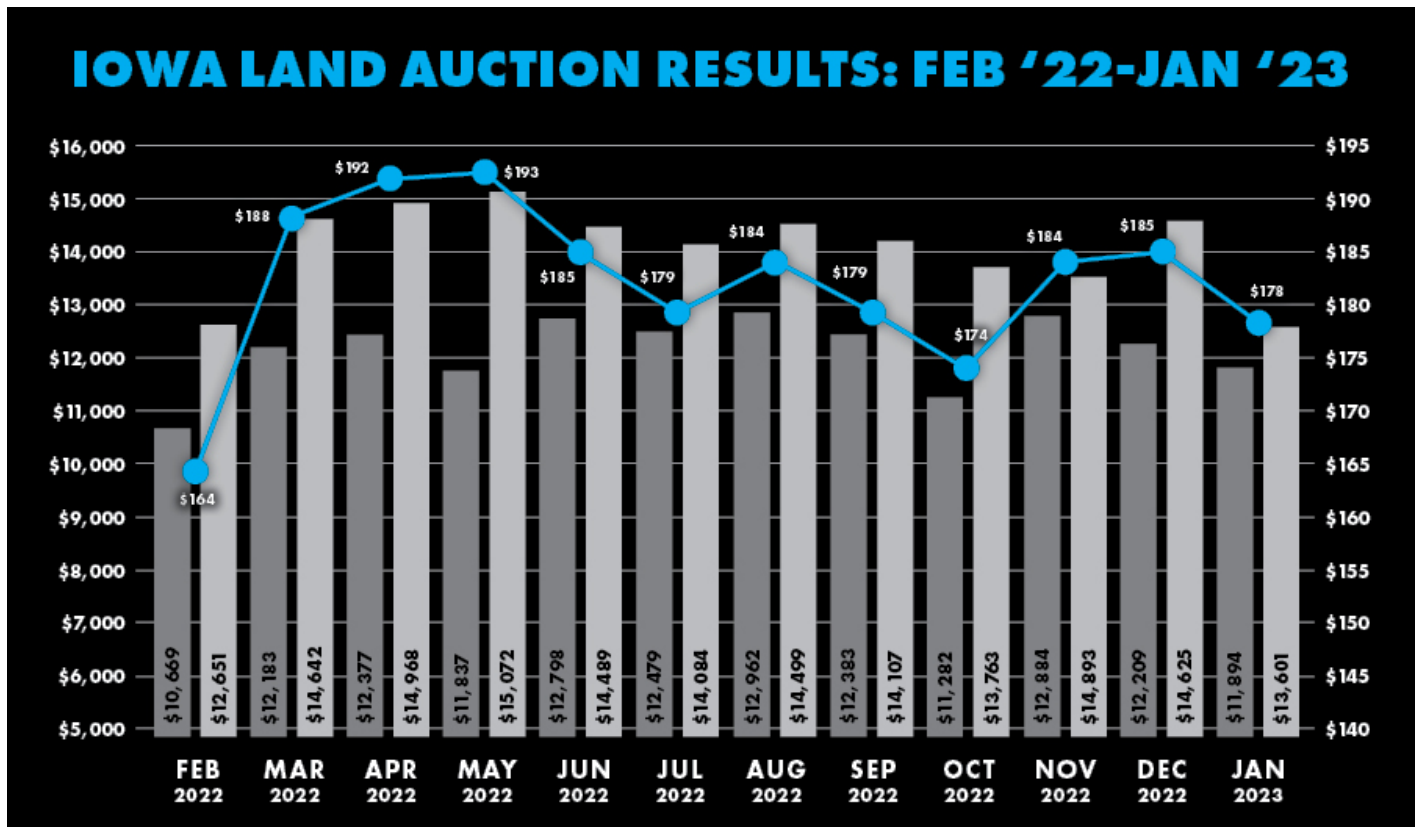


Land Auction Results - January 2023

Published on Feb 3, 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 64 tracts of land that sold at auction in January 2023. During these auctions, there was a total 6,326 acres available for purchase and of those acres, 90% were tillable acres.

Iowa Results

Tracts Sold: 64

Acres Sold: 6,326

Average \$/Acre: \$11,894

Average \$/Tillable: \$13,601

Average \$/CSR2: \$178

Change from Last Month: -4%

Change from 2022 Q4: -2%

One Year Change: +9%

The high \$/acre sale of the month went to a Clay County 80-acre cropland farm, bringing \$21,700/acre or \$226/CSR2. The high \$/CSR2 sale of the month went to a Lyon County farm: 80.71-acres for \$20,000/acre or \$307/CSR2.

