The 2022 Iowa Land Value Survey* showed a significant increase in farmland values. The estimated $11,411 per acre statewide average for all qualities of land represents a 17% increase from November 2021. This increase is largely driven higher commodity prices, limited land supply, and low interest rates through summer 2022.

A Land Value Survey web-portal, www.card.iastate.edu/farmland, has been developed to pool various sources of Iowa farmland values. It offers visualization tools like charts and interactive county maps to examine land value trends over time and across the space at the county, district, and state level.

The 2022 ISU survey found existing farmers were the primary purchasers of farmland, accounting for 68% of sales. The percent of sales to investors rose slightly from 2021 to 27%. Sales to new farmers remained steady at 4%.

All nine crop reporting districts reported an increase in values. The Northwest district reported the largest percentage gain (22.3%). The Southeast district reported the smallest percentage increase (9.8%). Additionally, 53% of respondents reported higher sales in 2022 relative to 2021. High commodity prices was the most commonly noted positive factor influencing the land market and interest rate hikes were the most commonly noted negative factor influencing the land market and interest rates.

For the full non-discrimination statement or accommodation inquiries, go to www.extension.iastate.edu/diversity/ext. This institution is an equal opportunity provider.
The 2022 statewide average for all qualities of land, estimated at $11,411 per acre, is an increase of $1,660 per acre (17%) from 2021. All 99 counties in Iowa reported an increase in land value. O'Brien County reported the highest value, $16,531 per acre and largest dollar increase, $2,818 per acre. The largest percentage increase, 21.6%, was reported in Mills, Fremont, Page, and Montgomery Counties.

Decatur County again reported the lowest value per acre in the state, $5,566 per acre, and the smallest dollar increase, $505 per acre. Appanoose, Decatur, Lucas, and Wayne Counties reported the smallest percentage increase at 10%.

Low-quality land in the state averaged $7,369 per acre, a 15.2% ($972 per acre) increase. Medium-quality land averaged $10,673 per acre, a 17.7% ($1,602 per acre) increase. High-quality land averaged $13,817 per acre, an increase of 16.8% ($1,983 per acre) compared to 2021 values. Respondents were asked to provide estimated average CSR2 for high-, medium-, and low-quality land in their county, which were reported as 83, 70, and 56 points, respectively, for statewide averages.

State average
Nov. 2022: $11,411
Nov. 2021: $9,751

County estimates of average dollar value per acre for Iowa farmland based on US Census of Agriculture estimates and the Nov. 1, 2022 Iowa Land Value Survey conducted by the Center for Agricultural and Rural Development, Iowa State University and Iowa State University Extension and Outreach. The top figure is the estimated Nov. 1, 2022 value; the bottom figure is the estimated Nov. 1, 2021 value.

The 17% increase is likely a result of higher commodity prices, limited land supply, low interest rates until summer 2022, cash on hand/high credit availability, and stronger yields. Nearly half (48%) of survey respondents expect higher land values one year from now, and 60% expect higher values five years from now. While most forecast an increase in their local land market in one year, 24% expect no change. Looking five years ahead, 24% of respondents expect a decline, which has grown from the 11% that expected a decline in five years. However, of those that expect an increase, most feel that values will climb another 10 to 20%.

The 17% increase in nominal land values may be partially explained by: higher commodity prices, increased demand for Iowa farmland, low interest rates until summer 2022, cash on hand/high credit availability, and stronger yields.

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