Iowa Chapter #2

REALTORS® Land Institute

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PRESS RELEASE "Under all is the Land"

FOR RELEASE: March 30, 2016

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The Iowa Chapter of REALTORS® Land Institute is pleased to announce the results of our March 2016 Land Trends and Values Survey. Our REALTORS® Land Institute Chapter is an affiliate of the National Association of REALTORS® and is organized for REALTORS® who specialize in farm and land sales, management, development 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, 2016. 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 result of this survey shows a statewide decrease of 5.0% for tillable cropland values from September 2015 to March 2016 period. Combining this decrease with the 3.7% decrease reported in September 2015 indicates a statewide average decrease of 8.7% for the year from March 1, 2015 to March 1, 2016.

The nine Iowa crop reporting districts all showed a decrease in value. The districts varied from a 2.4% decrease in EC district to a 6.2% decrease in NW and SC districts since September 2015.

Factors contributing to current farmland values include: lower commodity prices, limited amount of land on market, and high input costs. Other factors include: lack of stable alternative investments, cash on hand, and increasing interest rates.

The Iowa REALTORS® Land Institute 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 on a daily basis.

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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	9,886	9,507	7,259	6,837	4,802	4,317	2,881	2,783	2,402	2,400	-5.9%
East Central	10,072	9,992	7,406	7,157	4,668	4,468	2,796	2,734	2,119	2,124	-2.4%
North Central	9,417	9,074	7,314	6,905	4,978	4,714	2,400	2,262	1,829	1,713	-4.7%
Northeast	9,415	9,089	7,102	6,691	4,623	4,453	2,675	2,629	2,638	2,508	-4.3%
Northwest	11,350	10,939	8,392	8,078	5,771	4,918	3,002	2,934	2,551	2,375	-6.2%
South Central	7,205	6,905	5,148	4,686	3,225	3,020	2,873	2,780	2,500	2,517	-6.2%
Southeast	9,821	9,318	6,530	6,242	4,002	3,697	2,419	2,404	2,017	1,982	-5.4%
Southwest	8,835	8,125	6,594	6,238	4,767	4,638	3,289	3,413	2,257	2,186	-5.9%
West Central	9,646	9,368	7,646	7,355	5,393	5,025	2,830	2,750	2,392	2,225	-4.1%
State	9,516	9,146	7,043	6,688	4,692	4,361	2,796	2,743	2,301	2,225	-5.0%