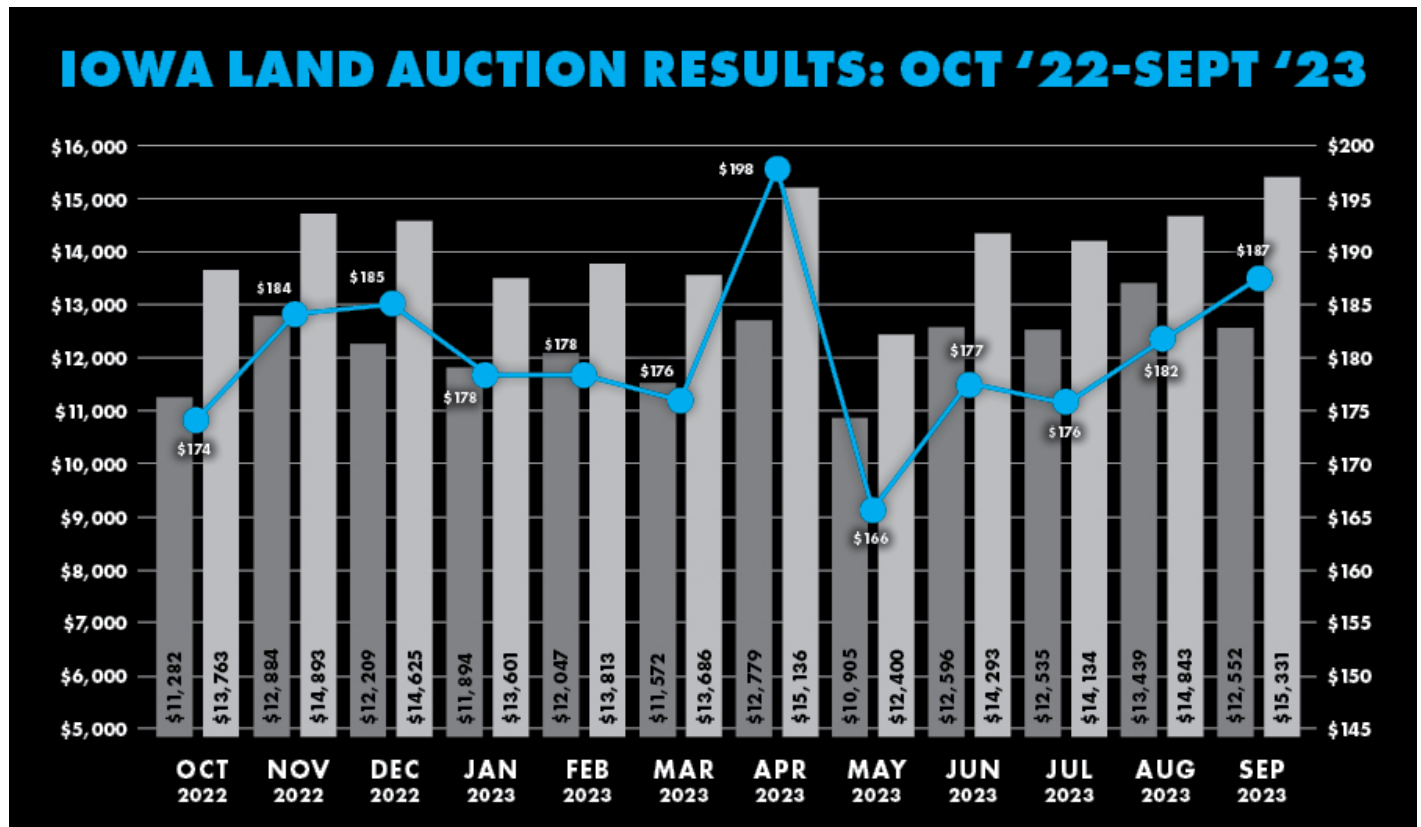


# Land Auction Results - September 2023

Published on Oct 5, 2023 by Ashley Poduska



\*\$/CSR2 is calculated as follows: Sale Price/Tillable Acres/CSR2 Rating

\*This dataset includes 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 85 tracts or 7,993 acres sell at public auction in Iowa during September 2023. The average dollar per acre was \$12,552, the average dollar per tillable acre was \$15,331, and the average dollar per CSR2 was \$187.

