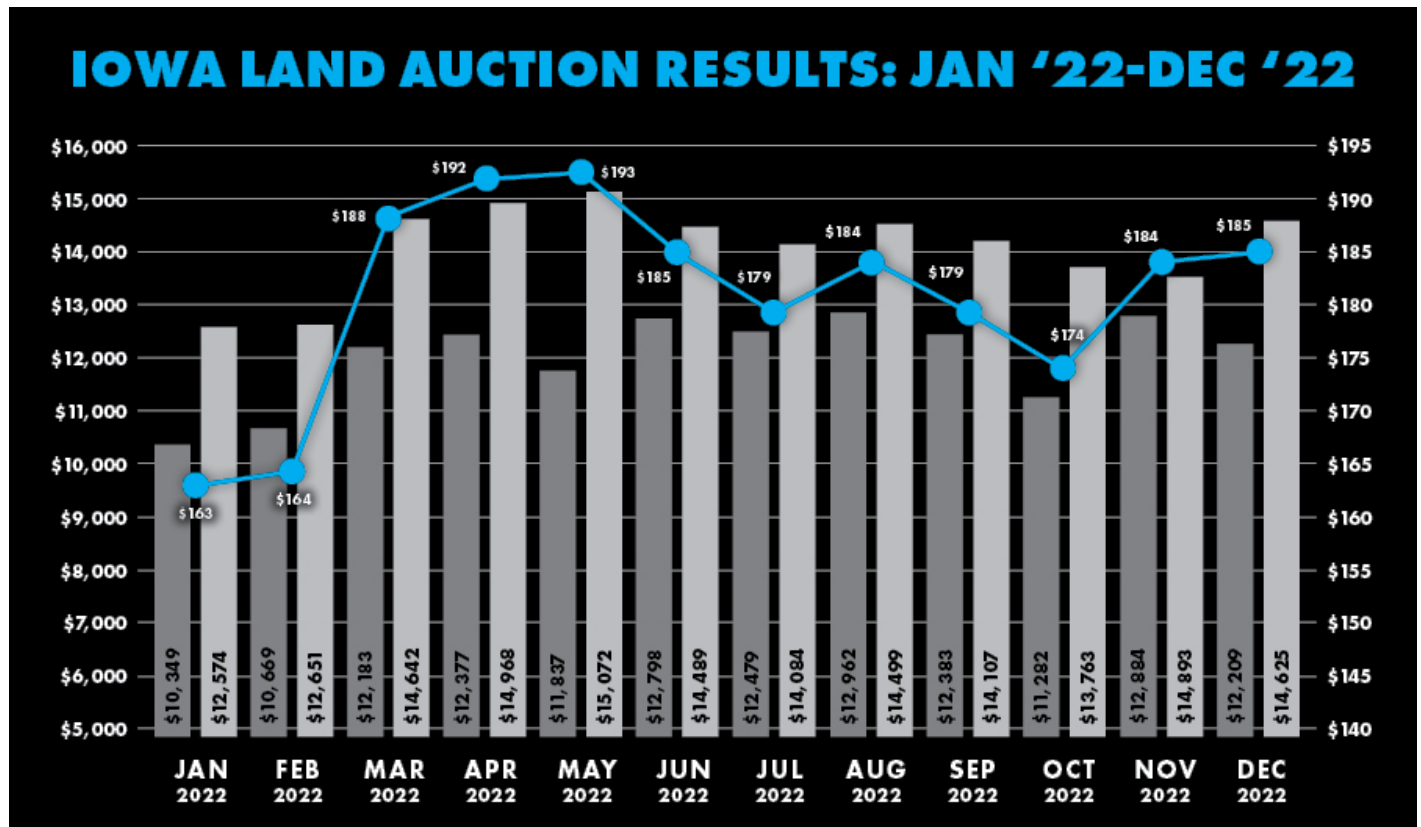


# Land Auction Results - December 2022

Published on Jan 4, 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

Iowa had strong auction activity in December, with 13,356 acres selling in 127 tracts. This volume was down 11% from December 2021, but was in the top three months of 2022, surpassed only by November (14,529 acres) and June (18,559 acres). The average dollar per CSR2 was \$185, which is up 5% from Q3's average of \$181, and up 5% from December 2021.

