08/15/2023	Sumner	Cropland	160.10	\$ 2,494	61.5
08/15/2023	Sumner	Cropland	271.70	\$ 2,494	47.0
08/15/2023	Sumner	Cropland	152.50	\$ 2,494	64.0
08/15/2023	Sumner	Cropland	156.00	\$ 2,494	46.9
08/15/2023	Sumner	Cropland	1,684.00	\$ 2,494	--
08/15/2023	Sumner	Cropland	142.70	\$ 2,494	49.4
08/15/2023	Adams	Cropland	105.84	\$ 18,000	132.9
08/15/2023	Adams	Cropland	72.46	\$ 17,100	124.7
08/15/2023	Adams	Cropland	34.10	\$ 18,500	133.0
08/15/2023	Butler	Irrigated Cropland	145.81	\$ 7,300	61.3
08/15/2023	Adams	Cropland	40.76	\$ 21,900	133.4
08/15/2023	Adams	Cropland	19.98	\$ 26,300	128.1
08/15/2023	Adams	Cropland	41.01	\$ 30,000	131.6
08/15/2023	Adams	Cropland	19.46	\$ 30,000	135.4
08/15/2023	Sumner	Cropland	160.40	\$ 2,494	44.1
08/15/2023	Sumner	Cropland	155.60	\$ 2,494	45.2
08/14/2023	Shelby	Cropland	50.50	\$ 13,100	57.6
08/14/2023	McDonough	Cropland	128.51	\$ 5,950	112.6
08/14/2023	McDonough	Cropland	42.64	\$ 8,600	116.3
08/14/2023	Shelby	Cropland	102.75	\$ 15,600	58.3
08/14/2023	Shelby	Cropland	73.22	\$ 14,100	51.7
08/14/2023	Shelby	Cropland	39.00	\$ 11,000	60.9
08/11/2023	Story	Cropland	79.00	\$ 16,600	88.5
08/11/2023	Story	Cropland	87.00	\$ 18,800	88.0
08/11/2023	Nobles	Cropland	79.35	\$ 13,550	94.2
08/10/2023	Wichita	Cropland	2,390.00	\$ 2,762	62.3
08/10/2023	Monroe	Mixed Use	100.00	\$ 2,950	81.9
08/10/2023	Pocahontas	Cropland	113.92	\$ 11,400	83.8
08/10/2023	Shelby	Cropland/Pasture	37.86	\$ 15,176	67.3
08/10/2023	OBrien	Cropland/Bldg Site	40.00	\$ 13,750	92.7
08/10/2023	Wichita	Cropland	245.00	\$ 3,469	62.5
08/10/2023	Wichita	Cropland	480.00	\$ 3,021	62.5
08/10/2023	Wichita	Irrigated Cropland	885.00	\$ 3,141	64.4
08/10/2023	Wichita	Cropland	240.00	\$ 2,667	64.5
08/10/2023	Wichita	Irrigated Cropland	320.00	\$ 3,047	62.2

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
08/10/2023	Wichita	Cropland	550.00	\$ 3,091	64.7
08/10/2023	Wichita	Cropland	1,257.00	\$ 3,202	--
08/10/2023	Wichita	Building Site	3.50	\$ 10,000	--
08/10/2023	Wichita	Grain Storage	4.50	\$ 32,222	--
08/10/2023	Lee	Cropland	75.96	\$ 7,900	56.1
08/09/2023	OBrien	Cropland	86.99	\$ 16,900	76.1
08/09/2023	Faribault	Cropland	76.03		87.9
08/09/2023	Faribault	Cropland	88.25		86.7
08/09/2023	Redwood	Cropland	166.98	\$ 10,353	89.0
08/09/2023	OBrien	Cropland	92.80	\$ 16,900	76.0
08/09/2023	Dubuque	Cropland/Development Potential	73.43	\$ 10,500	38.6
08/09/2023	Howard	Cropland	79.00	\$ 14,175	84.3
08/09/2023	Howard	Cropland	79.00	\$ 13,775	85.9
08/09/2023	Floyd	Cropland	150.00	\$ 13,850	86.1
08/08/2023	Jefferson	Cropland	79.31	\$ 6,950	57.7
08/08/2023	Howard	Soybean Processing Plant	11.00	\$ 92,818	--
08/08/2023	Jefferson	Cropland	34.67	\$ 4,800	52.5
08/08/2023	Van Buren	Cropland/Pasture	76.60	\$ 8,400	39.5
08/08/2023	Van Buren	Cropland/CRP	55.77	\$ 9,800	70.0
08/08/2023	Van Buren	Pasture	58.04	\$ 5,700	29.4
08/08/2023	Van Buren	Cropland	69.09	\$ 8,500	47.4
08/08/2023	Van Buren	Pasture	39.76	\$ 6,200	32.3
08/08/2023	Van Buren	Cropland	37.81	\$ 9,800	55.0
08/08/2023	Van Buren	Cropland/Pasture	20.17	\$ 9,600	55.9
08/07/2023	Hitchcock	Cropland	165.00	\$ 3,100	60.1
08/07/2023	Yellow Medicine	Cropland	80.00	\$ 11,100	81.4
08/04/2023	OBrien	Cropland	152.00	\$ 14,100	91.4
08/04/2023	Seward	Irrigated Cropland	123.30	\$ 14,800	64.8
08/04/2023	Red Lake	Pasture/Hay	160.00	\$ 2,050	70.0
08/04/2023	OBrien	Cropland	151.00	\$ 15,900	94.6
08/03/2023	McLean	Cropland	46.50	\$ 11,000	120.0
08/03/2023	Dakota	Irrigated Cropland/Dwelling	120.00	\$ 13,400	65.4
08/03/2023	McLean	Cropland/CRP	83.38	\$ 10,400	125.3
08/03/2023	Palo Alto	Cropland	117.00	\$ 14,700	85.2
08/03/2023	Cerro Gordo	Cropland	120.95	\$ 15,900	83.8
08/03/2023	Polk	Cropland	31.21	\$ 24,050	87.9
08/03/2023	Lee	Rural Residence/Ag	18.63		--
08/03/2023	Sarpy	Cropland	19.70	\$ 19,100	82.1
08/03/2023	Pierce	Cropland	80.00	\$ 6,300	66.0
08/02/2023	Dickinson	Rural Residential	7.82	\$ 15,601	--
08/02/2023	Faribault	Cropland	120.00	\$ 7,100	81.2
08/02/2023	Shelby	Cropland	72.15	\$ 11,600	95.1
08/02/2023	Benton	Cropland	35.50	\$ 21,200	93.9

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
08/02/2023	Benton	Cropland	80.00	\$ 21,200	91.2
08/02/2023	Grundy	Cropland	178.40	\$ 15,900	85.0
08/02/2023	Dickinson	Cropland	150.73	\$ 16,800	88.3
08/02/2023	Palo Alto	Hog Facility	6.18	\$ 27,184	--
08/01/2023	Story	Cropland	200.00	\$ 17,700	--
08/01/2023	Story	Cropland	120.00	\$ 17,700	88.1
08/01/2023	Polk	Cropland	80.00	\$ 14,000	76.6
08/01/2023	Nicollet	Cropland	40.00	\$ 16,320	93.0
08/01/2023	Nicollet	Cropland	40.00	\$ 17,952	92.8
08/01/2023	Nicollet	Cropland	42.00	\$ 14,790	91.1
08/01/2023	Sibley	Cropland/CRP	112.15	\$ 5,782	85.0
08/01/2023	Ida	Cropland	152.00	\$ 16,800	88.6