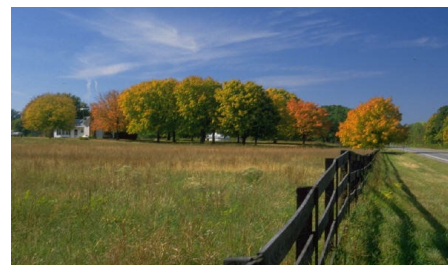




REALTORS® Land Institute – Iowa Chapter

www.rliiowachapter.com



“The Voice of Land”

PRESS RELEASE

FOR RELEASE: September 11th, 2025

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The REALTORS® Land Institute - Iowa Chapter is pleased to announce the results of our September 2025 Land Trends and Values Survey. REALTORS® Land Institute 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 September 1, 2025. 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 the September survey show a 1.2% decrease on a statewide average for the March 2025 to September 2025 time period. This is following the September 2024 to March 2025 time period that showed a 1.0% decrease, giving us a 12-month decrease of 2.2% for the State of Iowa on tillable acres. After rapid increases in values in 2021 and 2022, the land market has continued its sideways trend through much of 2025. Timberland (down 0.8%) followed the trend of tillable acres, while Pastureland acres have been able to post gains of 3.3% the last six months.

Survey respondents described the market as stable, despite downward movements in corn and soybean prices in recent months. Lack of inventory is helping hold land values firm, along with the expectation for an above average crop for most of Iowa this fall and strong cattle prices. Respondents are curious to see how the farmland market will respond to the seasonal increase in farms for sale through the fall and winter months.

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.

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September 2025

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	13,891	14,179	10,532	10,763	7,429	7,828	4,656	4,426	4,346	4,439	-2.8%
East Central	14,696	14,844	11,484	11,605	8,297	8,403	5,368	5,325	4,743	4,798	-1.1%
North Central	13,318	13,480	10,289	10,436	7,301	7,528	4,498	4,390	3,768	3,800	-1.7%
Northeast	14,053	14,189	11,093	11,273	8,369	8,367	5,242	4,910	4,669	4,738	-0.9%
Northwest	15,233	15,268	12,184	12,214	8,828	8,969	5,504	5,300	4,605	4,614	-0.6%
South Central	10,123	10,175	8,162	8,171	5,456	5,531	4,677	4,651	4,809	4,800	-0.6%
Southeast	14,074	14,076	9,744	9,918	6,749	6,811	4,775	4,775	4,350	4,350	-0.8%
Southwest	11,431	11,460	8,715	8,715	6,130	6,150	5,062	4,844	4,490	4,600	-0.2%
West Central	13,768	14,014	10,817	11,019	7,839	7,910	5,007	4,736	4,365	4,340	-1.6%
State	13,398	13,521	10,335	10,457	7,378	7,500	4,976	4,818	4,460	4,498	-1.2%

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