## Iowa Results:

Tracts Sold: 127

Acres Sold: 13,356

Average \$/Acre: \$12,209

Average \$/Tillable: \$14,625

Average \$/CSR2: \$185

Change from Last Month: +0.5%

Change from 2022 Q3: +5%

One Year Change: +5%

The high dollar-per-acre auction for the month was a Sioux County 73.37-acre cropland farm, selling for \$24,000/acre or \$261/CSR2. The high dollar-per-CSR2 sale went to a Lyon County 80-acre cropland farm that sold for \$23,450/acre or \$356/CSR2.

**Peoples Company Auctions:**

[Listing #16521 - 224.38 Acres M/L in Buchanan County, IA](#)

[Listing #16505 - 320.26 Acres M/L in Emmet County, IA](#)

[Listing #16487 - 1,286.40 Acres M/L in Fremont County, IA](#)

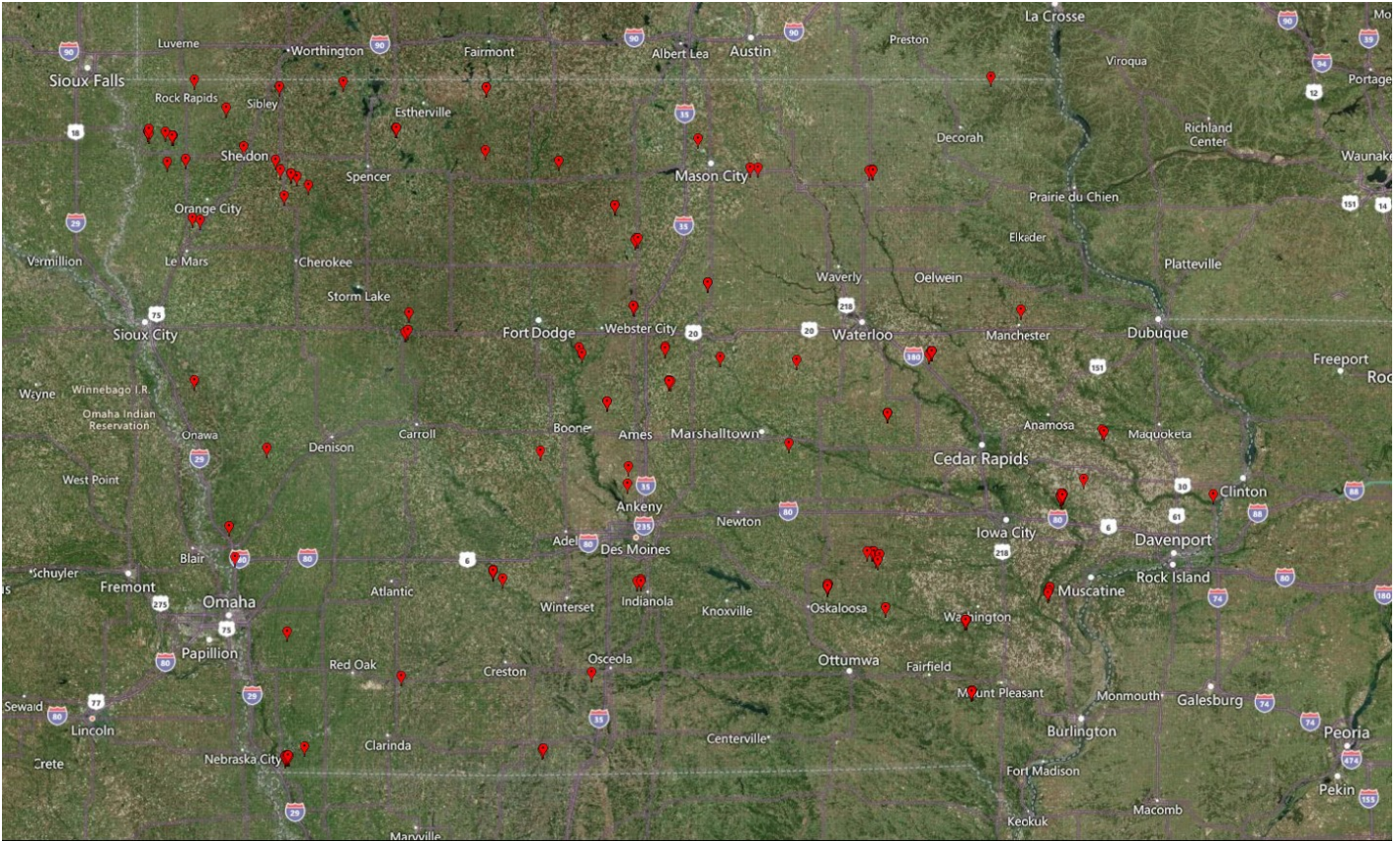
[Listing #16494 - 73.66 Acres M/L in Adair County, IA](#)

[Listing #16507 - 120 Acres M/L in Greene County, IA](#)

[Listing #16518 - 167.04 Acres M/L in Calhoun County, IA](#)

Click [HERE](#) to view the Iowa Land Values Update for 2022 Quarter 4.

