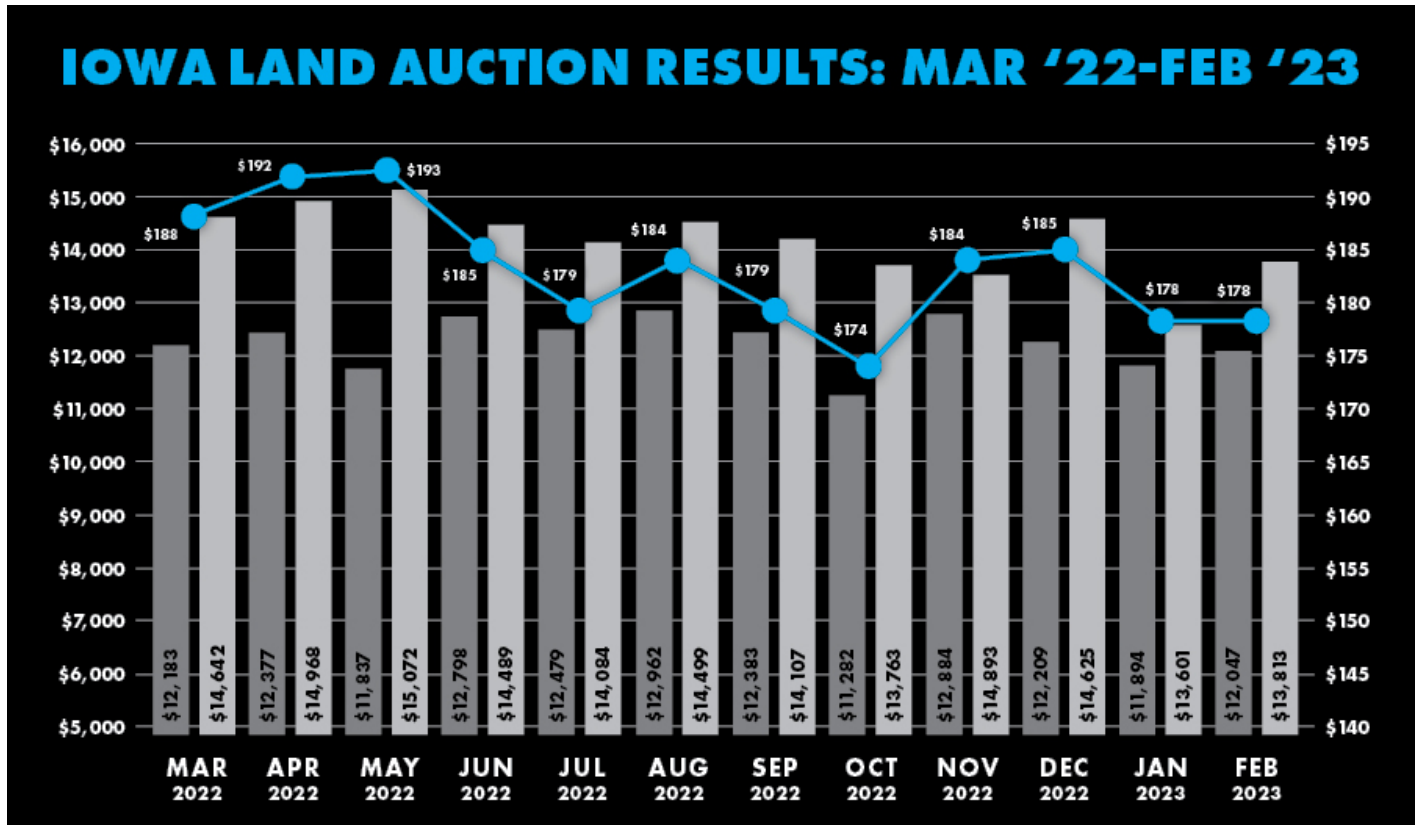


Land Auction Results - February 2023

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*\$/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 61 tracts of land that sold at auction in February 2023. During these auctions, there was a total of 6,472 acres available for purchase and of those acres, 90% were tillable acres.

