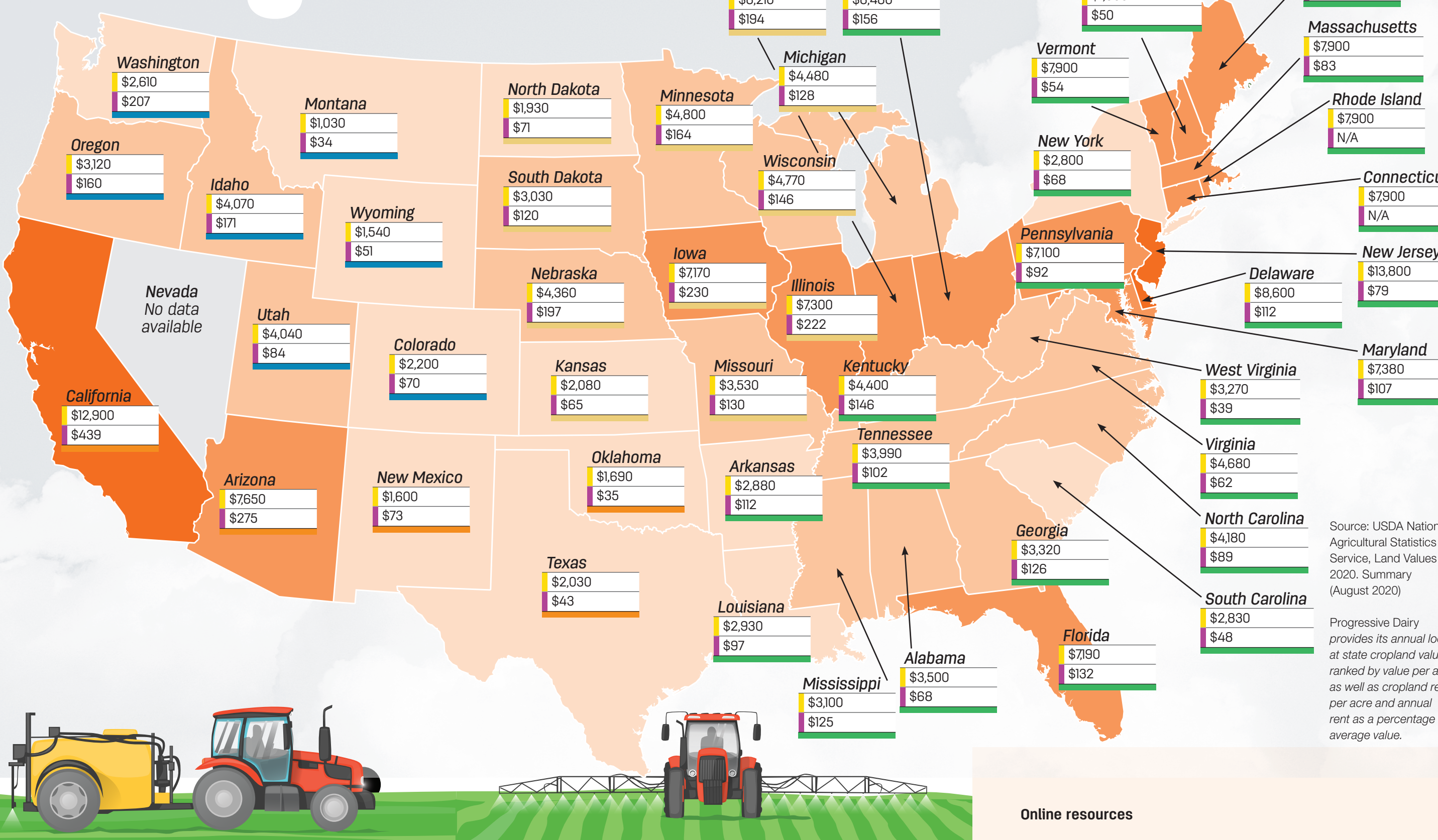


InFOCUS

CROPLAND VALUES STABLE AMIDST UNCERTAINTY



Dairy state cropland
 The 2020 average value of cropland among the 24 major dairy states rose about 0.5% from 2019. Texas, Idaho, Georgia and New Mexico saw cropland value increase 3% or more from the year before, with smaller increases in Colorado, Utah, Oregon, Pennsylvania, Ohio, Arizona and California. Dairy state cropland values were down in nine states, with values down 3% in South Dakota and Kansas.

Highlights
 Average U.S. agricultural land values and cropland rental rates were steady in 2020, according to the USDA's annual report. Based on surveys conducted in June and early July 2020, U.S. farm real estate value, including all land and buildings on farms, averaged \$3,160 per acre for 2020; cropland value averaged \$4,100 per acre; and pasture value averaged \$1,400 per acre. All were unchanged from 2019.

