

2012

Iowa Land Value Survey

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Statewide Average

\$8,296



High Grade Land

\$10,181



Medium Grade Land

\$7,773



Low Grade Land

\$5,119



Northwest

\$11,404

up 36.8%
up \$3,066



North Central

\$9,560

up 30.0%

up \$2,204

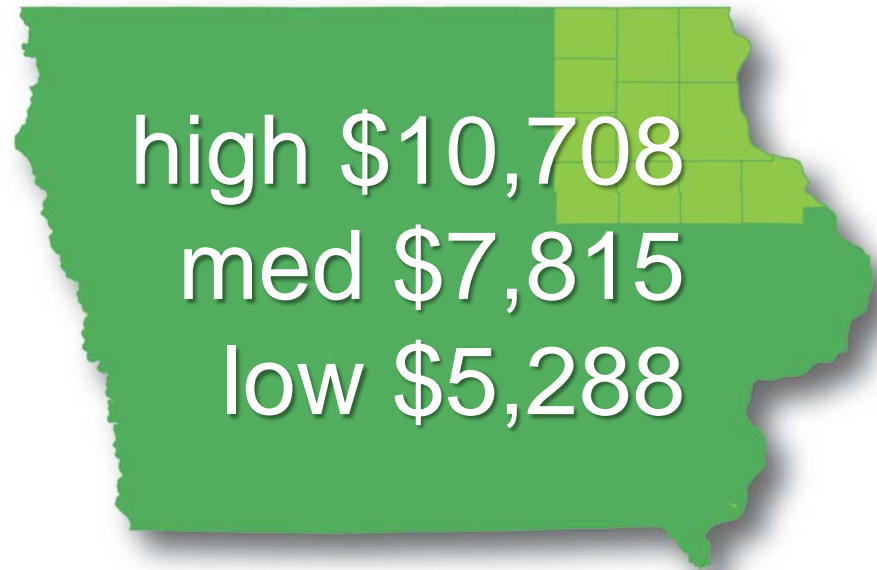


Northeast

\$8,523

up 29.1%

up \$1,921



West Central

\$9,216

up 24.2%

up \$1,797



Central

\$9,365

up 20.4%

up \$1,583



East Central

\$8,420

up 18.4%

up \$1,310



Southwest

\$7,015

