



IOWA FARM & LAND CHAPTER #2
REALTORS® LAND INSTITUTE

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PRESS RELEASE

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The Iowa Farm and Land Chapter #2 REALTORS® Land Institute is pleased to announce the results of our [September 2007](#) 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 [September 1, 2007](#). 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 7.1% for the [March 2007](#) to [September 2007](#) period. Combining this 7.1% increase with the 13.6% increase reported in [March 2007](#) indicates a statewide average increase of 20.7% for the year from [September 1, 2006](#) to [September 1, 2007](#).

All nine Iowa crop reporting districts showed an increase. The districts varied from a 4.1% increase in Southwest Iowa to a 9.8% increase in Northwest Iowa for the March 2007 to September 2007 period.

Factors contributing to the increase in farmland values include: higher corn and soybean prices, demand created by expansion of Ethanol and Biodiesel Plants, limited amount of land offered for sale, good crop yields, and positive attitudes about agriculture. Other factors include favorable long-term interest rates and 1031 Tax Deferred Exchanges. Concerns that could affect farmland values in the future include: uncertainty of future government programs and increased fuel and fertilizer costs.

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