## Iowa Values Results

\$/Acre: \$12,552

\$/Tillable: \$15,331

\$/CSR2: \$187

Change from Q2 2023: +5%

Change from Q3 2022: +3%

## Iowa Volume Results

Tracts Sold: 85

Acres Sold: 7,993

Change from August 2023: -7%

Change from September 2022: -29%

## Peoples Company Auctions

[Listing #17001 - 289.82 Acres M/L in Dallas County, IA](#)

[Listing #16998 - 45 Acres M/L in Hancock County, IA](#)  
[Listing #17024 - 80 Acres M/L in Fayette County, IA](#)  
[Listing #17011 - 286.63 Acres M/L in Jasper County, IA](#)  
[Listing #17023 - 365.57 Acres M/L in Jones County, IA](#)  
[Listing #16968 - 464 Acres M/L in Madison County, IA](#)  
[Listing #17038 - 120 Acres M/L in Black Hawk County, IA](#)  
[Listing #17008 - 147.16 Acres M/L in Guthrie County, IA](#)  
[Listing #16992 - 200 Acres M/L in Adams & Taylor County, IA](#)  
[Listing #17022 - 160 Acres M/L in Boone County, IA](#)

Click [HERE](#) to view the Iowa Land Values Update for 2023 Quarter 3.

