

REALTORS® Land Institute

Iowa Chapter

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ANKENY, Iowa — Iowa farmland values held steady over the past six months, according to the Iowa REALTORS® Land Institute's (RLI) spring 2026 survey. The March survey, which evaluated land values as of March 1, showed a 1.3% increase since September 2025, survey coordinators Matt Vegter and Rebecca Frantz of Hertz Farm Management reported.

"We see a farmland market that is feeling the beginnings of some new optimism, despite the continued poor economics of row crop production in the Midwest today," said Vegter.

Key Findings

Survey respondents identified Commodity Prices as the leading factor driving the land market, followed by the supply of land and interest rates. Values on tillable acres were up in all nine of nine Iowa crop reporting districts, with the Northeast district reporting the largest increase at 3.4%.

The Iowa farmland market remains stable despite poor margins on commodity production. Limited inventory continues to support values, and government payments are expected to provide additional relief. Demand persists for quality farms in desirable locations, however, tightening balance sheets may temper activity for some producers.

"Motivated buyers are still active and well-priced farms are still moving. We're seeing that from both producers looking to expand and investors who continue to view farmland as a reliable long-term asset," said Frantz.

Pasture values increased 2.6% over the past six months. The cattle market continues to support demand for pasture ground, with feeder cattle prices remaining steady.

Timber and recreational land values rose 2.2%, reflecting continued interest in recreational ground despite broader market uncertainty.

Iowa farmland has demonstrated resilience over the past 12 months, posting a net 0.3% gain after a brief 1.0% dip in the prior period (March 2025-September 2025). Following the rapid appreciation of 2021 and 2022, the market has found its footing and values have held stable over the past 6 months.

Land Supply

Nearly a third of survey respondents said there is a similar amount of land for sale now compared to a year ago. Limited inventory continues to be a defining feature of the Iowa land market. Expectations matter as some landowners are choosing to hold their properties rather than bring them to market in an uncertain environment.

"Inventory has been tighter, and we don't expect that to change dramatically in the near term. When sellers do bring quality land to the market, there are still buyers ready to act. That balance is what's keeping the market on solid footing," said Frantz.

Quality and Location Premiums

Despite the broader market trends, buyers remain willing to pay a premium for high-quality farmland or parcels that complement their existing operations. Location and soil quality continue to be key differentiators in sale outcomes.

Outlook

Looking ahead, 70% of survey respondents said they expect land values to increase 0–10% over the next five years. Only 5% expect values to be lower five years from now. The long-term outlook reflects continued confidence in Iowa farmland as a stable asset class, with both operational and investor buyers expected to sustain demand regardless of short-term market fluctuations.

About the Survey

REALTORS® Land Institute – Iowa Chapter's farmland value survey has been conducted in 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 daily. The survey gathers input from land professionals across Iowa's nine crop reporting districts to track farmland values and market trends. The spring 2026 survey evaluated values as of March 1, 2026, and results were released at the ASFMRA/RLI Joint Spring Seminar on March 11, 2026, at Toast in Ankeny, Iowa.

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March 2026

**REALTORS® Land Institute (RLI) - Iowa Chapter
Survey of Farm Land Values In Dollars Per Acre**

Land Classification By Potential Corn Production

	High Quality Crop Land		Medium Quality Crop Land		Low Quality Crop Land		Non - Tillable Pasture Per Acre		Timber Per Acre		Percent Change in Tillable Cropland Values Past 6 Months
	September	March	September	March	September	March	September	March	September	March	
Central	13,783	13,923	10,564	10,678	7,434	7,465	4,638	4,749	4,247	4,317	0.9%
East Central	14,824	15,240	11,801	12,013	8,391	8,461	5,293	5,515	4,908	5,066	2.0%
North Central	13,653	13,800	10,751	10,830	7,480	7,400	4,713	4,749	4,000	4,165	0.5%
Northeast	14,446	14,919	11,919	12,308	8,800	9,136	5,483	5,713	5,055	5,181	3.4%
Northwest	15,297	15,481	12,467	12,530	9,004	9,025	5,554	5,713	4,888	4,972	0.7%
South Central	10,704	10,793	8,454	8,444	5,900	5,974	4,746	4,771	5,071	5,077	0.6%
Southeast	14,429	14,539	10,562	10,690	7,276	7,462	5,392	5,579	4,971	5,038	1.3%
Southwest	11,967	12,127	8,887	8,924	6,396	6,466	5,438	5,480	4,688	4,813	1.0%
West Central	13,927	14,076	10,724	10,833	7,792	7,858	5,233	5,424	4,889	5,025	1.0%
State	13,670	13,878	10,681	10,805	7,608	7,694	5,165	5,299	4,746	4,850	1.3%

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