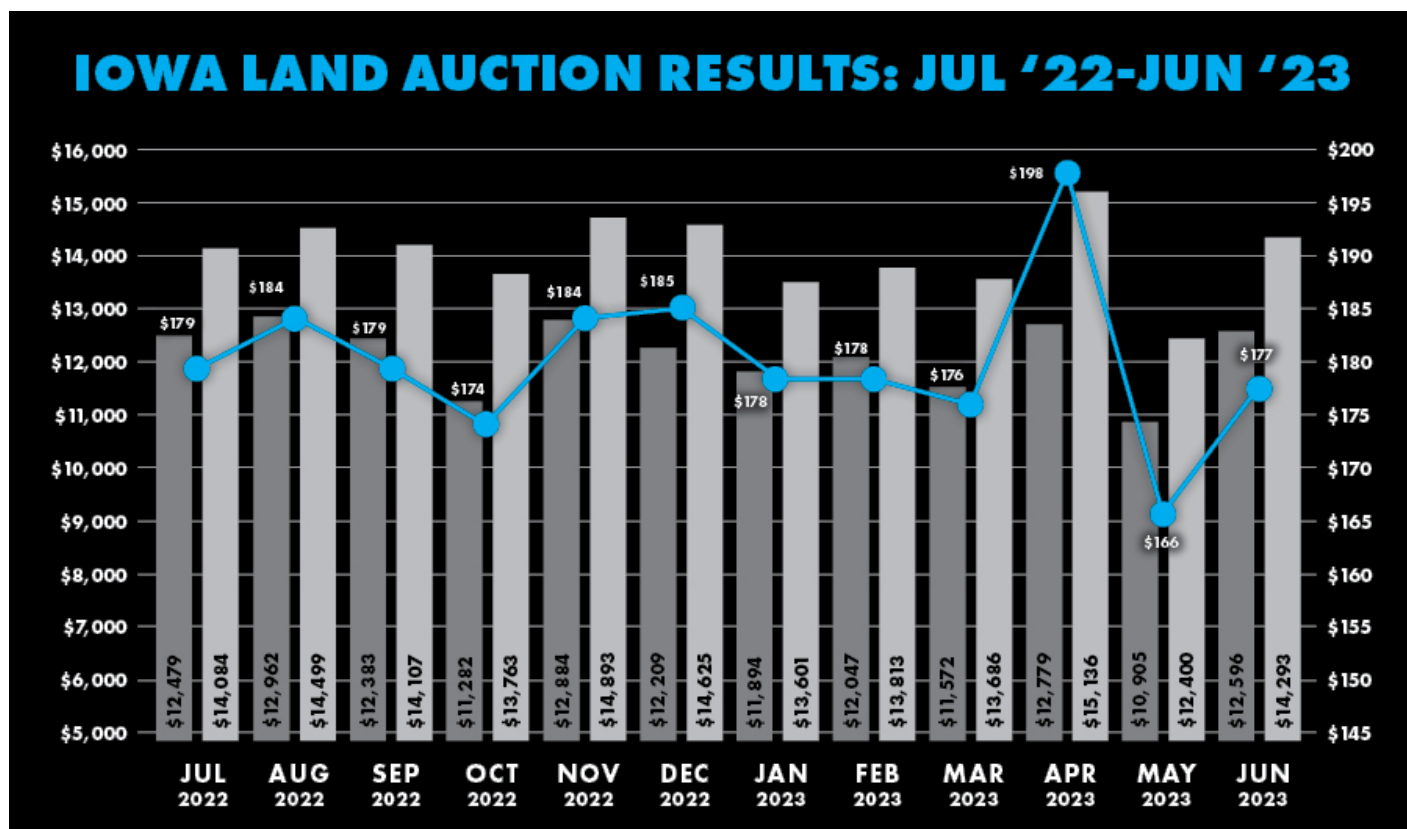


Land Auction Results - June 2023

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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

The appraisal team at Peoples Company was able to track 93 tracts or over 8,700 acres sell at public auction in Iowa during June 2023. The average dollar per acre was \$12,596, the average dollar per tillable acre was \$14,293, and the average dollar per CSR2 was \$177. This is up 7% from May's average \$/CSR2 and down 4% from June 2022.

Volume in June was down quite a bit: -53% in acres sold for June 2023 vs. that of June 2022. However, June of last year had a substantial spike in volume and sold more acres than any other month last year. This June's volume falls more in line with what we would expect to historically see in auction volume.

