



“The Voice of Land”

REALTORS® Land Institute – Iowa Chapter

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## PRESS RELEASE

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Matt Vegter and Rebecca Frantz

FOR MORE INFORMATION CONTACT:

515-382-1500

The REALTORS® Land Institute - Iowa Chapter is pleased to announce the results of our March 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 March 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 March survey show a 1.0% decrease on a statewide average for the September 2024 to March 2025 time period. This is following the March 2024 to September 2024 time period that showed a 5.0% decrease, giving us a 12-month decrease of 6.0% for the State of Iowa on tillable acres. After a period of rapidly increasing values, the tillable land market has entered into a sideways trend. Pastureland (down 0.3%) and Timberland (up 1.2%) followed the trend of tillable acres and saw minimal changes for the six-month period.

Survey respondents described the market as “stable” and mentioned an increase in buyer interest since the 1<sup>st</sup> of the year. Low supply of land being offered to the market and a rally in commodity prices from Fall lows has helped stabilize the downtrend in land values seen in 2024. A level of uncertainty has entered the market the last 30 days though, as buyers and sellers try to interpret the future effects of tariffs on agricultural products.

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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March 2025

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

Percent  
Change in  
Tillable  
Cropland  
Values  
Past  
6  
Months

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		%
	September	March	September	March	September	March	September	March	September	March	
Central	14,345	14,131	10,901	10,771	7,796	7,680	4,468	4,459	4,580	4,613	-1.4%
East Central	15,154	14,950	11,925	11,748	8,403	8,254	5,122	5,201	4,690	4,728	-1.5%
North Central	13,563	13,375	10,546	10,241	7,580	7,420	4,541	4,547	4,023	3,979	-2.1%
Northeast	14,264	14,194	11,809	11,868	8,947	8,913	4,979	5,019	5,046	5,071	-0.1%
Northwest	15,650	15,515	12,576	12,396	8,564	8,455	4,992	4,850	4,556	4,650	-1.2%
South Central	10,693	10,747	7,899	7,892	5,716	5,707	4,759	4,715	4,874	4,961	0.2%
Southeast	14,056	14,030	10,056	9,918	6,808	6,757	4,713	4,789	4,440	4,579	-0.7%
Southwest	11,522	11,470	8,665	8,624	6,005	5,955	4,839	4,810	4,400	4,490	-0.5%
West Central	14,214	14,065	11,239	11,043	8,174	7,995	4,926	4,825	4,585	4,636	-1.6%
State	13,718	13,608	10,624	10,500	7,555	7,459	4,815	4,802	4,577	4,634	-1.0%

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