



Iowa Farm & Land Chapter #2
REALTORS® Land Institute
www.rlifarmandranch.com



“Under all is the Land”

PRESS RELEASE

FOR RELEASE: March 22, 2011

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The Iowa Farm and Land Chapter #2 REALTORS® Land Institute is pleased to announce the results of our March 2011 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 March 1, 2011. 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 19.7% for the September 2010 to March 2011 period. Combining this 19.7% increase with the 5.7% increase reported in September 2010 indicates a statewide average increase of 25.4% for the year from March 1, 2010 to March 1, 2011.

All nine Iowa crop reporting districts showed an increase. The districts varied from a 15.9% increase in Central Iowa to a 26.0% increase in West Central Iowa for the September 2010 to March 2011 period.

Factors contributing to the increase in farmland values include: strong commodity prices, favorable long term interest rates, and limited amount of land offered for sale. Other factors include: lack of alternative investments, higher livestock prices, and fear of inflation. Concerns that could affect farmland value in the future include: higher input costs, increase in interest rates, and continued uncertainty of the U.S. and world economy.

The Iowa Farm & Land REALTORS® farmland value survey has been conducted as of 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 on a daily basis.

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