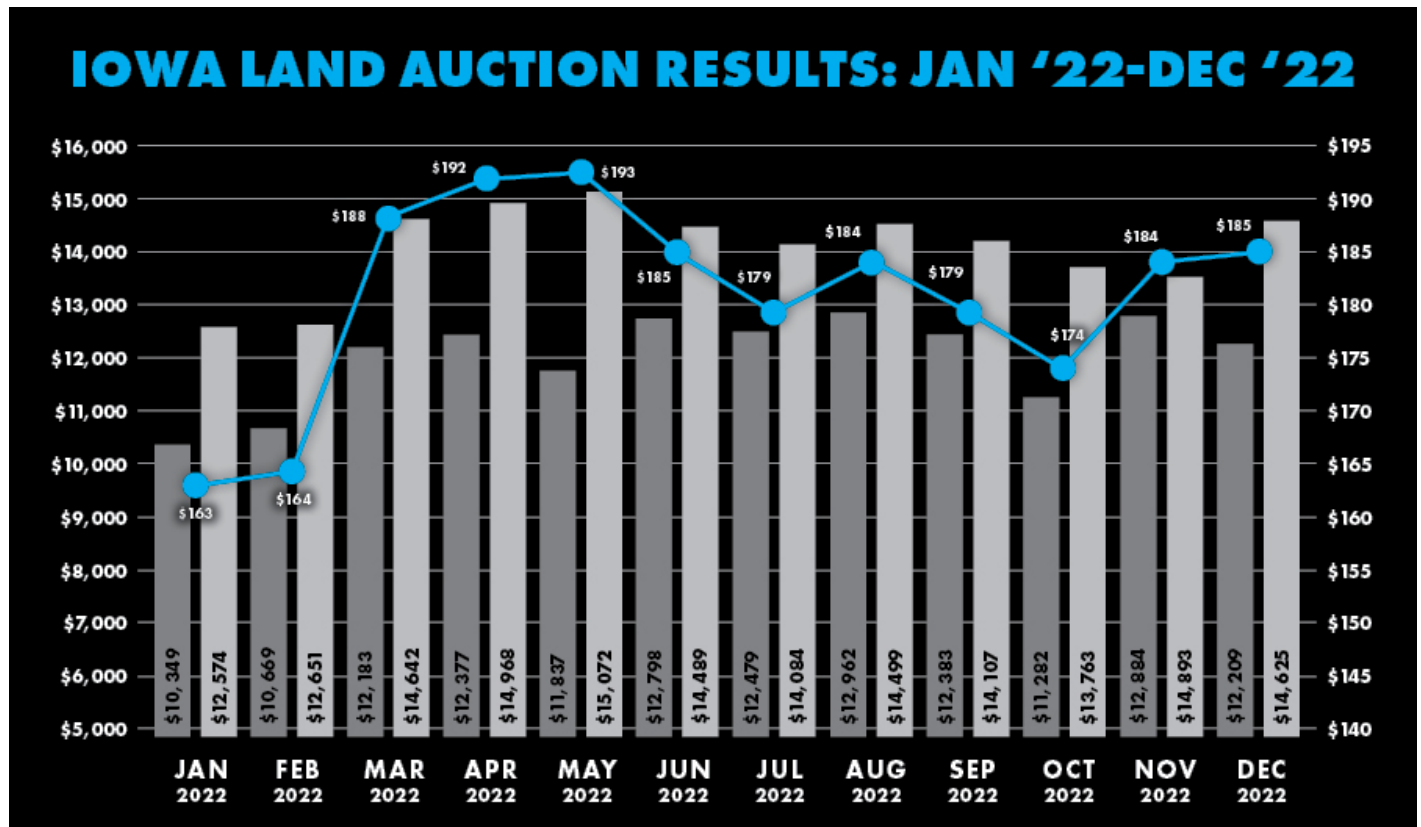


# Land Auction Results - December 2022

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](#)