#### **Illinois Results**

Tracts Sold: 24

Average \$/Acre: \$15,055

#### **Minnesota Results**

Tracts Sold: 24

Average \$/Acre: \$8,261

#### **Missouri Results**

Tracts Sold: 23

Average \$/Acre: \$9,397

#### **Nebraska Results**

Tracts Sold: 11

Average \$/Acre: \$9,282

#### **South Dakota Results**

Tracts Sold: 2

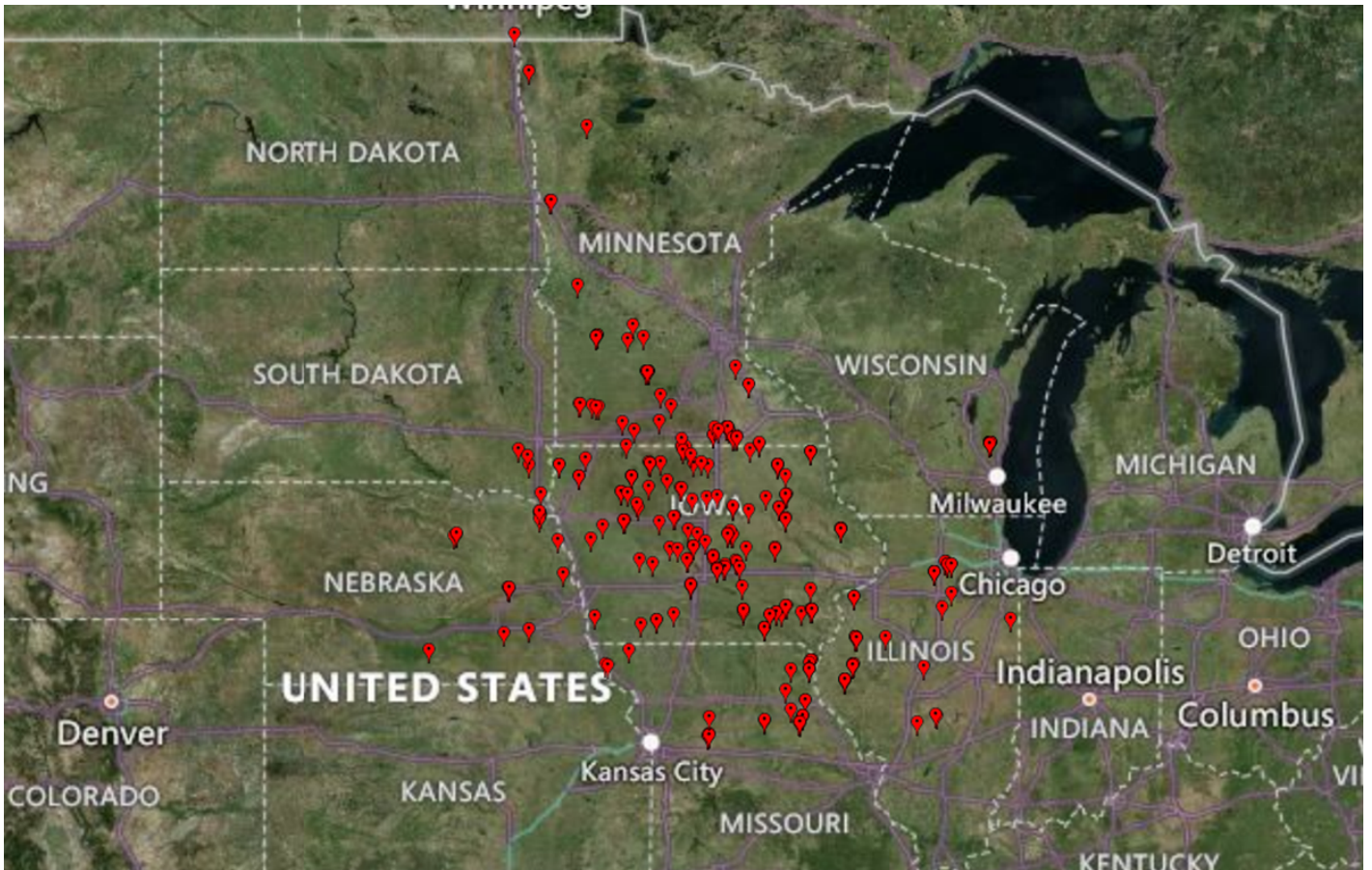
Average \$/Acre: --

#### **Wisconsin Results**

Tracts Sold: 10

Average \$/Acre: \$12,106

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



Below are results for land auctions that occurred in September 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
09/30/2023	Logan	CRP	193.52	\$ 5,800	--
09/30/2023	Carroll	Mixed Use	120.00		69.4
09/29/2023	Shelby	Cropland	39.00	\$ 8,050	67.5
09/29/2023	Franklin	Cropland	77.00	\$ 15,700	85.9
09/29/2023	Washington	Cropland	112.00		57.2
09/28/2023	Dixon	Cropland	80.00	\$ 12,500	70.7
09/28/2023	Randolph	Cropland	105.80	\$ 9,100	68.2
09/28/2023	Randolph	Cropland	27.80	\$ 11,700	70.8
09/28/2023	Nodaway	Cropland/Rec.	81.00	\$ 8,525	82.3
09/28/2023	Ralls	Cropland/Pasture	74.00	\$ 9,100	52.4
09/28/2023	Ralls	Cropland/Pasture	38.00	\$ 9,100	58.2
09/28/2023	Ralls	Cropland	42.00	\$ 12,100	62.0
09/28/2023	Monroe	Cropland	73.00	\$ 10,200	66.5
09/28/2023	Monroe	Cropland	59.00	\$ 10,500	66.4
09/28/2023	Monroe	Cropland	93.00	\$ 10,500	64.8
09/28/2023	Dixon	Acreage/pasture	18.47	\$ 9,900	--
09/28/2023	Dakota	Pasture/Hay	193.36	\$ 8,000	--
09/28/2023	Turner	Cropland	166.22	\$ 10,586	84.3
09/28/2023	Dixon	Cropland/Pasture	40.00	\$ 13,000	70.3