Below is a map of the auction data in Iowa for December 2022.



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

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
12/30/2022	Madison	Cropland	40.00	\$ 16,050	90.9
12/30/2022	Poweshiek	CRP	80.00	\$ 6,650	47.6
12/30/2022	Iowa	Cropland	25.66	\$ 10,900	77.7
12/30/2022	Iowa	Cropland	86.55	\$ 13,200	79.4
12/30/2022	Iowa	Cropland	79.58	\$ 15,100	87.2
12/30/2022	Keokuk	Pasture/Hay	80.00	\$ 7,300	58.6
12/30/2022	Keokuk	Cropland	48.62	\$ 12,100	73.5
12/30/2022	Keokuk	Cropland	141.58	\$ 7,600	58.7
12/30/2022	Hardin	Cropland/CRP	144.00	\$ 9,000	78.1
12/30/2022	Hardin	Cropland/CRP	116.00	\$ 12,200	86.9

<b>Sale Date</b>	<b>County</b>	<b>Land Type</b>	<b>Gross Acres</b>	<b>\$ Per Acre</b>	<b>CSR2</b>
12/30/2022	Hardin	Cropland	79.00	\$ 15,300	86.2
12/30/2022	Keokuk	Cropland	160.00	\$ 9,800	63.1
12/30/2022	Dallas	Pasture/Rec	301.96	\$ 5,675	54.8
12/30/2022	Madison	Cropland	174.88	\$ 8,225	54.5
12/30/2022	Adair	Cropland	74.18	\$ 9,700	74.3
12/30/2022	Madison	Cropland	40.00	\$ 12,575	66.9
12/30/2022	Madison	Cropland	79.81	\$ 12,625	86.1
12/30/2022	Madison	Cropland	79.92	\$ 13,000	86.1
12/30/2022	Madison	Cropland	40.00	\$ 14,025	84.3
12/29/2022	Monona	Cropland	240.00	\$ 7,600	43.9
12/29/2022	Harrison	Ag land	80.00	\$ 5,000	52.5
12/28/2022	Hardin	Cropland	138.00	\$ 14,100	84.7
12/28/2022	OBrien	Ag land	130.00	\$ 10,300	88.6
12/28/2022	Mahaska	Cropland	156.92	\$ 11,550	73.4
12/28/2022	Mahaska	Cropland	138.67	\$ 14,200	82.3
12/28/2022	Mahaska	Cropland	158.97	\$ 14,100	83.0
12/28/2022	Mahaska	Cropland	159.57	\$ 11,550	73.6
12/28/2022	Hardin	Pasture	38.00	\$ 4,700	67.3
12/28/2022	Hardin	Cropland	52.00	\$ 15,100	85.0
12/28/2022	Cerro Gordo	Cropland	90.00	\$ 6,900	62.6
12/21/2022	Calhoun	Acreage	4.07		--
12/21/2022	Calhoun	Cropland	162.94	\$ 9,500	67.8
12/21/2022	Redwood	Cropland	51.39	\$ 11,600	80.2
12/21/2022	Redwood	Cropland	80.00	\$ 11,800	80.2
12/21/2022	Redwood	Cropland	80.00	\$ 11,550	80.2
12/21/2022	Redwood	Cropland	160.00	\$ 11,000	80.2
12/21/2022	OBrien	Ag land	112.40	\$ 15,500	92.9
12/20/2022	Renville	Cropland	60.21	\$ 11,050	86.9
12/20/2022	Henry	Ag land	9.00	\$ 20,501	--
12/20/2022	Henry	Ag land	38.00	\$ 20,501	140.8
12/20/2022	Grundy	Ag land	78.11	\$ 16,200	138.0
12/20/2022	OBrien	Ag land	119.28	\$ 10,500	89.9
12/20/2022	Mahaska	Row Crop	46.51	\$ 15,800	77.4
12/20/2022	Wright	Cropland	38.00	\$ 3,800	47.6
12/20/2022	Wright	Cropland	56.00	\$ 6,000	54.6
12/20/2022	Wright	Cropland	28.00		54.3
12/19/2022	Ray	Cropland	105.00	\$ 19,100	50.9
12/19/2022	Yellow Medicine	Cropland	60.00	\$ 9,750	95.5
12/16/2022	Adair	Cropland	73.66	\$ 6,900	59.4
12/16/2022	Benton	Cropland	76.00	\$ 21,300	94.8
12/16/2022	Woodbury	Cropland/CRP	307.56	\$ 6,000	59.4
12/16/2022	Greene	Cropland	120.00	\$ 16,500	87.3
12/15/2022	Fillmore	Cropland	182.82	\$ 5,750	--