Iowa Results

Tracts Sold: 61

Acres Sold: 6,472

Average \$/Acre: \$12,047

Average \$/Tillable: \$13,813

Average \$/CSR2: \$178

Change from Last Month: 0%

Change from 2022 Q4: -2%

One Year Change: +8%

The high \$/acre sale of the month went to a Benton County 73.92-acre cropland farm with a CSR2 of 94.6. It sold for \$20,600/acre or \$217.76/CSR2.

The high \$/CSR2 sale went to a Dubuque County 119.03-acre cropland farm with a CSR2 of 73.1. It sold for \$17,850/acre (including buyer's fee) or \$257/CSR2.

Peoples Company Auctions:

[Listing #16567 - 138.50 Acres M/L in Lee County, IA](#)

[Listing #16533 - 270.40 Acres M/L in Wayne County, IA](#)

[Listing #16572 - 480 Acres M/L in Guthrie County, IA](#)

[Listing #16539 - 120 Acres M/L in Wayne County, IA](#)

[Listing #16553 - 160 Acres M/L in O'Brien County, IA](#)

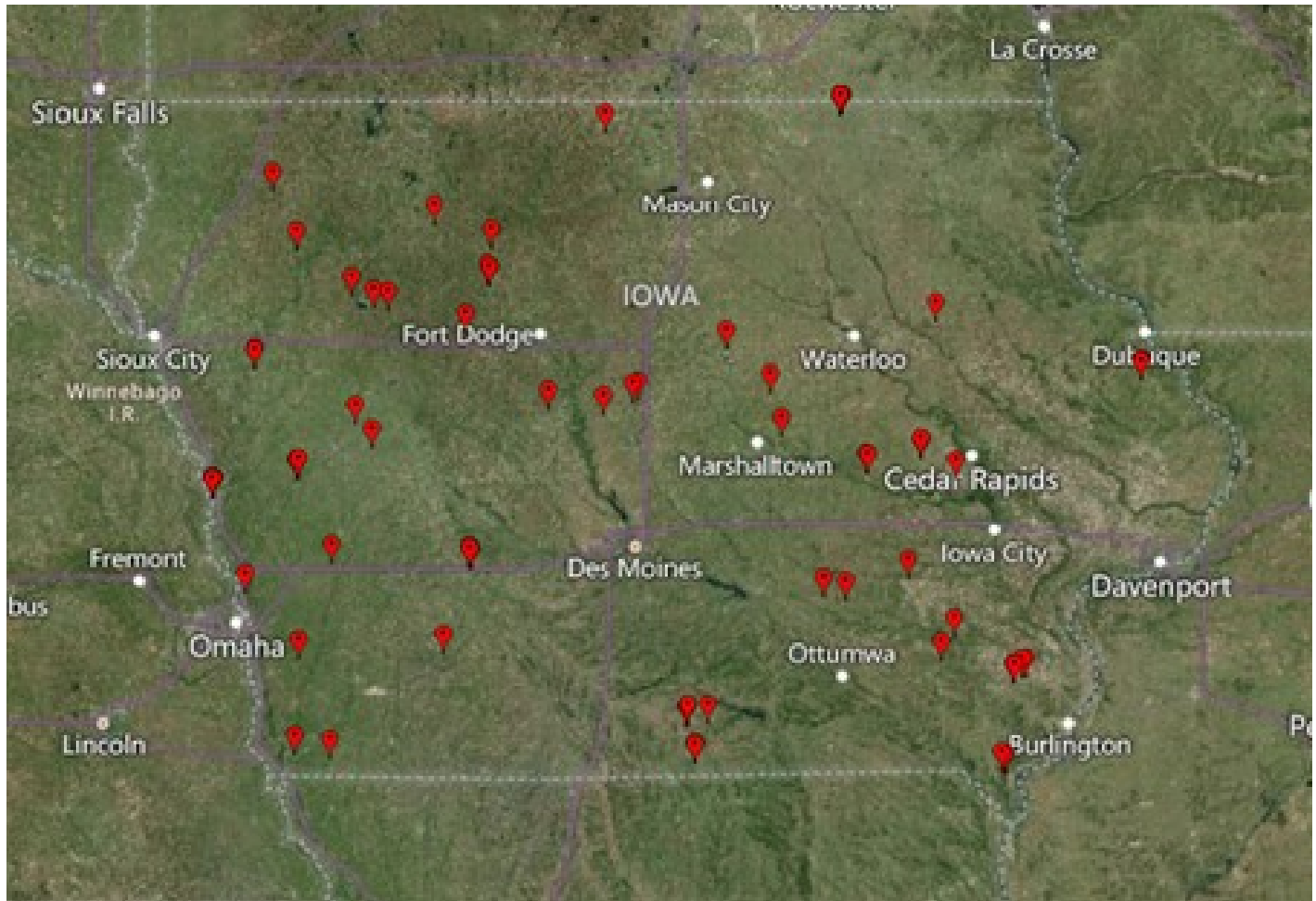
[Listing #16569 - 954.86 Acres M/L in Traill County, ND](#)