<b>Sale Date</b>	<b>County</b>	<b>Land Type</b>	<b>Gross Acres</b>	<b>\$ Per Acre</b>	<b>CSR2</b>
09/28/2023	Dixon	Cropland	80.00	\$ 11,200	64.0
09/28/2023	Jackson	Cropland	74.00	\$ 10,700	76.0
09/28/2023	Kandiyohi	Cropland	67.63	\$ 9,100	56.0
09/28/2023	Polk	Cropland	160.00		64.8
09/28/2023	OBrien	Cropland	47.29	\$ 19,500	96.2
09/28/2023	Wapello	Cropland/Rec	39.91	\$ 4,410	52.5
09/28/2023	Grundy	Cropland	148.51	\$ 21,600	92.2
09/28/2023	Buchanan	Cropland	59.00	\$ 16,700	76.8
09/28/2023	Buchanan	Cropland	151.84	\$ 16,700	79.1
09/28/2023	Dixon	Cropland/Pasture	30.00	\$ 10,000	70.3
09/27/2023	Meeker	Cropland	75.00	\$ 10,500	80.6
09/27/2023	Holt	Recreational	132.64		--
09/27/2023	Monroe	Recreational	85.77	\$ 5,300	60.4
09/26/2023	DeKalb	Cropland	173.74	\$ 12,400	139.1
09/26/2023	DeKalb	Cropland	88.99	\$ 13,000	139.2
09/26/2023	DeKalb	Cropland	83.65		129.8
09/26/2023	DeKalb	Cropland/Acreage	116.69		128.6
09/26/2023	Thurston	Cropland	191.93	\$ 6,750	67.8
09/26/2023	Fayette	Cropland	77.00	\$ 15,500	89.4
09/26/2023	Dakota	Cropland	204.59	\$ 7,900	73.2
09/26/2023	Lee	Cropland	156.55	\$ 12,200	137.0
09/26/2023	DeKalb	Cropland	41.11	\$ 14,300	137.1
09/26/2023	Buena Vista	Cropland/Dwelling	119.00	\$ 13,300	84.9
09/26/2023	Fayette	Cropland	36.98	\$ 13,000	88.9
09/26/2023	Freeborn	Cropland	75.40	\$ 6,750	82.1
09/26/2023	Lewis	Cropland/Rec.	69.82	\$ 5,064	64.9
09/26/2023	Boone	Cropland	160.00		66.1
09/25/2023	Stevens	Cropland	130.35	\$ 5,000	87.4
09/23/2023	Sioux	Cropland	90.61	\$ 10,900	53.7
09/23/2023	Allamakee	CRP/Rec	194.00	\$ 10,200	57.7
09/22/2023	Pocahontas	Cropland	145.90	\$ 7,350	64.9
09/22/2023	Greene	Cropland/Wind Turbine	60.00	\$ 15,900	86.5
09/22/2023	Turner	Cropland	72.00	\$ 8,000	72.9
09/22/2023	Blue Earth	Cropland	82.80	\$ 16,014	93.4
09/21/2023	Martin	Cropland	40.00	\$ 11,400	90.5
09/21/2023	Marshall	Cropland	320.00	\$ 4,350	75.0
09/21/2023	York	Irrigated Cropland/Acreage	158.84	\$ 13,350	67.3
09/21/2023	Turner	Cropland	110.37	\$ 10,265	81.4
09/21/2023	Adams	Cropland	40.00	\$ 15,500	82.8
09/21/2023	Jefferson	Cropland	40.00	\$ 11,700	83.4
09/21/2023	Jefferson	Cropland	200.00	\$ 6,850	67.1
09/21/2023	Taylor	Cropland	120.00	\$ 9,100	55.8
09/21/2023	Adams	Cropland	40.00	\$ 11,500	70.5