<b>Sale Date</b>	<b>County</b>	<b>Land Type</b>	<b>Gross Acres</b>	<b>\$ Per Acre</b>	<b>CSR2</b>
12/15/2022	Des Moines	Mixed Use	87.44	\$ 12,600	--
12/15/2022	Atchison	Cropland	461.00	\$ 7,500	--
12/15/2022	Atchison	Cropland	261.00	\$ 8,600	--
12/15/2022	Cass	Cropland	130.00	\$ 11,692	--
12/15/2022	Keith	Cropland	320.28	\$ 1,100	--
12/15/2022	Keith	Cropland	285.16	\$ 5,850	--
12/15/2022	Sioux	Cropland	40.01	\$ 15,750	68.1
12/15/2022	OBrien	Cropland	155.18	\$ 16,100	92.7
12/15/2022	Fremont	Cropland	157.75	\$ 10,800	80.5
12/15/2022	Fremont	Cropland	39.74	\$ 15,800	83.7
12/15/2022	Fremont	Cropland	52.65	\$ 5,400	66.1
12/15/2022	Fremont	Cropland	145.50	\$ 11,400	71.7
12/15/2022	Fremont	Cropland	61.43	\$ 5,400	73.8
12/15/2022	Fremont	Cropland	302.96	\$ 7,000	73.6
12/15/2022	Fremont	Cropland	502.64	\$ 7,800	75.5
12/15/2022	Dickinson	Ag land	85.49	\$ 13,500	84.0
12/15/2022	Dickinson	Ag land	40.00	\$ 13,400	83.6
12/15/2022	Dickinson	Ag land	85.47	\$ 13,100	86.7
12/15/2022	Floyd	Cropland	71.24	\$ 14,100	83.7
12/15/2022	Floyd	Cropland	103.60	\$ 14,800	95.7
12/15/2022	Louisa	Mixed Use	76.63	\$ 5,400	--
12/15/2022	Louisa	Mixed Use	328.01	\$ 7,800	--
12/14/2022	Chickasaw	Cropland	76.00	\$ 9,000	72.8
12/14/2022	Clay	Irrigated Cropland	162.00	\$ 13,200	68.5
12/14/2022	Clay	Cropland	80.00	\$ 9,600	66.8
12/14/2022	Freeborn	Cropland	148.83	\$ 8,450	70.8
12/14/2022	Goodhue	Cropland	152.06	\$ 11,250	88.0
12/14/2022	Jackson	Cropland	173.56	\$ 10,650	86.9
12/14/2022	Boone	Cropland	80.00	\$ 14,000	85.2
12/14/2022	Chickasaw	Cropland	72.46	\$ 13,400	74.7
12/14/2022	Chickasaw	Cropland	38.00	\$ 16,000	83.9
12/14/2022	Sac	Cropland	60.00	\$ 16,700	88.1
12/14/2022	Sioux	Cropland	80.93	\$ 15,200	87.8
12/14/2022	Plymouth	Cropland	79.53	\$ 21,000	86.8
12/14/2022	Palo Alto	Cropland	154.00	\$ 14,700	81.3
12/14/2022	Emmet	Cropland	320.26	\$ 13,500	84.1
12/14/2022	Dickinson	Ag land	80.00	\$ 15,100	81.6
12/14/2022	Butler	Cropland	78.07		52.8
12/14/2022	Butler	Cropland	77.07		52.0
12/14/2022	Butler	Cropland	40.00		50.2
12/13/2022	Hamilton	Cropland	71.18	\$ 13,075	--
12/13/2022	Hamilton	Cropland	120.00	\$ 10,400	85.0
12/13/2022	Hamilton	Cropland	200.00	\$ 13,600	78.3