up 18.8%
up \$1,110



South Central

\$4,308

up 26.4%

up \$901



Southeast

\$6,172

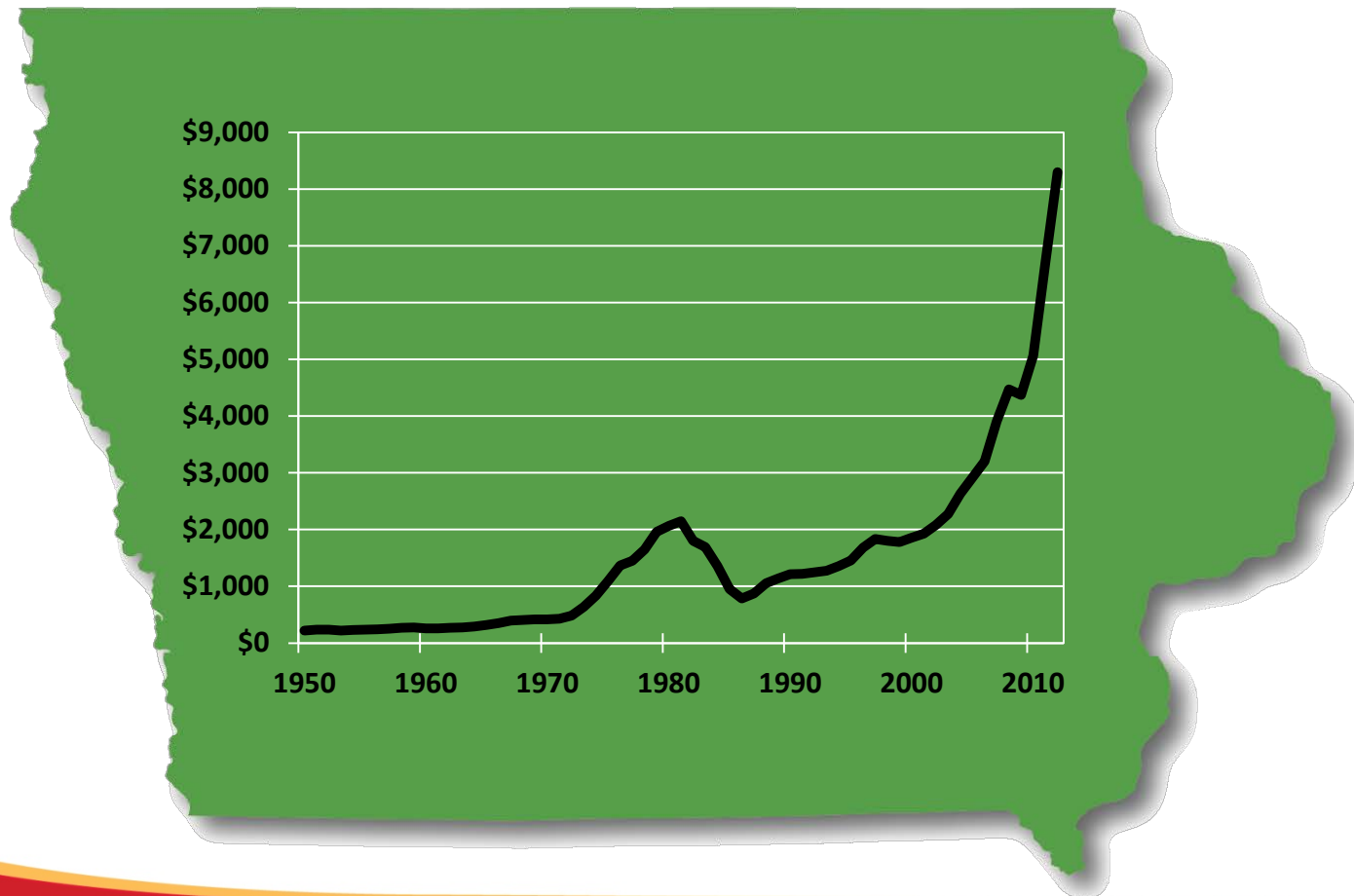
up 8.2%

up \$467



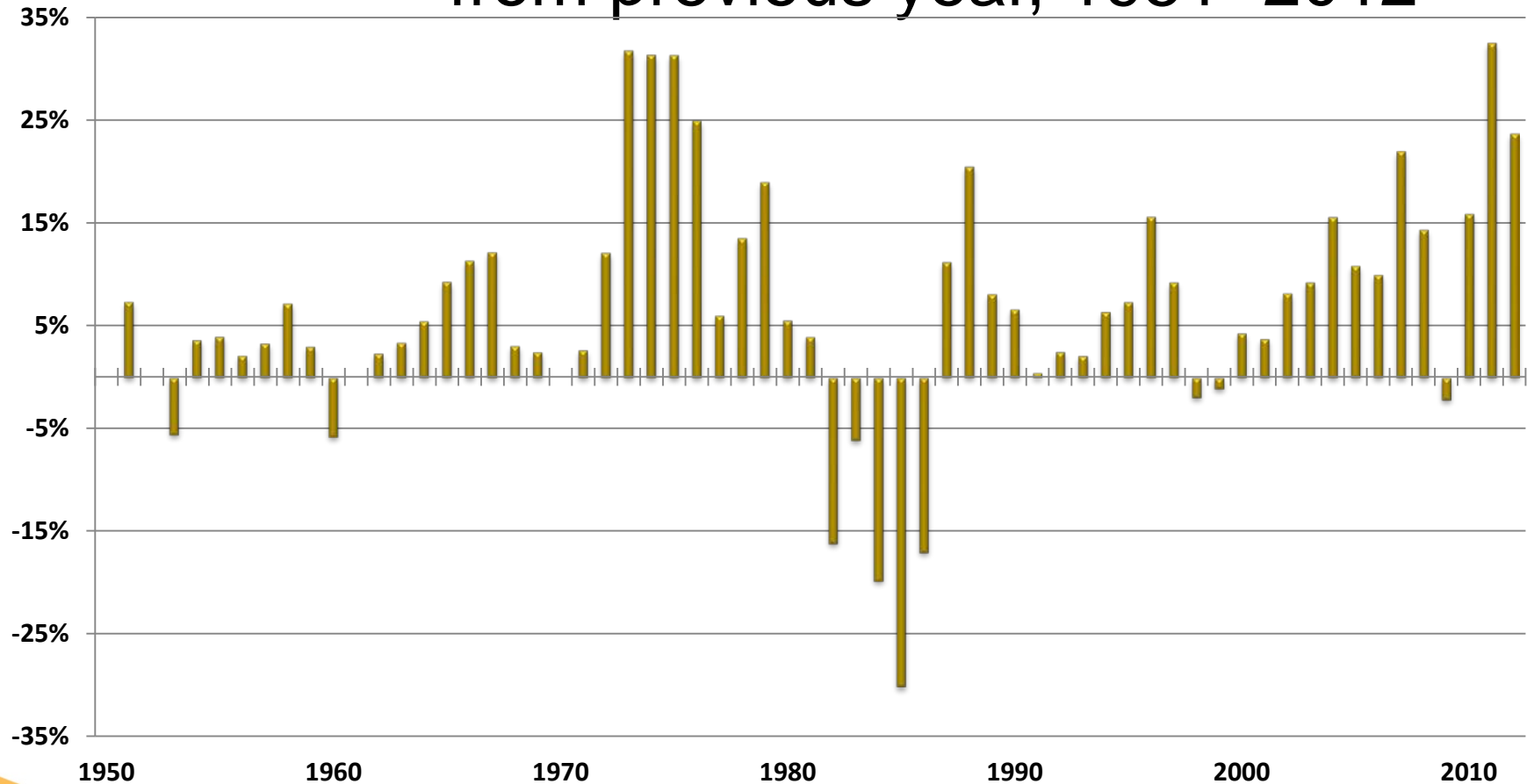
AVERAGE VALUES

all grades 1950–2012



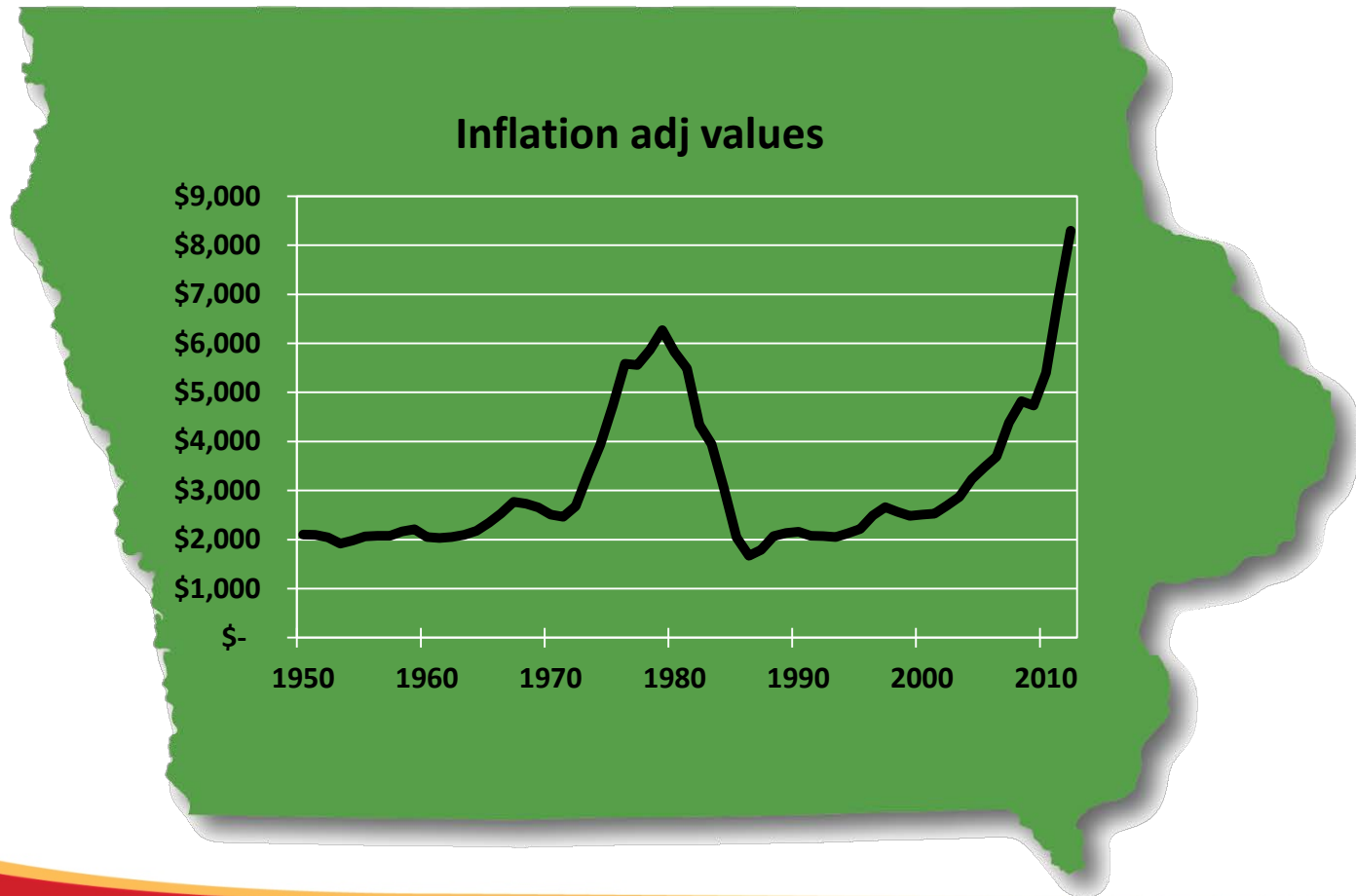