Peoples Company Auctions

[Listing #16751 - 120 Acres M/L in Webster County, IA](#)

[Listing #16772 - 314.50 Acres M/L in Pipestone County, MN](#)

[Listing #16823 - 130 Acres M/L in Hancock County, IA](#)

[Listing #16807 - 96 Acres M/L in Hancock County, IA](#)

[Listing #16757 - 384.42 Acres M/L in Decatur County, IA](#)

[Listing #16777 - 145.51 Acres M/L in Winnebago County, IL](#)

[Listing #16773 - 162.28 Acres M/L in Iowa County, WI](#)

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

Below are results for land auctions that occurred in May 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
06/30/2023	Wilkin	Cropland	160.00	\$ 6,311	74.2
06/29/2023	Washington	Cropland	133.16	\$ 8,300	74.7
06/29/2023	Fillmore	Cropland	160.00	\$ 11,300	58.8
06/29/2023	Grundy	Cropland	149.91	\$ 21,500	91.2
06/29/2023	Cass	Cropland	141.00	\$ 4,100	79.2
06/29/2023	Chickasaw	Cropland	42.64	\$ 7,600	87.6
06/29/2023	Appanoose	Cropland	100.00	\$ 4,418	62.8
06/29/2023	Cass	Cropland	108.94		66.6
06/29/2023	Chickasaw	Cropland	51.50	\$ 7,600	84.4
06/28/2023	Martin	Cropland	141.66		83.8
06/28/2023	Callaway	Cropland	95.20	\$ 13,500	69.5
06/28/2023	Callaway	Cropland	258.30	\$ 13,000	66.8
06/28/2023	La Salle	Cropland	98.35	\$ 16,900	142.9
06/28/2023	Crawford	Cropland	133.00	\$ 10,400	82.7
06/28/2023	Renville	Cropland	152.68	\$ 12,250	80.1
06/27/2023	Linn	Cropland	122.20	\$ 4,700	64.1
06/27/2023	Linn	Cropland	162.53	\$ 3,650	63.7
06/27/2023	Appanoose	Cropland	140.40	\$ 5,050	68.0
06/27/2023	Bremer	Cropland	75.50	\$ 16,100	86.1
06/27/2023	Appanoose	Cropland	135.00	\$ 6,900	69.9
06/27/2023	Iroquois	Cropland	67.75	\$ 14,600	129.3
06/27/2023	Winneshiek	Cropland	119.55	\$ 14,500	87.7
06/27/2023	Linn	Cropland	154.96	\$ 3,375	62.2
06/26/2023	Mitchell	Cropland/CRP	40.00	\$ 11,150	81.9
06/26/2023	Audrain	Cropland	158.00	\$ 10,100	68.3
06/26/2023	Mitchell	Cropland	80.00	\$ 10,650	70.0
06/24/2023	Greene	Cropland	67.93	\$ 14,000	82.5
06/24/2023	Greene	Cropland	53.69	\$ 14,000	79.9
06/24/2023	Greene	Cropland	40.37	\$ 13,000	75.7
06/23/2023	Watonwan	Cropland	80.00	\$ 9,100	68.6
06/23/2023	Pipestone	Cropland	80.48	\$ 10,000	89.9
06/23/2023	Pipestone	Cropland	124.42	\$ 7,300	85.7
06/23/2023	Pipestone	Cropland	109.60	\$ 4,250	68.7
06/23/2023	Watonwan	Cropland	80.00	\$ 7,300	75.7
06/23/2023	Watonwan	Cropland	72.01	\$ 7,300	73.0
06/23/2023	Watonwan	Cropland	116.32	\$ 5,200	66.4
06/23/2023	Adams	Cropland	63.37	\$ 5,900	111.4
06/23/2023	Webster	Cropland	40.00	\$ 15,200	74.1