<b>Sale Date</b>	<b>County</b>	<b>Land Type</b>	<b>Gross Acres</b>	<b>\$ Per Acre</b>	<b>CSR2</b>
12/13/2022	Ringgold	Cropland	155.98	\$ 5,300	47.0
12/12/2022	Lyon	Cropland	77.42	\$ 13,700	62.6
12/10/2022	Sioux	Cropland	79.84	\$ 18,400	89.7
12/10/2022	Sioux	Cropland	63.36	\$ 11,500	82.2
12/09/2022	Sac	Cropland	83.49	\$ 8,600	73.1
12/09/2022	Clinton	Cropland	49.70	\$ 16,500	83.3
12/09/2022	Polk	Cropland	157.00	\$ 12,700	75.8
12/09/2022	Franklin	Cropland	80.00	\$ 15,300	87.2
12/09/2022	OBrien	Ag land	80.00	\$ 20,600	98.1
12/09/2022	Dixon	Cropland	115.00	\$ 7,100	68.5
12/09/2022	Dixon	Cropland	35.00	\$ 8,800	68.5
12/09/2022	OBrien	Ag land	78.00	\$ 20,600	96.2
12/09/2022	Lyon	Cropland	79.89	\$ 21,000	67.1
12/09/2022	Faribault	Cropland	59.80	\$ 11,456	92.7
12/09/2022	Dakota	Cropland	152.00	\$ 7,200	49.0
12/09/2022	Sac	Cropland	52.04	\$ 9,600	73.3
12/08/2022	Warren	Cropland	151.86	\$ 11,200	63.2
12/08/2022	Jackson	Ag land	83.66	\$ 13,500	91.5
12/08/2022	Watonwan	Cropland	112.60	\$ 12,850	92.0
12/08/2022	Watonwan	Cropland	76.97	\$ 13,000	94.2
12/08/2022	Faribault	Cropland	80.00	\$ 1,100	93.0
12/08/2022	Sioux	Cropland	73.37	\$ 24,000	96.3
12/08/2022	OBrien	Cropland	156.40	\$ 16,300	90.1
12/08/2022	Lyon	Cropland	80.00	\$ 12,500	67.8
12/08/2022	Warren	Cropland	30.00	\$ 13,900	55.1
12/08/2022	Warren	Cropland	47.80	\$ 13,900	78.0
12/08/2022	Cedar	Pasture	35.58	\$ 10,100	44.0
12/08/2022	Cedar	Cropland/Pasture	225.00	\$ 6,600	67.9
12/08/2022	Cedar	Cropland	64.30		80.1
12/08/2022	Cedar	Cropland/Pasture	122.53	\$ 7,200	60.9
12/08/2022	Cedar	Cropland	136.32		83.4
12/08/2022	Cedar	Cropland	176.25		83.3
12/08/2022	Cedar	Cropland	153.65		81.2
12/08/2022	Marshall	Cropland	80.00	\$ 16,600	92.3
12/08/2022	Marshall	Cropland	40.00	\$ 13,500	87.7
12/08/2022	Hardin	Cropland	80.00	\$ 15,100	79.9
12/07/2022	Washington	CRP/Rec	126.39	\$ 6,000	--
12/07/2022	Jefferson	Cropland	43.80	\$ 9,625	60.6
12/07/2022	Washington	CRP	74.80	\$ 8,475	60.0
12/07/2022	Washington	CRP	79.07	\$ 10,925	56.2
12/07/2022	Jefferson	Cropland/Rec	60.62	\$ 5,100	43.6
12/07/2022	Henry	Cropland	41.52	\$ 7,025	52.1
12/07/2022	Lyon	Cropland	80.00	\$ 21,358	67.1