PERCENTAGE CHANGE

from previous year, 1951–2012



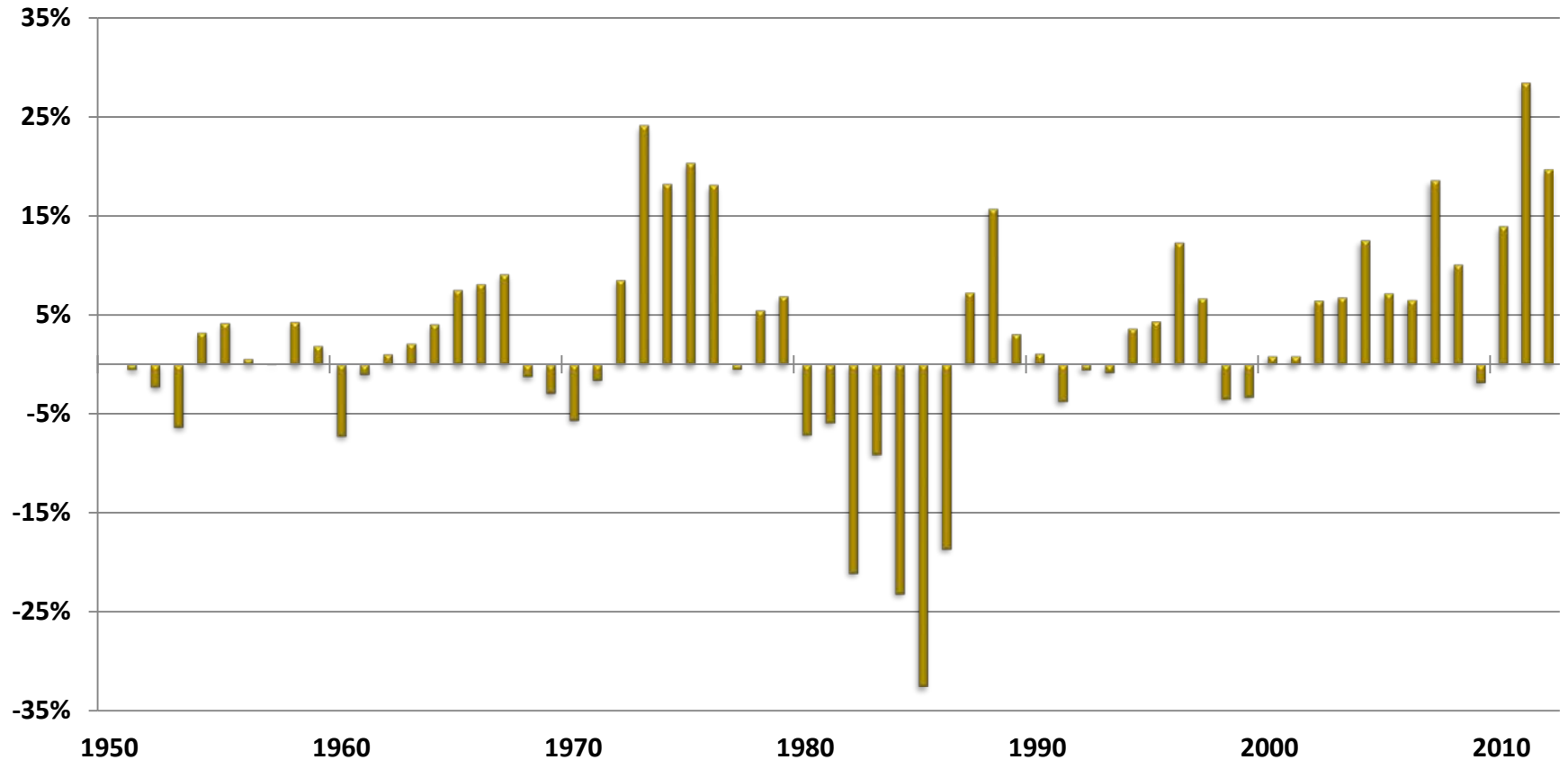
AVERAGE VALUES

adjusted for inflation

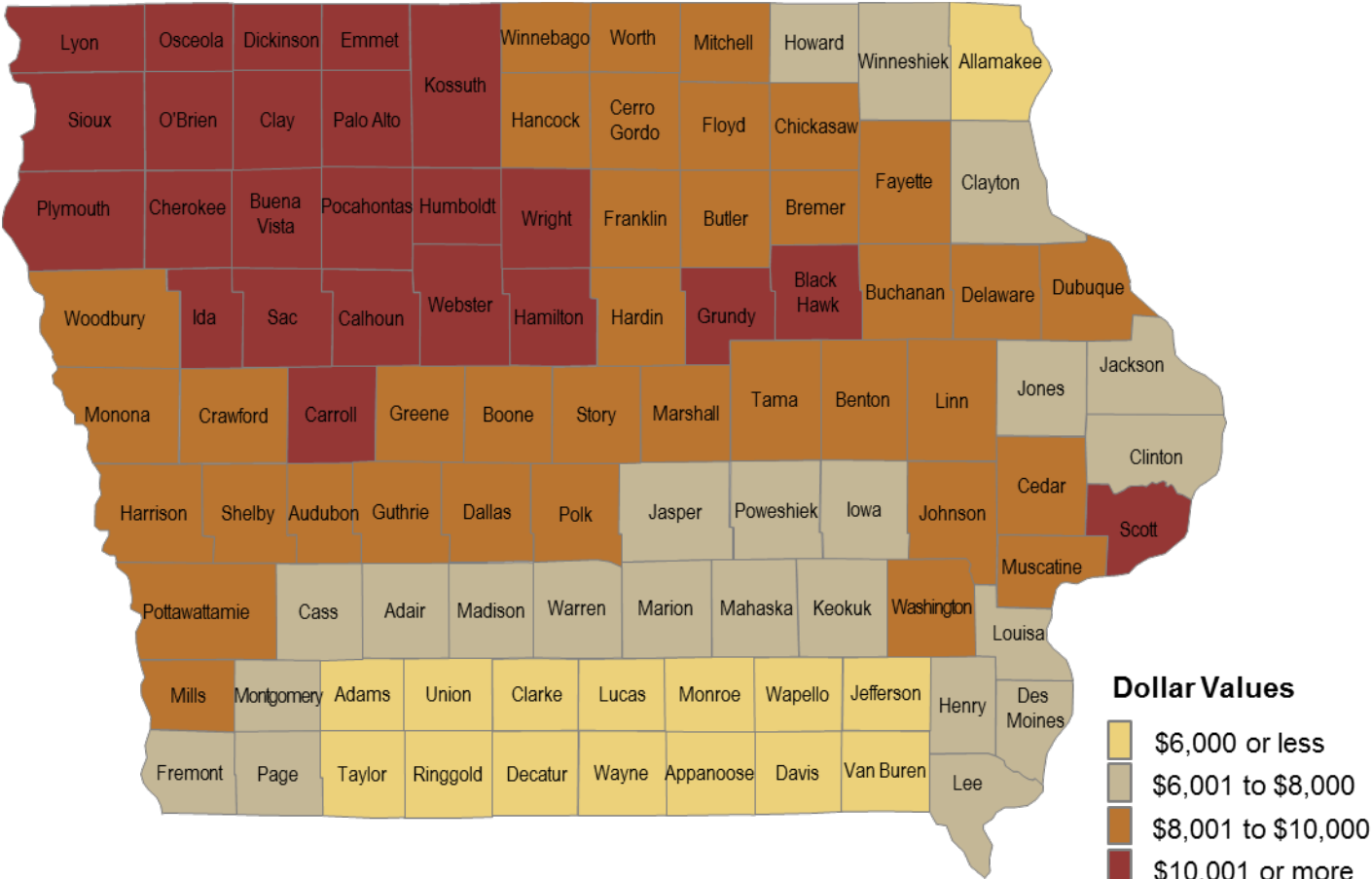


PERCENTAGE CHANGE

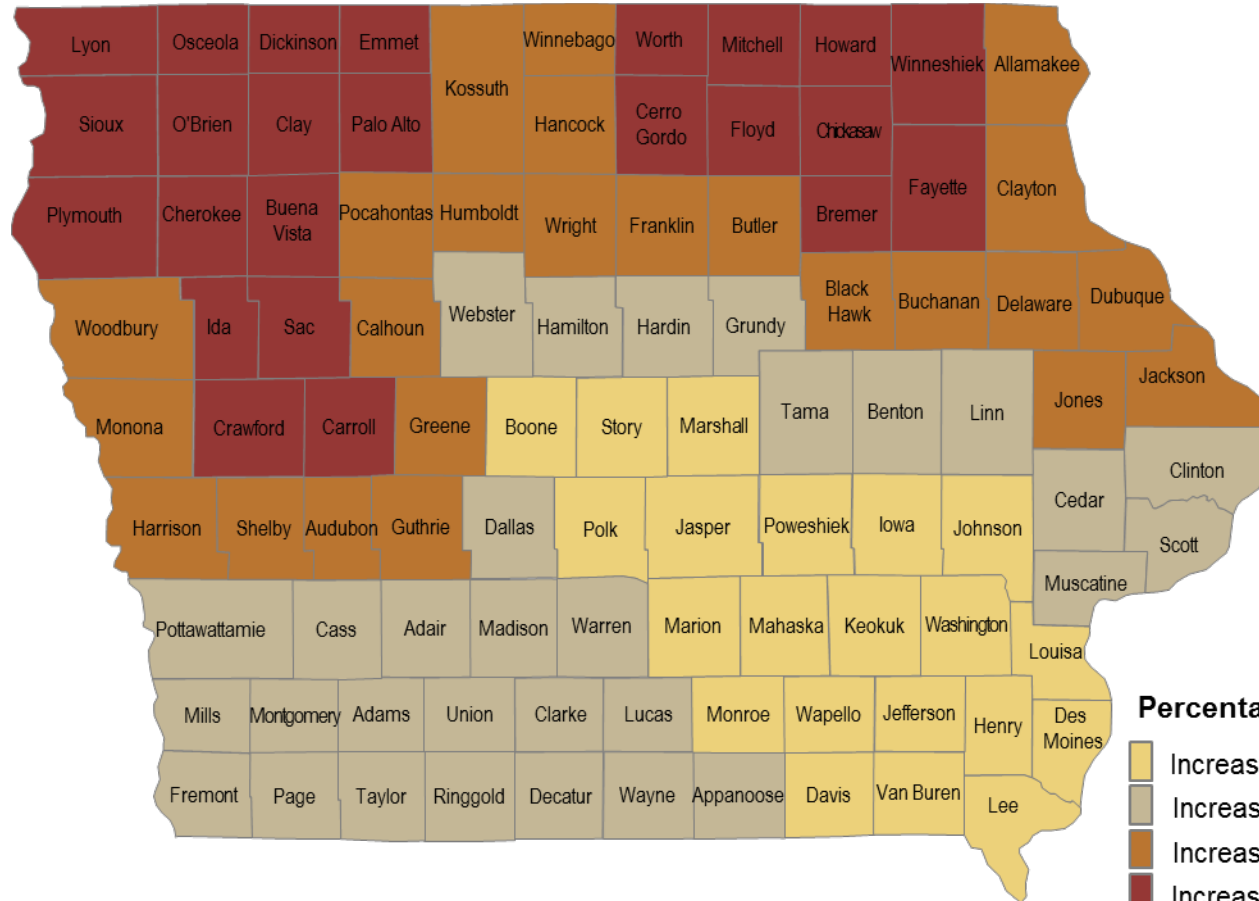
adjusted for inflation