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
06/23/2023	Webster	Cropland	80.00	\$ 12,700	73.3
06/23/2023	Wright	Cropland/Build Site	40.00	\$ 8,100	54.3
06/23/2023	Hancock	Cropland	80.00	\$ 11,200	84.8
06/23/2023	Hancock	Cropland	77.00	\$ 5,900	74.6
06/23/2023	Hancock	Cropland	28.00	\$ 11,000	85.7
06/22/2023	Hand	Cropland	560.00	\$ 4,300	45.2
06/22/2023	Hand	Cropland	160.00	\$ 4,300	36.1
06/22/2023	Lawrence	Cropland	72.00	\$ 4,000	79.5
06/22/2023	Lawrence	Cropland	68.00	\$ 6,250	57.2
06/22/2023	Jefferson	Cropland	80.00	\$ 6,600	84.6
06/22/2023	Hancock	Cropland	60.00	\$ 12,700	68.7
06/22/2023	Hancock	Cropland	70.00	\$ 15,600	80.0
06/22/2023	Wapello	Cropland	79.00	\$ 14,100	85.8
06/22/2023	Lawrence	Cropland	64.00	\$ 5,500	64.5
06/21/2023	Jasper	Cropland	156.13	\$ 16,380	77.9
06/21/2023	Madison	Cropland	147.75	\$ 6,650	118.0
06/21/2023	Otter Tail	Cropland/Lake Frontage	99.00	\$ 7,361	70.2
06/20/2023	Dubuque	Mix/R-3	37.05	\$ 12,810	36.4
06/20/2023	Webster	Cropland	72.00	\$ 16,000	86.5
06/20/2023	Winnebago	Cropland	160.00	\$ 14,500	84.4
06/19/2023	OBrien	Cropland	73.06	\$ 21,700	97.8
06/16/2023	Buena Vista	Cropland/CRP	80.00	\$ 7,550	63.9
06/16/2023	Buena Vista	Cropland	27.97	\$ 15,200	87.3
06/16/2023	Buena Vista	Cropland	68.10	\$ 12,000	85.2
06/15/2023	Jefferson	Cropland	140.35	\$ 8,900	67.7
06/15/2023	Clay	Cropland	80.00	\$ 21,200	91.4
06/15/2023	Clay	Cropland	28.00	\$ 20,250	96.7
06/15/2023	Hancock	Cropland	96.00	\$ 12,750	87.6
06/15/2023	Buchanan	Cropland	37.11	\$ 14,550	85.0
06/15/2023	Buchanan	Cropland	25.44	\$ 13,525	79.8
06/15/2023	Jefferson	Cropland	42.61	\$ 9,100	60.1
06/15/2023	Jefferson	Cropland	94.41	\$ 6,750	58.7
06/15/2023	Jefferson	Cropland/Timber	160.51	\$ 5,850	66.6
06/15/2023	McDonough	Cropland	84.51	\$ 20,150	143.0
06/15/2023	McDonough	Cropland	129.40	\$ 19,400	143.5
06/15/2023	McDonough	Cropland	127.00	\$ 20,150	144.4
06/15/2023	Audrain	Cropland	148.35	\$ 11,074	68.6
06/14/2023	Holt	Cropland	78.80	\$ 14,000	84.1
06/14/2023	Holt	Cropland/Rec	87.50	\$ 7,125	78.1
06/14/2023	Champaign	Cropland	146.48	\$ 15,400	136.5
06/14/2023	Shelby	Cropland	134.88	\$ 15,500	65.9
06/14/2023	Chickasaw	Cropland	90.00	\$ 8,400	75.8
06/14/2023	Marshall	Cropland	94.08	\$ 12,100	72.5