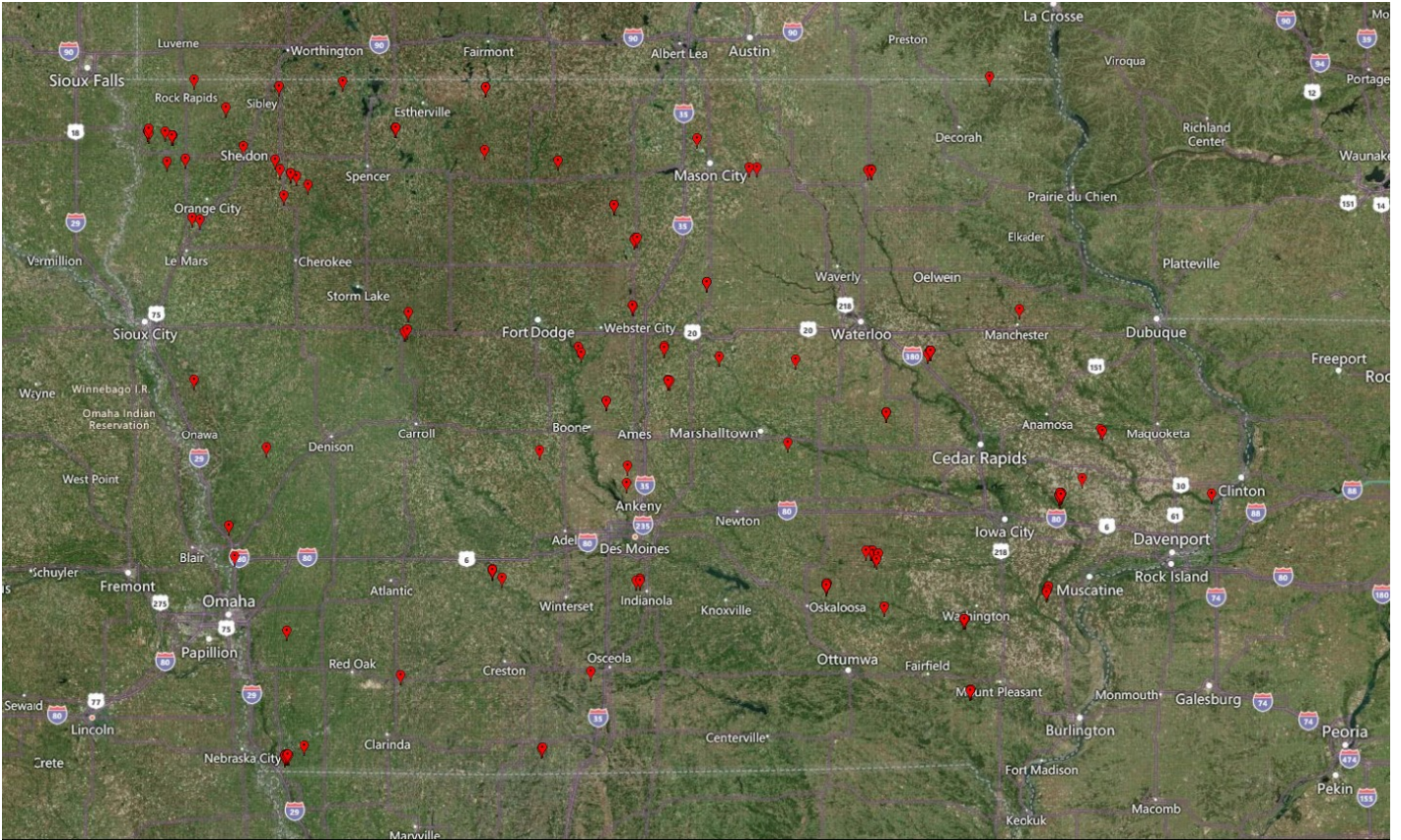
[Listing #16494 - 73.66 Acres M/L in Adair County, IA](#)

[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        |