2012 AVERAGE VALUES

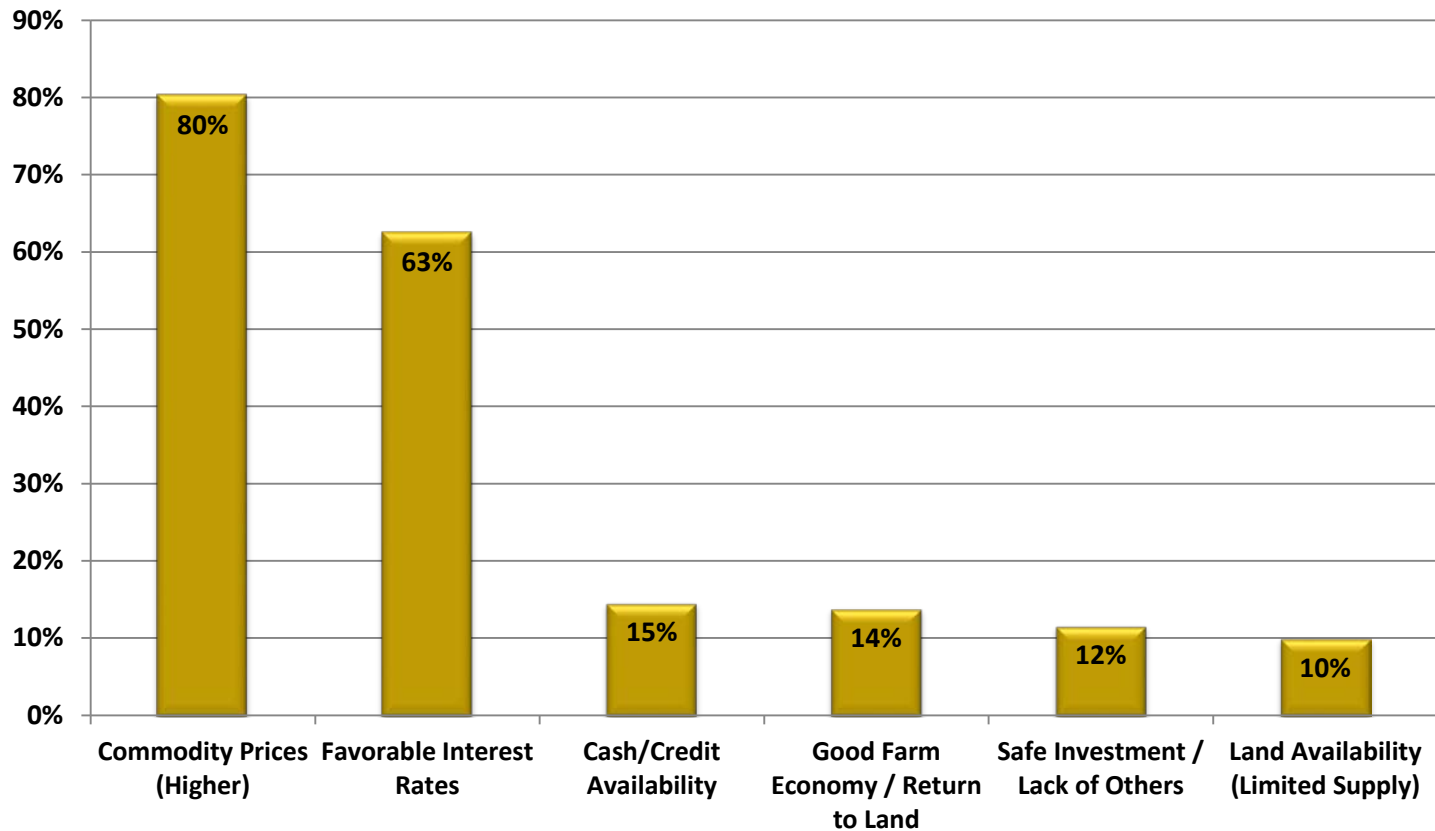


PERCENTAGE CHANGE



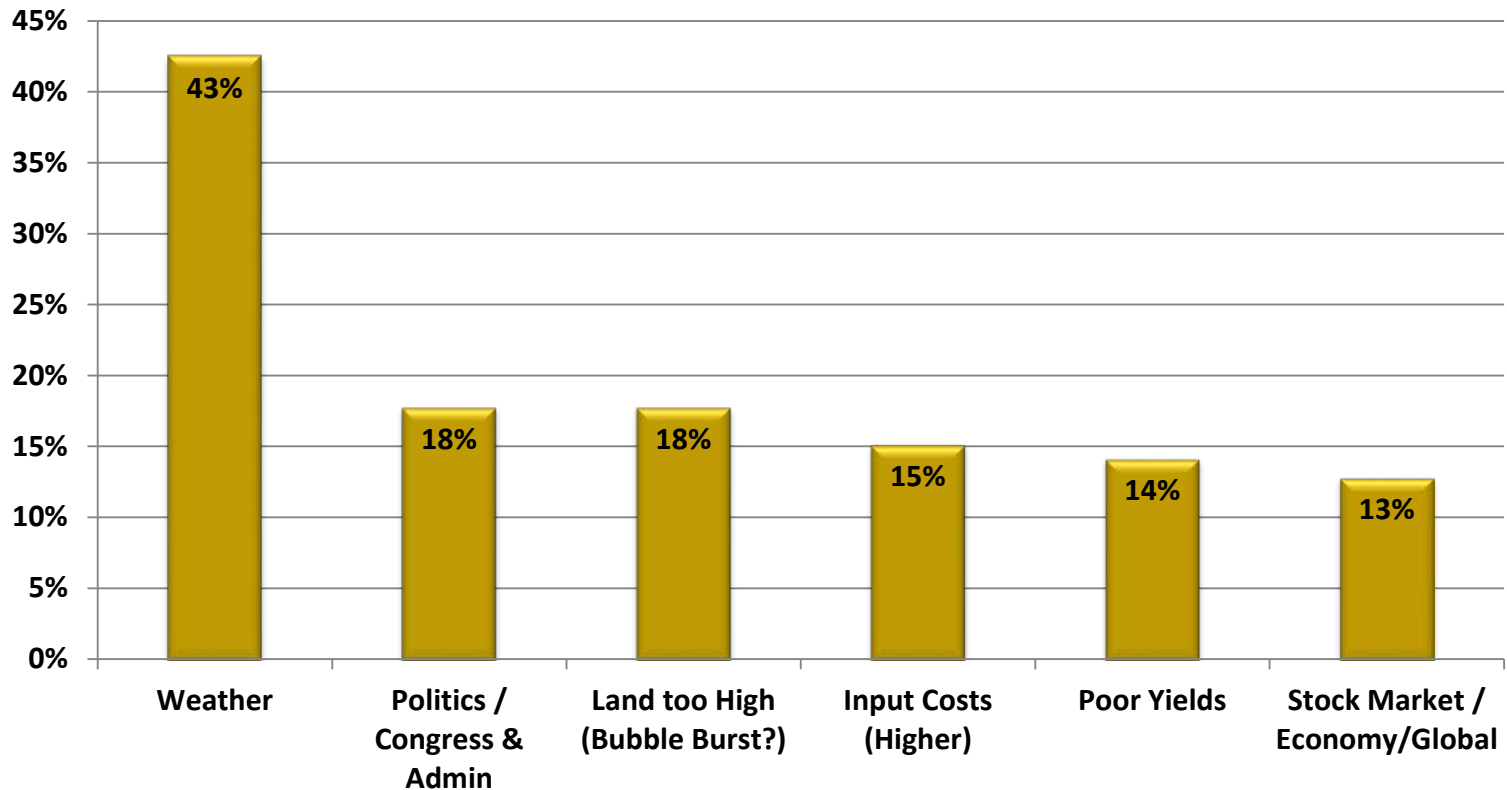
POSITIVE FACTORS

affecting land values

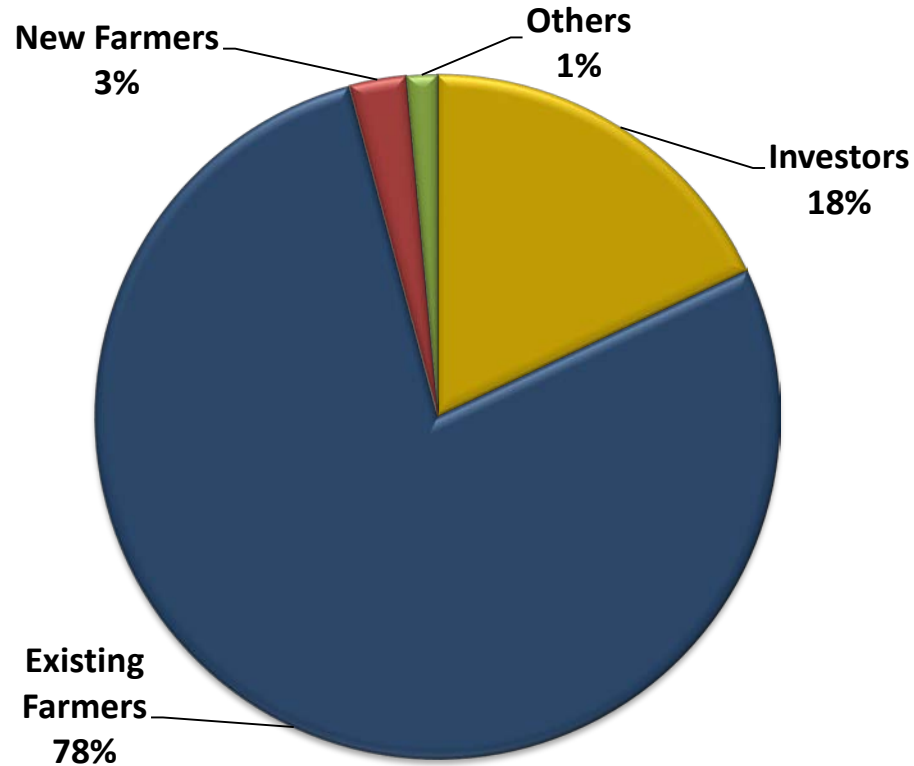


NEGATIVE FACTORS

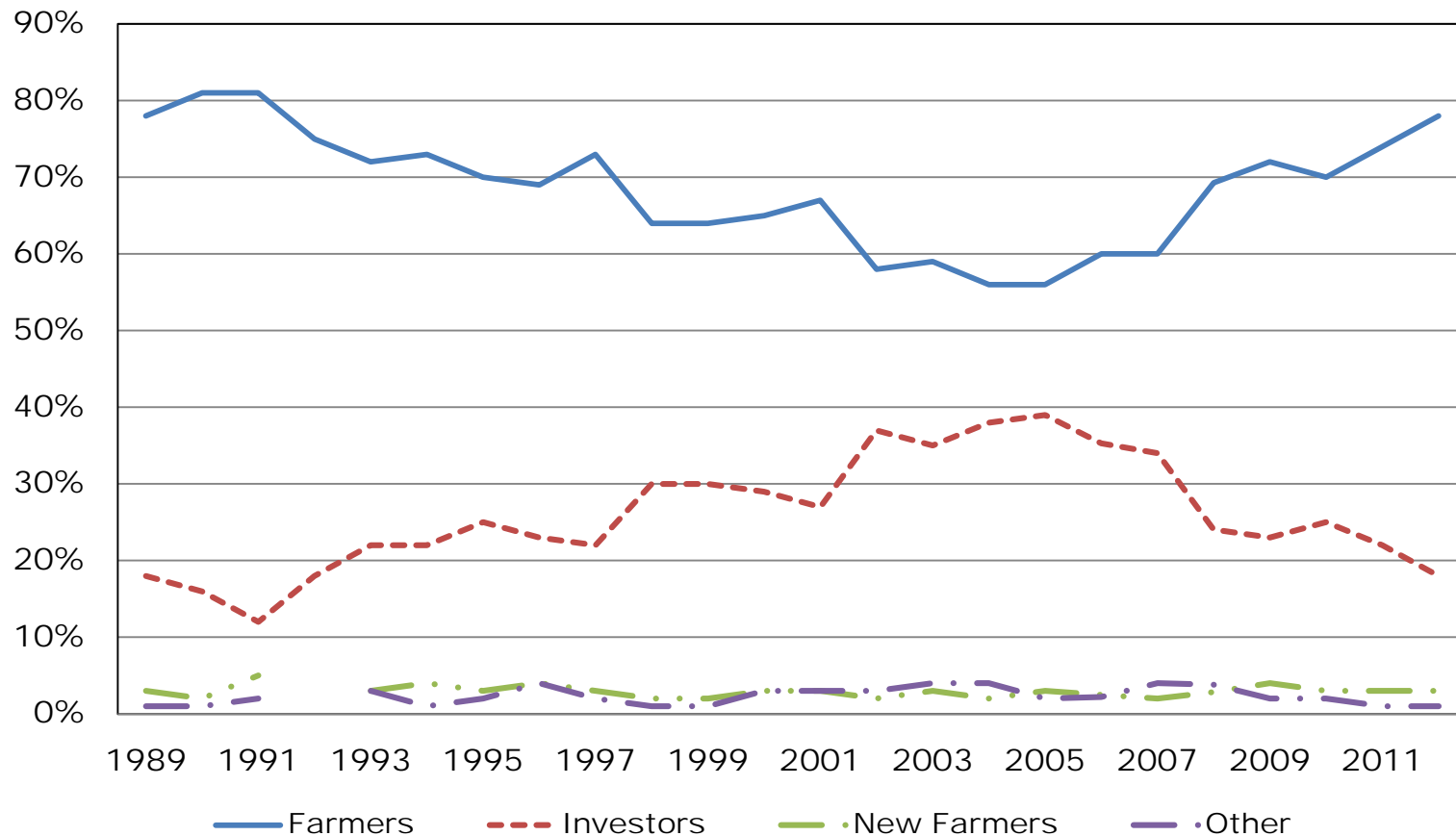