<b>Sale Date</b>	<b>County</b>	<b>Land Type</b>	<b>Gross Acres</b>	<b>\$ Per Acre</b>	<b>CSR2</b>
12/07/2022	Cottonwood	Cropland	40.00	\$ 11,800	94.4
12/07/2022	Le Sueur	Cropland/CRP	108.20	\$ 6,238	81.5
12/07/2022	Jones	Cropland	136.26	\$ 13,599	81.5
12/07/2022	Jones	Cropland	150.00	\$ 10,200	53.0
12/07/2022	Randolph	Cropland	31.00	\$ 7,200	59.4
12/07/2022	Audrain	Cropland	41.00	\$ 11,100	73.4
12/07/2022	Audrain	Cropland	41.00	\$ 11,100	73.9
12/07/2022	Jones	Cropland	95.65	\$ 9,300	61.6
12/07/2022	Hamilton	Cropland	61.00	\$ 16,000	80.5
12/07/2022	Webster	Cropland	33.00	\$ 13,200	86.7
12/07/2022	Buchanan	Cropland	140.00	\$ 9,350	70.2
12/07/2022	Buchanan	Cropland	44.00	\$ 11,900	79.4
12/07/2022	Buchanan	Cropland	39.60	\$ 9,400	65.5
12/07/2022	Lyon	Cropland	80.00	\$ 21,700	67.4
12/07/2022	Lyon	Cropland	80.00	\$ 23,450	67.7
12/06/2022	Pettis	Cropland	87.00	\$ 5,850	--
12/06/2022	Sauk	Rec	15.86	\$ 8,000	--
12/06/2022	Sauk	Cropland	78.96	\$ 7,700	--
12/06/2022	Sauk	Cropland	114.65	\$ 7,600	81.5
12/06/2022	Platte	Cropland	196.00	\$ 15,900	--
12/06/2022	Madison	Cropland	160.00	\$ 11,800	--
12/06/2022	Pettis	Cropland	94.00	\$ 6,050	--
12/06/2022	Montgomery	Cropland	68.92	\$ 6,600	64.5
12/06/2022	Tama	Cropland	117.06	\$ 13,900	80.8
12/06/2022	Muscatine	Cropland	80.36	\$ 14,200	89.7
12/06/2022	Muscatine	Cropland	78.77	\$ 13,400	83.7
12/06/2022	Muscatine	Cropland	72.90	\$ 6,600	79.4
12/06/2022	Muscatine	CRP	79.28	\$ 6,700	82.6
12/06/2022	Montgomery	Cropland	79.00	\$ 7,100	76.5
12/06/2022	Montgomery	Cropland	76.56	\$ 13,600	76.5
12/06/2022	Montgomery	Cropland	79.00	\$ 12,900	76.5
12/06/2022	Montgomery	Cropland	119.00	\$ 12,600	81.7
12/06/2022	Benton	Cropland	156.00	\$ 11,100	88.5
12/05/2022	Watonwan	Cropland	160.00	\$ 8,950	88.9
12/02/2022	Adair	Cropland	77.67	\$ 7,700	64.8
12/02/2022	Adair	Cropland	80.00	\$ 7,800	53.6
12/02/2022	Osceola	Cropland	80.17	\$ 15,400	85.4
12/02/2022	Story	Cropland	93.00	\$ 15,200	88.5
12/01/2022	Carroll	Cropland	213.63	\$ 9,866	60.7
12/01/2022	Carroll	Cropland	86.08	\$ 9,686	66.5
12/01/2022	Carroll	Cropland	198.25	\$ 9,686	68.7
12/01/2022	Carroll	Cropland	211.44	\$ 9,686	60.2
12/01/2022	Olmsted	Cropland	142.33	\$ 9,678	96.1

<b>Sale Date</b>	<b>County</b>	<b>Land Type</b>	<b>Gross Acres</b>	<b>\$ Per Acre</b>	<b>CSR2</b>
12/01/2022	Olmsted	Cropland	34.01	\$ 9,497	94.0
12/01/2022	Olmsted	Cropland	33.14	\$ 9,460	93.5
12/01/2022	Kossuth	Cropland	63.00	\$ 17,800	79.2
12/01/2022	Sioux	Cropland	45.76	\$ 23,750	87.3
12/01/2022	Hancock	Cropland	19.00	\$ 16,000	83.8
12/01/2022	Hancock	Cropland	20.08	\$ 16,000	85.7
12/01/2022	Cedar	Cropland	111.36	\$ 14,700	84.5
12/01/2022	Humboldt	Cropland	80.00	\$ 13,800	82.5
12/01/2022	Hamilton	Cropland	152.00	\$ 12,600	71.7
12/01/2022	Wright	Cropland	160.00	\$ 14,250	82.4
12/01/2022	Merrick	Cropland	155.00	\$ 10,600	65.0
12/01/2022	Carroll	Cropland/Rec	260.93	\$ 9,686	60.7
12/01/2022	Carroll	Cropland	149.67	\$ 9,686	62.8