Comparing volume from January 2022 to January 2023, Iowa saw a change of -16% in acres sold.

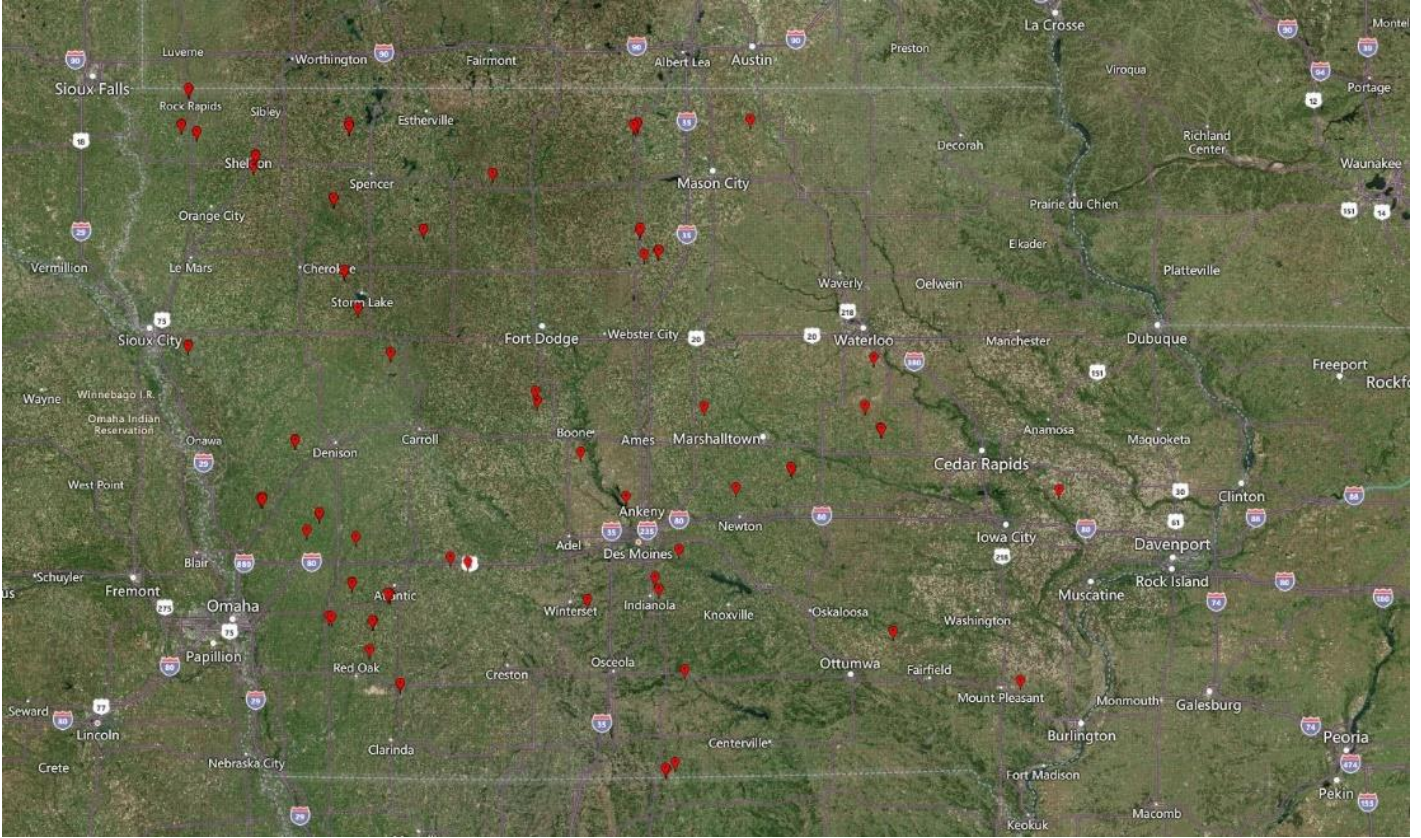
Peoples Company Auctions:

[Listing #16538 - 146.78 Acres M/L in Jasper County, IA](#)

[Listing #16556 - 73.43 Acres M/L in Tama 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 January 2023.