affecting land values



WHO PURCHASED farmland

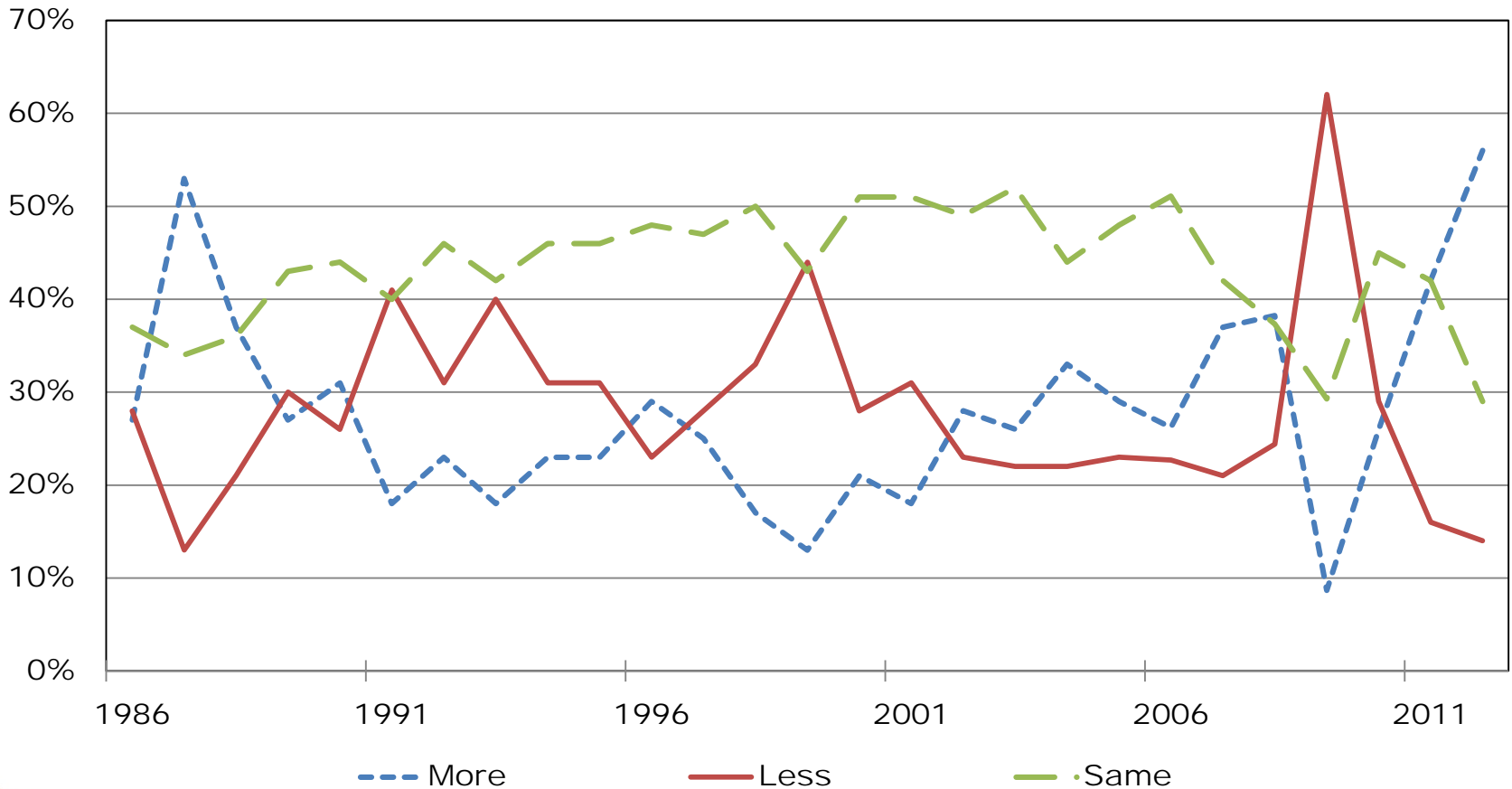


WHO PURCHASED farmland



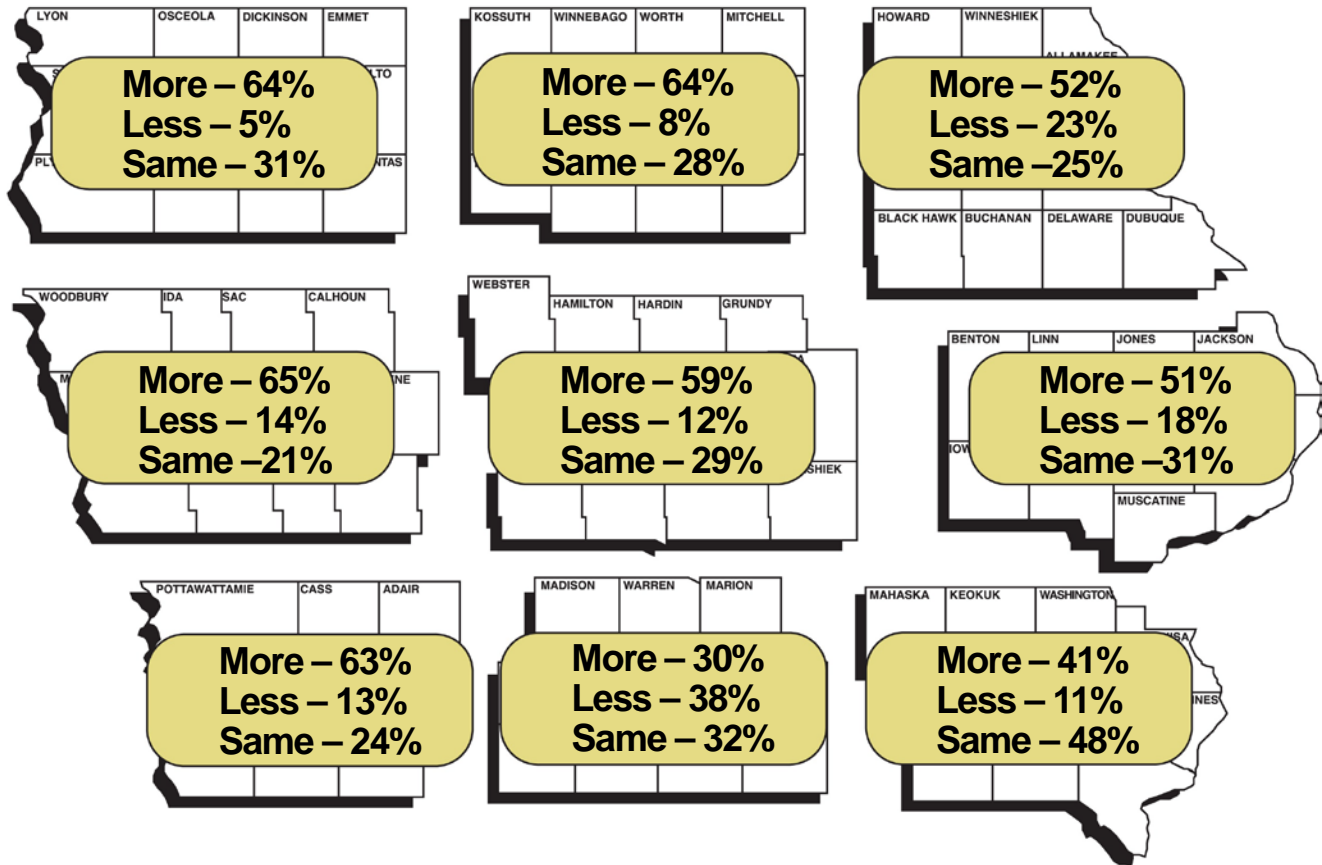
SALES ACTIVITY

relative to previous year



CHANGE IN

sales activity from previous year



SUMMARY

- Record land values continuing with new records being recorded in different categories
- Regional differences are occurring
- Farmers are 78% of purchasers compared to just 56% in 2005
- Increased sales as people make adjustments to taxes and higher land prices
- Major uncertainties in many factors that determine land values
- Land increased 64% in past 3 years but it decreased in value the year before that
- Need to keep a realistic perspective

For more information, visit
www.extension.iastate.edu/topic/landvalue