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
06/14/2023	Shelby	Cropland	90.58	\$ 15,000	64.6
06/14/2023	Benton	Cropland	160.00	\$ 9,000	76.4
06/14/2023	Benton	Cropland	100.00	\$ 9,100	64.1
06/13/2023	Grundy	Acreage	7.35	\$ 36,000	--
06/13/2023	Holt	Cropland	157.00	\$ 4,000	73.7
06/13/2023	Grundy	Cropland	150.14	\$ 18,323	92.9
06/13/2023	Nicollet	Cropland	80.00	\$ 15,606	95.5
06/09/2023	Shelby	Cropland	136.90	\$ 8,900	59.0
06/09/2023	Harrison	Ag/Rec	124.00	\$ 6,575	69.7
06/09/2023	Woodbury	CRP	211.00	\$ 6,600	65.8
06/09/2023	Harrison	Cropland	275.32	\$ 10,900	65.6
06/08/2023	Dallas	Cropland	157.00	\$ 17,200	88.0
06/08/2023	Franklin	Cropland	111.00	\$ 12,500	82.5
06/08/2023	Sac	Cropland/CRP	220.32	\$ 13,600	93.8
06/08/2023	Dallas	Cropland	160.00	\$ 17,200	88.4
06/08/2023	Dallas	Cropland	80.00	\$ 17,200	88.2
06/08/2023	Kossuth	Cropland	79.70	\$ 13,300	79.7
06/08/2023	Kossuth	Cropland	80.00	\$ 12,500	77.4
06/08/2023	Ida	Cropland	80.00	\$ 16,500	85.2
06/08/2023	Buena Vista	Cropland	39.80	\$ 17,075	93.0
06/08/2023	Sac	Cropland	78.80	\$ 15,900	90.4
06/08/2023	Monroe	Cropland	91.38	\$ 7,461	74.0
06/08/2023	Decatur	Pasture/Hay	176.31	\$ 7,000	57.0
06/08/2023	Decatur	Cropland	64.85	\$ 9,600	59.2
06/08/2023	Decatur	Cropland	143.26	\$ 10,700	70.3
06/08/2023	Appanoose	Recreational	57.91	\$ 4,532	46.5
06/08/2023	Appanoose	Cropland	50.31	\$ 4,671	48.8
06/08/2023	Appanoose	Cropland/CRP	38.31	\$ 4,125	43.5
06/08/2023	Osceola	Cropland	159.03	\$ 10,900	74.4
06/08/2023	Osceola	Cropland	79.77	\$ 10,200	81.3
06/08/2023	Osceola	Cropland	70.00	\$ 13,600	83.4
06/08/2023	Osceola	Cropland	80.00	\$ 13,600	85.7
06/08/2023	Webster	Cropland	80.00	\$ 13,700	74.3
06/08/2023	Franklin	Cropland	52.00	\$ 8,200	86.7
06/08/2023	Franklin	Acreage	4.74	\$ 23,207	--
06/08/2023	Franklin	Cropland	59.00	\$ 12,500	79.6
06/08/2023	Franklin	Pasture	45.00	\$ 6,200	--
06/07/2023	Lee	Cropland	182.65	\$ 9,949	56.1
06/07/2023	Osceola	Cropland	72.00	\$ 18,100	94.7
06/07/2023	Osceola	Cropland	68.50	\$ 18,100	95.9
06/07/2023	Story	Cropland	97.27	\$ 10,300	82.6
06/06/2023	Winnebago	Cropland	145.51	\$ 8,500	111.7
06/06/2023	Dickinson	Cropland	80.01	\$ 10,000	72.4

Sale Date	County	Land Type	Gross Acres	\$ Per Acre	CSR2
06/06/2023	Cottonwood	Cropland	70.00	\$ 13,800	82.1
06/06/2023	Dickinson	Cropland	143.69	\$ 8,550	77.5
06/06/2023	Marshall	Cropland	223.55	\$ 19,600	91.8
06/05/2023	Plymouth	Cropland	79.00	\$ 17,300	84.3
06/05/2023	Shelby	Cropland/Pasture/Dwelling	113.81	\$ 15,400	54.3
06/05/2023	Shelby	Cropland	35.21	\$ 16,250	77.5
06/05/2023	Shelby	Cropland	70.22	\$ 13,900	67.8
06/05/2023	Plymouth	Cropland	152.87	\$ 19,000	85.7
06/03/2023	Shelby	Cropland	76.57	\$ 65	--
06/03/2023	Shelby	Cropland	76.57	\$ 65	--
06/03/2023	Shelby	Cropland	70.34	\$ 69	--
06/03/2023	Shelby	Cropland	71.51	\$ 65	--
06/03/2023	Shelby	Cropland	71.51	\$ 65	--
06/03/2023	Shelby	Cropland	70.34	\$ 69	--
06/01/2023	Iowa	Transitional	17.35	\$ 74	--
06/01/2023	Iowa	Transitional	69.57	\$ 75	--
06/01/2023	Iowa	Transitional	14.32	\$ 69	--
06/01/2023	Harrison	Cropland	79.00	\$ 56	--
06/01/2023	Butler	Cropland/Dwelling	154.60	\$ 92	--
06/01/2023	Iowa	Transitional	61.04	\$ 65	--
06/01/2023	Butler	Cropland/Dwelling	154.60	\$ 92	--
06/01/2023	Iowa	Transitional	61.04	\$ 65	--
06/01/2023	Iowa	Transitional	14.32	\$ 69	--
06/01/2023	Iowa	Transitional	69.57	\$ 75	--
06/01/2023	Iowa	Transitional	17.35	\$ 74	--
06/01/2023	Harrison	Cropland	79.00	\$ 56	--