Below are results for land auctions that occurred in January 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
01/30/2023	Harrison	Cropland/Pasture	223.15	\$ 9,200	64.6
01/30/2023	Harrison	Cropland/Pasture	279.22	\$ 11,000	58.6
01/30/2023	Lyon	Cropland	47.54	\$ 12,358	71.8
01/30/2023	Lyon	Cropland	50.08	\$ 13,478	83.1
01/30/2023	Stevens	Cropland	120.00	\$ 6,862	92.0
01/30/2023	Harrison	Cropland	75.70	\$ 18,800	86.0
01/28/2023	Lyon	Pasture	44.90	\$ 4,800	60.1
01/28/2023	Lyon	Cropland	75.67	\$ 11,000	67.0
01/27/2023	McLeod	Cropland	91.00	\$ 7,055	91.1
01/27/2023	Sibley	Cropland	91.72	\$ 10,576	93.2
01/27/2023	Sibley	Cropland	51.41	\$ 12,021	91.6
01/27/2023	McLeod	Cropland	117.90	\$ 10,865	90.8
01/27/2023	McLeod	Cropland	46.60	\$ 12,017	89.7

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
01/27/2023	McLeod	Cropland	58.20	\$ 10,086	89.8
01/27/2023	Guthrie	Cropland	37.00	\$ 13,400	69.7
01/26/2023	Dickinson	Cropland/Turbines	160.80	\$ 14,900	85.3
01/26/2023	Cedar	Cropland	115.71	\$ 13,400	89.3
01/26/2023	Pierce	Cropland	160.00	\$ 9,050	67.2
01/26/2023	Butler	Cropland	160.00	\$ 7,000	74.7
01/26/2023	Story	Cropland	80.00	\$ 14,300	84.1
01/26/2023	Dickinson	Cropland	40.50	\$ 13,150	86.0
01/25/2023	Redwood	Cropland	75.70	\$ 11,955	92.8
01/25/2023	Redwood	Cropland	115.48	\$ 9,621	73.9
01/25/2023	Redwood	Cropland	71.00	\$ 11,042	92.6
01/25/2023	Crawford	Cropland	200.00	\$ 12,100	69.0
01/25/2023	Henry	Cropland	80.85	\$ 10,225	77.3
01/25/2023	Crawford	Cropland/Blg Site	160.00	\$ 13,400	65.4
01/25/2023	Brown	Cropland	74.51	\$ 13,689	93.4
01/24/2023	Montgomery	Rec/Ag	70.77	\$ 6,100	60.3
01/24/2023	Palo Alto	Cropland	160.00	\$ 11,000	80.6
01/24/2023	Saline	Cropland	93.49	\$ 12,000	75.5
01/24/2023	Saline	Cropland	124.00	\$ 15,500	82.8
01/24/2023	Saline	Cropland	108.00	\$ 15,500	82.8
01/24/2023	Buena Vista	Cropland	90.00	\$ 15,650	93.6
01/24/2023	Lyon	Cropland	80.71	\$ 20,000	67.6
01/24/2023	Lyon	Cropland	80.60	\$ 18,100	67.8
01/24/2023	Benton	Cropland	59.30	\$ 17,100	90.9
01/24/2023	Benton	Cropland	77.00	\$ 17,100	92.6
01/24/2023	Tama	Cropland	73.43	\$ 21,000	90.9
01/24/2023	Pottawattamie	Cropland	69.00	\$ 9,000	74.9
01/24/2023	Pottawattamie	Cropland	143.00	\$ 9,000	73.5
01/24/2023	Montgomery	Pasture/Rec	76.27	\$ 4,350	44.7
01/24/2023	Burt	Cropland	75.00	\$ 8,700	67.6
01/24/2023	Barton	Cropland	80.00	\$ 4,100	68.4
01/23/2023	Harrison	CRP	128.00		48.9
01/23/2023	Shelby	Cropland	150.92	\$ 11,856	66.5
01/23/2023	Shelby	Cropland	79.00	\$ 13,500	62.9
01/21/2023	Cass	Cropland	117.73	\$ 13,100	79.1
01/20/2023	Blue Earth	Cropland	116.00	\$ 6,207	85.5
01/20/2023	Wright	Cropland	83.00	\$ 11,300	79.9
01/20/2023	Wright	Cropland/CRP	77.00	\$ 8,500	68.5
01/20/2023	Wright	Cropland	63.00	\$ 10,400	84.5
01/20/2023	Woodbury	Cropland	64.12	\$ 15,750	71.5
01/20/2023	Woodbury	Cropland	79.57	\$ 11,400	45.2
01/19/2023	Webster	Cropland	80.00	\$ 13,300	81.6
01/19/2023	Jasper	Cropland	146.78	\$ 12,000	67.4