[Listing #16614 - 71.72 Acres M/L in Boone County, IA](#)

[Listing #16611 - 184.55 Acres M/L in Wayne 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 February 2023.



Illinois Results

Tracts Sold: 7

Average \$/Acre: \$12,257

Average \$/Tillable: \$13,131

Average \$/PI: \$105

Minnesota Results

Tracts Sold: 24

Average \$/Acre: \$9,151

Average \$/Tillable: \$11,062

Average \$/PI: \$135

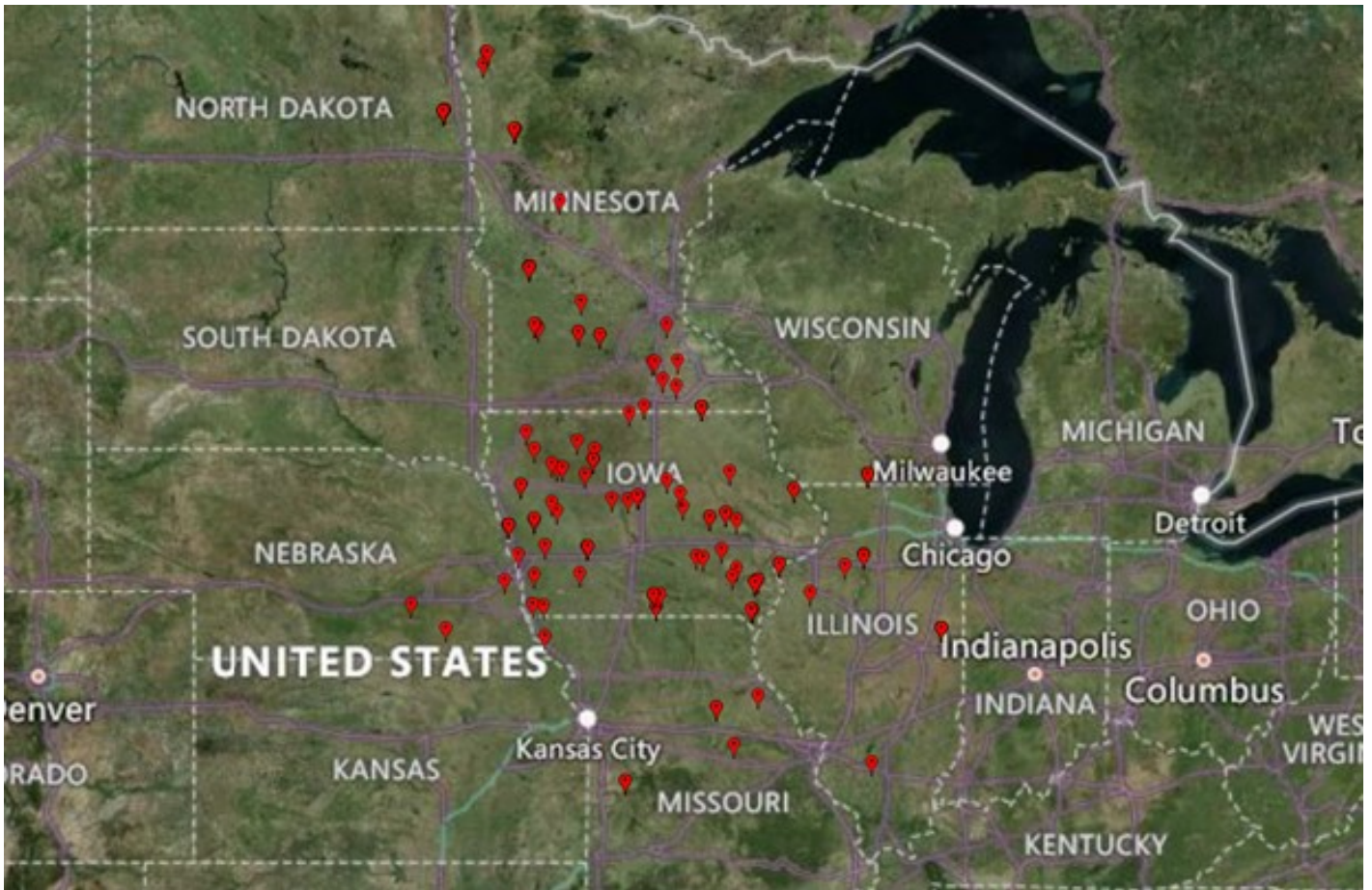
Missouri Results

Tracts Sold: 7
Average \$/Acre: \$7,907
Average \$/Tillable: \$n/a
Average \$/PI: \$n/a

North Dakota Results

Tracts Sold: 6
Average \$/Acre: \$6,850
Average \$/Tillable: \$6,882
Average \$/PI: \$80

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



Below are results for land auctions that occurred in February 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
02/28/2023	Pocahontas	Cropland	80.00	\$ 13,100	83.7
02/28/2023	Hamilton	Irrigated Cropland	160.00	\$ 11,000	64.6
02/28/2023	Swift	Cropland	79.95	\$ 6,050	36.5
02/28/2023	Swift	Cropland	75.36	\$ 4,700	47.9
02/28/2023	Todd	Cropland	71.50	\$ 5,100	82.1
02/28/2023	Meeker	Cropland	73.50	\$ 8,100	67.1
02/28/2023	Ralls	Cropland	106.00	\$ 7,500	70.1

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
02/28/2023	Swift	Cropland	86.25	\$ 5,100	46.8
02/28/2023	Swift	Cropland	162.48	\$ 4,600	44.7
02/28/2023	Mercer	Cropland	103.33	\$ 9,800	118.9
02/28/2023	Mercer	Cropland	67.33	\$ 5,300	112.5
02/28/2023	Mercer	Cropland	60.23	\$ 9,850	112.3
02/28/2023	Howard	Cropland	61.89		66.7
02/27/2023	Tama	Cropland	160.00	\$ 14,400	89.0
02/27/2023	Knox	Cropland	159.34	\$ 17,500	141.9
02/24/2023	Fremont	Cropland	173.69		76.6