<b>Sale Date</b>	<b>County</b>	<b>Land Type</b>	<b>Gross Acres</b>	<b>\$ Per Acre</b>	<b>CSR2</b>
09/21/2023	Palo Alto	Cropland	150.81	\$ 17,500	87.5
09/21/2023	Palo Alto	Cropland	80.00	\$ 17,500	83.6
09/21/2023	Palo Alto	Cropland	79.00	\$ 16,500	88.1
09/21/2023	Jasper	Cropland/Rec	164.06	\$ 8,800	69.1
09/21/2023	Jasper	Cropland	114.05	\$ 13,200	81.9
09/21/2023	Jasper	Cropland	25.44	\$ 11,500	80.8
09/21/2023	Jasper	Cropland/Pasture	173.81	\$ 10,566	81.9
09/21/2023	Jasper	Cropland/CRP	137.06	\$ 8,000	70.0
09/21/2023	Buena Vista	Cropland	154.20	\$ 14,500	83.2
09/20/2023	Winnebago	Cropland	80.00	\$ 15,800	85.2
09/20/2023	Washington	Cropland	74.25	\$ 8,750	71.5
09/20/2023	Renville	Cropland	75.00	\$ 13,300	82.1
09/20/2023	Renville	Cropland	80.00	\$ 13,700	80.9
09/20/2023	Renville	Cropland	153.10	\$ 11,600	78.7
09/20/2023	Renville	Cropland	85.00	\$ 11,700	79.1
09/20/2023	Renville	Cropland	146.00	\$ 11,800	81.3
09/20/2023	Renville	Cropland	80.00	\$ 13,700	81.6
09/20/2023	Jackson	Cropland	80.00	\$ 12,900	81.1
09/20/2023	Guthrie	Cropland	147.16	\$ 8,700	60.5
09/20/2023	Dickinson	Cropland	58.00	\$ 11,900	75.0
09/19/2023	Clay	Cropland	79.52	\$ 13,800	81.7
09/19/2023	Hancock	Building Site	3.22		87.2
09/19/2023	Pocahontas	Cropland/Bldg Site	8.77		87.4
09/19/2023	Sac	Cropland/CRP	60.00	\$ 11,500	88.3
09/19/2023	Iroquois	Cropland	80.87	\$ 10,100	116.1
09/19/2023	Kittson	Cropland	240.00	\$ 4,500	87.5
09/19/2023	Mower	Cropland	182.83	\$ 12,000	85.6
09/19/2023	Mower	Cropland	56.96	\$ 6,000	84.9
09/19/2023	Mower	Cropland	107.07	\$ 7,600	65.9
09/19/2023	Mower	Rec	60.16	\$ 4,600	--
09/19/2023	Murray	Cropland	160.00	\$ 11,288	94.7
09/19/2023	Murray	Cropland	78.21	\$ 9,450	89.2
09/19/2023	Murray	Cropland/CRP	79.79	\$ 7,350	94.0
09/19/2023	Sac	Cropland	80.00	\$ 13,900	89.9
09/19/2023	Sac	Cropland	120.00	\$ 14,200	90.9
09/19/2023	Kossuth	Cropland	71.00	\$ 17,200	85.2
09/19/2023	Wright	Cropland	155.79	\$ 11,200	77.2
09/19/2023	Black Hawk	Rural Residence	1.90		--
09/19/2023	Black Hawk	Cropland	118.10	\$ 15,900	87.5
09/19/2023	Kossuth	Cropland	78.79	\$ 15,100	85.7
09/19/2023	Clay	Cropland	64.13	\$ 10,500	80.0
09/19/2023	Clay	Cropland	92.78	\$ 13,000	85.0
09/19/2023	Clay	Cropland	67.49	\$ 10,500	80.2