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
01/19/2023	Brown	Cropland	160.00		87.3
01/19/2023	Greene	Cropland	40.00	\$ 13,300	77.9
01/19/2023	Shelby	Cropland	95.03	\$ 10,000	75.9
01/18/2023	Montgomery	Cropland	46.00	\$ 6,400	40.5
01/18/2023	Montgomery	Cropland	68.00	\$ 19,800	70.1
01/18/2023	Eau Claire	Cropland	103.89	\$ 5,100	59.4
01/18/2023	Pocahontas	Ag land	80.00	\$ 13,800	81.5
01/18/2023	Wayne	Cropland	144.53	\$ 7,100	47.1
01/18/2023	Wayne	Recreation	95.47	\$ 5,200	53.1
01/18/2023	Wayne	Cropland	80.00	\$ 4,600	59.7
01/18/2023	Keokuk	Cropland/Rec.	40.00	\$ 6,525	62.6
01/18/2023	Montgomery	Cropland	63.00	\$ 13,250	62.7
01/18/2023	Montgomery	Cropland	50.00	\$ 19,800	53.9
01/17/2023	Wayne	Cropland/Acreage	160.00	\$ 13,250	--
01/17/2023	Lucas	Recreation	320.00	\$ 4,315	30.5
01/17/2023	OBrien	Cropland	75.12	\$ 15,500	93.5
01/16/2023	Pipestone	Cropland	80.00	\$ 9,750	94.6
01/16/2023	Pipestone	Cropland	80.00	\$ 11,800	93.7
01/13/2023	Sac	Cropland	111.00	\$ 16,300	86.8
01/13/2023	Cedar	Cropland	160.00		68.8
01/13/2023	Wright	Cropland	116.00	\$ 12,500	84.3
01/13/2023	Wright	Cropland	120.00	\$ 13,100	84.2
01/12/2023	Iroquois	Cropland	87.00	\$ 13,100	69.9
01/12/2023	Pierce	Ag land	160.00	\$ 4,050	--
01/12/2023	Lancaster	Cropland	135.00	\$ 8,550	62.2
01/12/2023	Redwood	Cropland	133.20	\$ 10,638	92.0
01/12/2023	Wilkin	Cropland	155.00	\$ 4,150	58.5
01/12/2023	Tama	Cropland	79.00	\$ 16,300	79.1
01/12/2023	Tama	Cropland	118.11	\$ 16,300	88.6
01/11/2023	Kittson	Cropland	160.00	\$ 5,700	75.0
01/11/2023	Buena Vista	Cropland/CRP	80.00	\$ 17,400	94.6
01/11/2023	Steele	Cropland	157.18	\$ 14,474	94.6
01/11/2023	Steele	Cropland	40.00	\$ 14,474	95.3
01/11/2023	Steele	Cropland	40.00	\$ 14,125	95.9
01/11/2023	Kittson	Cropland	160.00	\$ 4,600	73.7
01/10/2023	Winnebago	Cropland	80.00	\$ 11,000	76.3
01/10/2023	Bureau	Cropland	69.21	\$ 16,700	142.5
01/10/2023	Winnebago	Cropland	28.00	\$ 4,400	49.9
01/10/2023	Winnebago	Cropland	113.00	\$ 9,750	63.1
01/10/2023	Yellow Medicine	Cropland	139.80	\$ 9,400	93.1
01/10/2023	Adams	Cropland	233.00		55.7
01/09/2023	Mahaska	Cropland	77.00	\$ 15,700	87.3
01/09/2023	Marion	Cropland	51.00	\$ 10,300	84.5

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
01/09/2023	Marion	Cropland	86.00	\$ 6,450	49.9
01/09/2023	Marion	Cropland	78.00	\$ 10,100	81.6
01/09/2023	Marion	Cropland	155.00	\$ 7,650	73.9
01/09/2023	Mahaska	Cropland	38.00	\$ 9,800	61.4
01/09/2023	Mahaska	Cropland	153.00	\$ 7,700	60.6
01/09/2023	Mahaska	Cropland	79.00	\$ 6,200	55.7
01/06/2023	Clay	Ag land	80.00	\$ 21,700	97.0
01/05/2023	Marshall	Cropland	121.00	\$ 13,200	89.5