02/24/2023	Hardin	Cropland	160.00	\$ 11,600	84.2
02/24/2023	Wayne	Cropland	155.22	\$ 7,100	49.8
02/24/2023	Cass	Cropland/Rec	240.00	\$ 5,400	50.5
02/24/2023	Keokuk	Cropland	60.00	\$ 9,050	70.1
02/24/2023	Audrain	Cropland/Rec	68.00	\$ 7,800	65.9
02/24/2023	Audrain	Cropland	93.00	\$ 9,900	70.1
02/24/2023	Fremont	Cropland	171.77	\$ 9,100	79.5
02/24/2023	Crawford	CRP	110.00	\$ 7,850	65.7
02/23/2023	Crawford	Ag land	52.47	\$ 9,000	57.6
02/23/2023	Pennington	Cropland	80.00		74.9
02/23/2023	Pennington	Cropland	160.00	\$ 3,900	71.4
02/23/2023	Pennington	Cropland	159.00	\$ 3,900	80.4
02/23/2023	Bureau	Cropland	81.77	\$ 11,000	133.6
02/23/2023	Boone	Cropland	71.72	\$ 13,600	75.8
02/23/2023	Crawford	Ag land	40.00	\$ 11,750	60.0
02/23/2023	Tama	Cropland	122.00	\$ 13,700	80.8
02/23/2023	Benton	Cropland	101.80	\$ 14,100	87.5
02/23/2023	Benton	Cropland	122.80	\$ 14,100	87.0
02/23/2023	Palo Alto	Cropland	130.00	\$ 15,100	75.6
02/22/2023	Harrison	Cropland	75.69	\$ 9,750	62.9
02/22/2023	Harrison	Cropland	209.60	\$ 7,425	59.3
02/22/2023	Mahnomen	Cropland/Rec	151.00	\$ 3,040	68.8
02/22/2023	Mahnomen	Cropland	47.00	\$ 5,540	88.0
02/22/2023	Steele	Cropland	40.00	\$ 11,500	82.2
02/22/2023	Dodge	Cropland	82.52	\$ 11,500	88.0
02/21/2023	Dakota	Cropland	141.20	\$ 11,300	61.4
02/21/2023	Saline	Cropland	158.00	\$ 6,500	59.1
02/21/2023	Dubuque	Estate	42.54	\$ 15,750	62.3
02/21/2023	Dubuque	Cropland	119.03	\$ 17,850	73.1
02/21/2023	Steele	Cropland	193.98	\$ 13,300	83.3
02/21/2023	Washington	Cropland	247.00	\$ 11,700	99.9
02/21/2023	Vermilion	Ag land	78.00	\$ 10,100	119.0
02/21/2023	Vermilion	Ag land	157.00	\$ 10,600	120.6
02/21/2023	Steele	Cropland	63.58	\$ 13,300	79.9