<b>Sale Date</b>	<b>County</b>	<b>Land Type</b>	<b>Gross Acres</b>	<b>\$ Per Acre</b>	<b>CSR2</b>
09/18/2023	Brown	Cropland	78.59	\$ 21,700	136.5
09/18/2023	Brown	Cropland	27.01	\$ 11,500	117.1
09/18/2023	Brown	Cropland/Pasture	147.40	\$ 4,600	109.9
09/18/2023	Kandiyohi	Cropland	157.01		79.0
09/18/2023	Brown	Cropland	71.02	\$ 18,100	136.9
09/18/2023	Brown	Cropland	51.30	\$ 13,600	111.1
09/16/2023	Lewis	Pasture/Rec	173.90	\$ 3,000	--
09/16/2023	Lewis	Pasture	99.50	\$ 4,700	62.8
09/16/2023	Lewis	Rural Residence	6.00		--
09/15/2023	Chippewa	Cropland	79.68	\$ 6,720	91.7
09/15/2023	Humboldt	Cropland	118.00	\$ 13,200	82.9
09/15/2023	Chippewa	Cropland	160.57	\$ 8,925	94.6
09/15/2023	Chippewa	Cropland	63.77	\$ 10,185	90.4
09/15/2023	Chippewa	Cropland	74.12	\$ 10,500	95.2
09/15/2023	Seward	Acreage/Mix	140.61		75.0
09/15/2023	Madison	Combination	160.00	\$ 8,100	76.6
09/15/2023	Wright	Cropland	153.00	\$ 10,100	63.5
09/15/2023	Humboldt	Cropland	60.00	\$ 10,600	81.8
09/15/2023	Madison	Rec	184.00	\$ 7,100	58.3
09/15/2023	Madison	Rec	120.00	\$ 6,100	69.0
09/15/2023	Jones	Agricultural/Development	31.50		57.2
09/15/2023	Jones	Agricultural	99.50	\$ 10,000	46.5
09/15/2023	Jones	Agricultural	14.57		63.4
09/15/2023	Jones	Agricultural	220.00	\$ 10,000	52.9
09/15/2023	Christian	Cropland	60.00	\$ 18,900	132.3
09/15/2023	Christian	Cropland	70.00	\$ 18,900	129.8
09/15/2023	Christian	Cropland	39.50	\$ 15,600	128.7
09/14/2023	Holt	Irrigated Cropland	314.55		30.6
09/14/2023	Jasper	Cropland	138.83	\$ 8,100	52.2
09/14/2023	Jasper	Cropland	147.80	\$ 9,150	54.4
09/14/2023	Jefferson	Cropland/CRP	191.82	\$ 5,900	76.8
09/14/2023	Wapello	Cropland/CRP	108.69	\$ 5,200	37.8
09/14/2023	Wapello	Cropland/CRP	130.00	\$ 5,750	46.8
09/14/2023	Clay	Cropland	120.00	\$ 3,812	68.7
09/14/2023	Clay	Cropland	168.00	\$ 4,305	77.3
09/14/2023	Holt	Acreage	5.19		--
09/14/2023	Holt	Cropland	30.00		69.6
09/14/2023	Warren	Cropland	44.74	\$ 22,400	137.7
09/14/2023	Warren	Cropland	86.59	\$ 22,400	138.8
09/14/2023	Warren	Cropland	81.00	\$ 22,300	139.1
09/14/2023	Warren	Cropland	81.00	\$ 23,200	140.8
09/14/2023	Warren	Cropland/Grain Bins	81.74	\$ 23,200	141.8
09/13/2023	Chickasaw	Cropland	79.00	\$ 14,140	82.6

