

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) fall 2026 survey. The September survey, which evaluated land values as of September 1, showed a 0.6% increase since March 2026, survey coordinators Matt Vegter and Jameson Anders of Hertz Farm Management reported.

"The farmland market appears stable while still trying to build on its optimism it found this spring," said Vegter. "We have had a really nice rally in commodity prices in recent months, will that rally be offset by higher interest rates, higher input prices, and more supply of land on the market this fall? Time will tell."

Key Findings

Survey respondents identified that on one hand, improved commodity prices and the prospect of good yields in much of Iowa this fall has some buyers very optimistic. On the other hand, rising input costs and interest rates are trying to put a cloud over the market again. With a seasonal uptick in the supply of farms available to the market coming this fall, many buyers appear to be in a "wait and see" mode.

Values on tillable acres were up marginally at 0.6% across the State on the September survey. Six of the crop reporting districts showed a positive increase, one district was flat, and two districts (North Central and Northwest) were down slightly. East Central Iowa saw the greatest strength on tillable acres, up 2.5%. North Central saw the greatest decrease at -1.3%.

"Buyers are still very active," said Anders. "They are just a little more selective in the farms they are willing to pursue. If it's not a perfect farm, they are discounting the blemishes a farm has, maybe even a little more than they would have a few years ago. But if it's a good farm – they are paying healthy values to compete and get the farm bought."

Pasture values increased 1.9% over the past six months, following the March survey when they were up 2.6%. The cattle market continues to support strong demand for pastureland from cattle producers in Iowa.

Timber and recreational land values rose 2.1%, reflecting continued interest in recreational ground despite rising interest rates.

Overall, Iowa farmland continues its stable trend, with a slight bias to stronger in much of the state. The September 1st survey showing an increase of 0.6%, is following the March 1 survey showing an increase of 1.3%, giving us a twelve-month increase of 1.9%.

Outlook

Heading into fall, many market participants are cautiously optimistic that strong yields and improved commodity prices will continue to be supportive of land values throughout the Fall selling season. Some have restrained their optimism because of raising interest rates and input prices, but many feel at this point that the income side of the equation in Iowa this fall will offset the increases in costs. The farmland market has faced no shortage of head winds and conflicting marketing drivers in recent years. Despite the continued volatility though, the farmland market appears to be gaining confidence heading into the Fall selling season.

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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September 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	14,350	14,216	11,062	10,885	7,816	7,704	4,836	4,818	4,763	4,707	1.3%
East Central	15,695	15,193	12,583	12,330	9,008	8,850	6,149	5,845	5,472	5,160	2.5%
North Central	13,656	13,713	10,496	10,728	7,288	7,424	4,753	4,738	3,990	3,997	-1.3%
Northeast	15,183	15,077	12,633	12,402	9,323	9,309	5,736	5,492	5,429	5,192	1.0%
Northwest	16,375	16,336	13,207	13,362	9,932	10,008	5,985	5,840	4,583	4,467	-0.5%
South Central	9,922	9,900	7,778	7,772	5,606	5,639	4,672	4,672	4,750	4,759	0.0%
Southeast	14,558	14,321	10,213	10,046	7,446	7,451	5,414	5,305	5,283	5,185	1.3%
Southwest	11,206	11,189	8,478	8,494	6,333	6,311	5,144	5,161	4,644	4,639	0.1%
West Central	14,063	13,757	11,260	11,280	8,150	8,163	5,186	5,093	4,838	4,769	0.8%
State	13,890	13,745	10,857	10,811	7,878	7,873	5,319	5,218	4,862	4,764	0.6%

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