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
02/18/2023	Freeborn	Cropland	149.00	\$ 8,200	92.4
02/17/2023	Trails	Cropland	158.00	\$ 6,900	85.9
02/17/2023	Trails	Cropland	158.75	\$ 6,900	83.9
02/17/2023	Hamilton	Cropland	119.00	\$ 10,200	79.9
02/17/2023	Trails	Cropland	160.07	\$ 6,900	89.3
02/17/2023	Hamilton	Cropland	120.00	\$ 12,500	76.0
02/17/2023	Trails	Cropland	160.77	\$ 6,600	86.5
02/17/2023	Trails	Cropland	157.27	\$ 6,900	83.7
02/17/2023	Trails	Cropland	160.00	\$ 6,900	85.9
02/16/2023	Pocahontas	Cropland	74.00	\$ 15,600	86.1
02/16/2023	Rock	Cropland	40.00	\$ 7,500	39.7
02/16/2023	Rock	Cropland	40.00	\$ 7,500	45.6
02/16/2023	Rock	Cropland	39.08	\$ 7,500	55.8
02/16/2023	Rock	Cropland	40.00	\$ 7,500	56.6
02/16/2023	Keokuk	Cropland	231.00	\$ 11,700	69.2
02/16/2023	Pike	Cropland/Rec	91.00	\$ 7,000	62.9
02/15/2023	Polk	Cropland/Rec	160.00	\$ 2,170	72.2
02/15/2023	OBrien	Cropland	160.00	\$ 15,200	93.9
02/15/2023	Washington	Cropland	115.00	\$ 16,400	87.7
02/15/2023	Yellow Medicine	Cropland	160.00	\$ 12,156	94.3
02/15/2023	Callaway	Cropland/Rec	243.00	\$ 8,300	45.5
02/13/2023	Montgomery	Cropland	91.12	\$ 8,800	79.2
02/10/2023	Sibley	Cropland	80.00	\$ 13,396	94.1
02/10/2023	Wayne	Cropland	120.00	\$ 6,000	45.7
02/10/2023	Pocahontas	Cropland	74.21	\$ 10,000	70.0
02/10/2023	Sibley	Cropland	160.00	\$ 13,396	92.3
02/09/2023	St. Clair	Cropland	152.00	\$ 7,000	70.1
02/09/2023	Des Moines	Cropland	136.40	\$ 13,000	88.5
02/09/2023	Des Moines	Cropland/CRP	137.57	\$ 13,600	87.1
02/09/2023	Henry	Cropland	38.26	\$ 11,400	70.0
02/09/2023	Henry	Cropland	75.86	\$ 15,600	75.5
02/09/2023	St. Clair	Cropland	33.00	\$ 7,000	74.0
02/09/2023	Buena Vista	Cropland/CRP	116.24	\$ 7,000	73.8
02/09/2023	Buena Vista	Cropland	40.00	\$ 15,100	85.3
02/09/2023	Buena Vista	Cropland	113.94	\$ 13,000	87.8
02/08/2023	Guthrie	Cropland/Dwelling	160.00	\$ 6,750	51.5
02/08/2023	Guthrie	Cropland/Pasture	160.00	\$ 6,800	54.9
02/08/2023	Mower	Cropland	53.30	\$ 7,800	63.4
02/08/2023	Woodbury	Cropland	80.00	\$ 15,000	74.3
02/08/2023	Woodbury	Cropland	80.00	\$ 14,250	76.7
02/08/2023	Grundy	Cropland	43.80	\$ 17,300	85.6
02/08/2023	Linn	Cropland	75.54	\$ 9,900	79.9
02/08/2023	Guthrie	Cropland	160.00	\$ 9,200	59.3