<b>Sale Date</b>	<b>County</b>	<b>Land Type</b>	<b>Gross Acres</b>	<b>\$ Per Acre</b>	<b>CSR2</b>
09/13/2023	Chickasaw	Mixed Use	54.82	\$ 8,131	83.0
09/13/2023	Chickasaw	Mixed Use	70.72	\$ 8,181	36.6
09/13/2023	Benton	Pasture/Cropland	71.00	\$ 7,825	57.3
09/13/2023	Freeborn	Cropland	67.85	\$ 7,650	81.7
09/13/2023	Benton	Pasture/Rec	77.00	\$ 7,275	65.9
09/13/2023	Freeborn	Cropland	31.00		79.3
09/13/2023	Cerro Gordo	Acreage	5.39		--
09/13/2023	Chickasaw	Cropland	249.00	\$ 8,131	61.0
09/13/2023	Holt	Cropland/Waterfowl	122.80		72.8
09/13/2023	Howard	Cropland/Wind Turbines	120.00	\$ 14,900	83.4
09/13/2023	Howard	Cropland	120.00	\$ 14,900	84.9
09/12/2023	Benton	Cropland	97.85	\$ 20,900	95.6
09/12/2023	Lafayette	Cropland	294.41	\$ 14,500	85.1
09/12/2023	Saline	Cropland	163.40	\$ 16,000	83.9
09/12/2023	Saline	Pasture/Rec	175.00	\$ 7,000	--
09/12/2023	Lafayette	Cropland	241.00	\$ 17,500	85.0
09/12/2023	Washington	Dairy/CAFO/Cropland	87.05	\$ 12,062	55.6
09/12/2023	Washington	Cropland	29.93		55.1
09/12/2023	Washington	Heifer Lot	20.22		--
09/12/2023	Washington	Cropland	33.39		56.8
09/12/2023	Washington	Cropland	68.64	\$ 11,655	56.3
09/12/2023	Washington	Cropland	20.98		62.7
09/12/2023	Washington	Cropland	20.22		61.8
09/12/2023	Washington	Cropland	22.42		60.7
09/12/2023	Washington	Cropland	40.00	\$ 12,600	54.0
09/12/2023	Washington	Cropland	29.99		55.5
09/12/2023	Goodhue	Cropland	36.04	\$ 7,350	84.4
09/12/2023	Goodhue	Cropland	39.70	\$ 12,705	95.2
09/12/2023	Faribault	Cropland	240.00		89.4
09/12/2023	Fayette	Cropland	80.00	\$ 17,600	89.4
09/12/2023	Ida	Cropland, Pasture	155.34	\$ 8,825	57.5
09/12/2023	Davis	Acreage/pasture	19.44	\$ 12,654	--
09/12/2023	Davis	Pasture/Cropland	33.56	\$ 8,900	50.8
09/12/2023	Davis	Pasture	28.04		--
09/12/2023	Benton	Cropland	65.05	\$ 16,500	91.5
09/12/2023	Winnebago	Cropland	95.02	\$ 12,500	78.6
09/12/2023	Kossuth	Cropland	40.00	\$ 16,500	85.9
09/12/2023	Kossuth	Cropland	87.00	\$ 16,200	83.0
09/11/2023	Boone	Cropland	40.00	\$ 16,600	87.5
09/11/2023	Boone	Cropland	40.00	\$ 16,600	83.1
09/09/2023	Mahaska	Cropland	160.00	\$ 18,000	74.0
09/09/2023	Monona	Cropland	76.14	\$ 11,800	56.7
09/08/2023	Butler	Cropland	80.00	\$ 10,800	81.4

