



Iowa Farm & Land Chapter #2  
REALTORS® Land Institute  
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“Under all is the Land”

## PRESS RELEASE

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The Iowa Farm and Land Chapter #2 REALTORS® Land Institute is pleased to announce the results of our March 2012 Land Trends and Values Survey. Our REALTORS® Land Institute Chapter is an arm of the National Association of REALTORS® and is organized for REALTORS® who specialize in farm and land sales, management and appraisal. Participants in the survey are specialists in farmland and are asked for their opinions about the current status of the Iowa farmland market.

Participants were asked to estimate the average value of farmland as of March 1, 2012. These estimates are for bare, unimproved land with a sale price on a cash basis. Pasture and timberland values were also requested as supplemental information.

The results of these surveys show a statewide average increase of cropland values of 10.8% for the September 2011 to March 2012 period. Combining 10.8% increase with the 12.9% increase reported in September 2011 indicates a statewide average increase of 23.7% for the year from March 1, 2011 to March 1, 2012.

All nine Iowa crop reporting districts showed an increase. The districts varied from a 9.0% increase in NE Iowa to a 12.9% increase in SW Iowa for the September 2011 to March 2012 period.

Factors contributing to the increase in farmland values include: strong commodity prices, favorable long term interest rates, and limited amount of land offered for sale. Other factors include: lack of stable alternative investments, livestock prices, and fear of inflation. Concerns that could affect farmland value in the future include: higher input costs, increase in interest rates, larger amounts of land being offered for sale, lower commodity prices and continued uncertainty of the U.S. and world economy.

The Iowa Farm & Land REALTORS® farmland value survey has been conducted as of March and September since 1978. This survey plus the RLI Farm and Ranch Multiple Listing Service are activities of REALTORS® specializing in agricultural land brokerage on a daily basis.