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
02/07/2023	Bureau	Cropland	57.94	\$ 10,000	132.2
02/07/2023	Dakota	Cropland	108.46	\$ 4,500	38.5
02/07/2023	Dakota	Cropland	40.36	\$ 7,600	55.5
02/07/2023	Steele	Cropland	71.00	\$ 15,050	92.4
02/07/2023	Steele	Cropland	152.00	\$ 11,000	92.5
02/07/2023	Bureau	Cropland	80.00	\$ 15,600	139.2
02/07/2023	Bureau	Cropland	77.78	\$ 16,800	139.9
02/07/2023	Webster	Cropland	120.00	\$ 14,300	71.2
02/07/2023	Palo Alto	Cropland	80.00	\$ 17,775	78.3
02/07/2023	Grundy	Cropland	117.00	\$ 18,600	94.8
02/07/2023	Mills	Cropland	77.16	\$ 12,500	75.0
02/06/2023	Yellow Medicine	Cropland	200.00	\$ 10,900	81.1
02/06/2023	Yellow Medicine	Cropland	40.00	\$ 9,000	81.3
02/06/2023	Yellow Medicine	Cropland/Site	78.10	\$ 10,900	--
02/03/2023	Pottawattamie	Cropland	78.00	\$ 11,400	66.9
02/03/2023	Antelope	Irrigated Cropland	155.00	\$ 13,100	74.2
02/03/2023	Antelope	Irrigated Cropland	158.00	\$ 14,800	78.6
02/03/2023	Atchison	Cropland/CRP	102.00	\$ 8,350	76.5
02/03/2023	Benton	Cropland	139.04	\$ 15,800	92.8
02/03/2023	Benton	Cropland	73.92	\$ 20,600	94.6
02/03/2023	Wayne	Cropland/Pasture	84.87	\$ 5,200	53.9
02/03/2023	Wayne	Cropland	81.52	\$ 5,200	46.2
02/03/2023	Wayne	Cropland	104.01	\$ 13,000	61.5
02/02/2023	Crawford	Cropland	79.03	\$ 14,500	73.1
02/02/2023	Lee	Cropland	64.00	\$ 5,700	66.0
02/02/2023	Renville	Cropland	37.32	\$ 7,128	61.7
02/02/2023	Mahaska	Cropland	95.00	\$ 13,600	81.8
02/02/2023	Jefferson	Cropland	68.41	\$ 12,100	83.1
02/02/2023	Lee	Cropland	35.00	\$ 9,100	58.2
02/02/2023	Lee	Cropland	39.50	\$ 9,100	60.9
02/02/2023	Polk	Cropland	160.00		--
02/01/2023	Shelby	Cropland/CRP	237.00	\$ 11,300	64.9
02/01/2023	OBrien	Ag land	99.01	\$ 19,100	95.3
02/01/2023	Winnebago	Ag land	53.00	\$ 11,125	75.9