<b>Sale Date</b>	<b>County</b>	<b>Land Type</b>	<b>Gross Acres</b>	<b>\$ Per Acre</b>	<b>CSR2</b>
09/08/2023	Marshall	Cropland	80.00	\$ 15,800	85.3
09/08/2023	Marshall	Cropland	80.00	\$ 14,400	77.2
09/08/2023	Hardin	Cropland	96.00	\$ 15,100	90.4
09/08/2023	Calhoun	Cropland	115.00	\$ 10,700	82.8
09/08/2023	Webster	Cropland	78.00	\$ 17,000	83.2
09/08/2023	Webster	Cropland	78.00	\$ 17,000	86.0
09/08/2023	Union	Cropland	66.65	\$ 15,200	67.9
09/08/2023	Butler	Cropland	80.00	\$ 12,300	85.7
09/08/2023	Hancock	Cropland	45.74	\$ 12,800	63.8
09/07/2023	Butler	Pasture	65.40	\$ 7,350	65.8
09/07/2023	Story	Cropland	37.15	\$ 17,000	88.5
09/07/2023	Butler	Irrigated Cropland	154.22	\$ 8,000	78.0
09/07/2023	Fulton	Cropland	70.26	\$ 16,400	136.1
09/07/2023	Mercer	Cropland/Rec	32.02	\$ 6,750	115.1
09/07/2023	Mercer	Cropland	110.95	\$ 11,700	131.8
09/07/2023	Polk	Cropland	134.02	\$ 11,700	77.6
09/07/2023	Polk	Cropland	34.47	\$ 8,600	78.3
09/07/2023	Sioux	Cropland	90.94	\$ 20,450	92.4
09/07/2023	Polk	Cropland	33.80		54.1
09/07/2023	Sioux	Cropland	52.93	\$ 20,450	91.2
09/07/2023	Henry	Building Site	2.22		--
09/07/2023	Henry	Cropland	93.01	\$ 11,786	75.6
09/07/2023	Henry	Cropland/Rec.	62.24	\$ 8,085	76.8
09/07/2023	Henry	Cropland	75.61	\$ 11,786	80.1
09/07/2023	Dallas	Cropland	132.70	\$ 11,800	70.7
09/07/2023	Dallas	Cropland	157.12	\$ 17,600	87.8
09/07/2023	Tama	Cropland	78.00	\$ 11,800	77.1
09/07/2023	Kossuth	Cropland	159.00	\$ 11,750	78.0
09/07/2023	Jasper	Cropland	74.97	\$ 13,200	75.1
09/07/2023	Jasper	Cropland	39.22	\$ 11,950	66.5
09/07/2023	Jasper	Cropland	80.00	\$ 10,100	67.0
09/07/2023	Butler	Pasture	121.58	\$ 4,900	--
09/06/2023	Freeborn	Cropland	29.99	\$ 8,600	82.9
09/06/2023	Kearney	Irrigated Cropland	160.18	\$ 10,500	75.5
09/06/2023	Marion	Cropland	99.60	\$ 9,250	66.2
09/06/2023	Marion	Cropland/Rec	112.10	\$ 8,000	65.8
09/06/2023	Freeborn	Cropland	137.00	\$ 4,600	83.4
09/06/2023	Freeborn	Cropland	110.00	\$ 7,600	80.4
09/06/2023	Freeborn	Cropland	40.00	\$ 10,900	85.5
09/06/2023	Freeborn	Cropland	135.12	\$ 10,600	83.2
09/06/2023	Brown	Cropland	149.90	\$ 11,322	94.6
09/06/2023	Boone	Cropland	39.50	\$ 12,500	77.6
09/06/2023	Henry	Cropland	228.09	\$ 5,800	74.9



<b>Sale Date</b>	<b>County</b>	<b>Land Type</b>	<b>Gross Acres</b>	<b>\$ Per Acre</b>	<b>CSR2</b>
09/06/2023	Marshall	Cropland	110.04	\$ 16,700	92.5
09/06/2023	Marshall	Cropland	43.20	\$ 16,700	89.7
09/06/2023	Calhoun	Cropland	134.93	\$ 15,250	85.1
09/06/2023	Audubon	Cropland	120.00	\$ 17,400	80.7
09/05/2023	Mitchell	Expired CRP/Pasture	156.65	\$ 9,050	84.4
09/05/2023	Monroe	Cropland/Rec	171.27	\$ 5,644	45.0
09/05/2023	Monroe	Cropland	119.00	\$ 8,216	44.5
09/05/2023	Clark	Cropland	176.00		56.5
09/05/2023	Clark	Cropland	143.00		48.3
09/05/2023	Clark	Cropland	210.00		81.3
09/05/2023	Clark	Cropland	35.50	\$ 8,150	91.9
09/05/2023	Hamilton	Cropland	134.35		82.0
09/05/2023	Monroe	Acreage	7.02		--
09/01/2023	Murray	Cropland	40.15	\$ 11,457	90.1
09/01/2023	Schuyler	Cropland	28.30		114.0
09/01/2023	Schuyler	Cropland/Rec	81.59	\$ 7,850	100.2
09/01/2023	Schuyler	Cropland	61.80	\$ 9,600	122.2
09/01/2023	Schuyler	Cropland	24.38		117.0
09/01/2023	Murray	Pasture	32.81	\$ 2,828	50.9