Rank	State	Cropland value \$ per acre	Cropland rent \$ per acre	Annual rent as % of avg. value
1	New Jersey	\$13,800 ↑	\$79	0.6%
2	California	\$12,900 ↑	\$439	3.4%
3	Delaware	\$8,600	\$112	1.3%
4	Connecticut	\$7,900	N/A	N/A
5	Maine	\$7,900	N/A	N/A
6	Massachusetts	\$7,900	\$83	1.0%
7	New Hampshire	\$7,900	\$50	0.6%
8	Rhode Island	\$7,900	N/A	N/A
9	Vermont	\$7,900	\$54	0.7%
10	Arizona	\$7,650 ↑	\$275	3.6%
11	Maryland	\$7,380 ↑	\$107	1.4%
12	Illinois	\$7,300	\$222	3.0%
13	Florida	\$7,190	\$132	1.8%
14	Iowa	\$7,170 ↓	\$230	3.2%
15	Pennsylvania	\$7,100 ↑	\$92	1.3%
16	Ohio	\$6,460 ↑	\$156	2.4%
17	Indiana	\$6,210	\$194	3.1%
18	Minnesota	\$4,800 ↓	\$164	3.4%
19	Wisconsin	\$4,770 ↓	\$146	3.1%
20	Virginia	\$4,680 ↑	\$62	1.3%
21	Michigan	\$4,480 ↓	\$128	2.9%
22	Kentucky	\$4,400 ↑	\$146	3.3%
23	Nebraska	\$4,360 ↓	\$197	4.5%
24	North Carolina	\$4,180	\$89	2.1%
25	Idaho	\$4,070 ↑	\$171	4.2%
26	Utah	\$4,040 ↑	\$84	2.1%
27	Tennessee	\$3,990 ↑	\$102	2.6%
28	Missouri	\$3,530 ↑	\$130	3.7%
29	Alabama	\$3,500 ↑	\$68	1.9%
30	Georgia	\$3,320 ↑	\$126	3.8%
31	West Virginia	\$3,270 ↓	\$39	1.2%
32	Oregon	\$3,120 ↑	\$160	5.1%
33	Mississippi	\$3,100 ↑	\$125	4.0%
34	South Dakota	\$3,030 ↓	\$120	4.0%
35	Louisiana	\$2,930 ↑	\$97	3.3%
36	Arkansas	\$2,880 ↑	\$112	3.9%
37	South Carolina	\$2,830	\$48	1.7%
38	New York	\$2,800 ↓	\$68	2.4%
39	Washington	\$2,610 ↓	\$207	7.9%
40	Colorado	\$2,200 ↑	\$70	3.2%
41	Kansas	\$2,080 ↓	\$65	3.1%
42	Texas	\$2,030 ↑	\$43	2.1%
43	North Dakota	\$1,930 ↑	\$71	3.7%
44	Oklahoma	\$1,690 ↑	\$35	2.1%
45	New Mexico	\$1,600 ↑	\$73	4.5%
46	Wyoming	\$1,540 ↑	\$51	3.3%
47	Montana	\$1,030 ↓	\$34	3.3%
United States		\$4,100	\$139	3.4%

Source: USDA National Agricultural Statistics Service, Land Values 2020. Summary (August 2020)
 Progressive Dairy provides its annual look at state cropland values, ranked by value per acre, as well as cropland rent per acre and annual rent as a percentage of average value.

Online resources

- The USDA's annual Land Values report provides national- and state-level estimates of the value of farm real estate, cropland (irrigated and non-irrigated cropland splits where available) and pasture. usda.library.cornell.edu/concern/publications/pn89d6567
- The USDA's annual national- and state-level estimates of the cash rent paid for cropland, irrigated cropland, non-irrigated cropland and pasture is available via the USDA National Agricultural Statistics Service (NASS) Quick Stats database the first week of August. www.nass.usda.gov/Quick_Stats

A county-level cash rents survey is conducted every year and released in late August. It provides mean rental rates for all counties with 20,000 acres of cropland plus pasture. www.nass.usda.gov/Surveys/Guide_to_NASS_Surveys/Cash_Rents_by_County

\$139 per acre

Cash rental rates for cropland averaged \$139 per acre in 2020, down \$1 per acre from 2019. This is the first national average decline in cash rental rates since 2015.

"For years, in the face of a down farm economy and low commodity prices, many had expected to see some downward pressure on land values and cash rental rates. We now know that's not been the case. Low interest rates continue to make agricultural land an attractive investment. In addition to low interest rates, and a low turnover of agricultural land, individuals, large-scale investors, estates, trusts and other institutional owners continue to invest in farmland."

John Newton, chief economist for the American Farm Bureau Federation