

**MU Guide****Farm Land Values**

Department of Agricultural Economics

The U.S. Department of Agriculture's National Agricultural Statistics Service (USDA/NASS) conducts a survey of farm real estate values each year.

The following tables show the average farm land values for the 48 contiguous states, Missouri and neighboring states as calculated from these surveys.

**Table 1. Average farm real estate values (land and buildings) per acre, 1912-1989\*.**

Year	48 States	Missouri	Iowa	Illinois
1912	\$42	\$53	\$104	\$115
1913	43	54	108	119
1914	44	56	113	123
1915	43	55	121	121
1916	46	58	137	124
1917	49	61	143	131
1918	53	66	155	140
1919	58	72	171	153
1920	69	88	227	188
1921	65	83	210	181
1922	57	71	174	149
1923	56	69	168	146
1924	54	63	155	137
1925	54	61	149	137
1926	52	57	142	130
1927	50	55	132	118
1928	49	54	129	114
1929	49	54	128	113
1930	49	53	124	109
1931	44	46	109	96
1932	37	39	89	79
1933	30	32	65	65
1934	31	33	70	70
1935	32	33	73	72
1936	32	34	79	75
1937	33	34	79	79
1938	33	33	80	81
1939	32	31	78	80
1940	32	32	79	82
1941	32	32	79	83
1942	34	35	84	94
1943	38	39	91	98
1944	43	43	105	113
1945	47	48	111	121
1946	53	53	124	134
1947	60	59	138	153
1948	64	60	154	162
1949	66	64	158	170
1950	65	64	161	174
1951	75	75	188	204

Year	48 States	Missouri	Iowa	Illinois
1952	82	85	199	221
1953	83	82	194	226
1954	82	79	192	230
1955	85	82	203	234
1956	91	87	209	248
1957	97	94	221	275
1958	103	102	230	283
1959	111	110	248	311
1960	117	115	257	316
1961	118	120	242	306
1962	124	127	251	315
1963	130	132	256	332
1964	138	145	265	349
1965	146	155	279	372
1966	158	168	310	420
1967	168	186	346	449
1968	179	200	365	470
1969	188	217	382	493
1970	196	224	392	490
1971	204	236	392	494
1972	219	261	414	522
1973	246	294	466	567
1974	302	384	597	720
1975	340	396	719	846
1976	385	446	903	1052
1977	474	548	1259	1458
1978	531	641	1331	1625
1979	628	726	1550	1858
1980	737	902	1840	2041
1981	819	990	1999	2188
1982	823	945	1889	2023
1983	788	856	1684	1837
1984	801	875	1518	1845
1985	713	689	1091	1381
1986	640	648	873	1232
1987	599	604	786	1149
1988	632	640	947	1262
1989	668	684	1095	1391

\*As of March 1 before 1976; as of Feb. 1, 1976-1981 and 1986-1989; as of April 1, 1982-1985

**Table 2. Average farm real estate values (land and buildings) per acre, Jan. 1, 1990-2008.**

Year	48 States	Missouri	Iowa	Illinois	Kentucky	Tennessee	Arkansas	Oklahoma	Kansas	Nebraska
1990	683	701	1090	1405	978	1067	796	491	450	524
1991	703	723	1139	1459	958	1095	841	477	449	517
1992	713	734	1153	1536	988	1130	815	482	460	517
1993	736	774	1212	1548	1077	1245	880	496	463	514
1994	798	825	1280	1670	1140	1250	927	517	503	550
1995	844	880	1350	1820	1250	1340	983	547	535	580
1996	887	950	1450	1900	1300	1530	1010	547	553	610
1997	926	1010	1600	1980	1350	1650	1070	570	565	620
1998	974	1070	1700	2130	1450	1810	1150	610	577	645
1999	1030	1150	1760	2220	1550	1950	1220	625	600	675
2000	1090	1230	1800	2260	1650	2100	1290	640	625	710
2001	1150	1300	1850	2290	1750	2200	1350	655	645	735
2002	1210	1380	1920	2350	1830	2300	1410	680	665	760
2003	1270	1470	2010	2430	1900	2400	1480	705	685	775
2004	1340	1560	2200	2560	1980	2470	1640	750	700	810
2005	1610	1750	2640	3210	2450	2790	1850	900	810	910
2006	1830	1910	2910	3590	2670	2970	2000	970	870	1030
2007	2010	2170	3370	4020	2740	3250	2240	1080	980	1140
2008	2170	2300	3950	4550	2850	3450	2420	1150	1020	1330

## Estimating past values for farmland

For a variety of reasons (income taxes, estate settlements, business accounting) individuals sometimes need to determine the value of a specific piece of farmland at some point in the past. Occasionally they are lucky enough to find previous appraisals or sales records that allow them to establish a value. More often, they must start with a current valuation and project backward to estimate the past value.

There are five steps in making a backward projection of land value.

First, obtain a series of historical values for farmland. Tables 1 and 2 give the USDA's annual estimates of the average value of farm real estate for Missouri and surrounding states. MU Extension Publication G403, *Farm Land Values for Missouri Counties*, gives values for individual Missouri counties for every fifth year as reported in the Census of Agriculture.

Second, obtain an appraisal of the current market value of the land in question. This valuation should not include any recently constructed structures or potential development value.

Third, use the information in the historical series to calculate how much the value has changed over time. For example, Table 2 above indicates that an average acre of Missouri farm real estate was worth \$902 per acre in 1980, \$1,230 in 2000, and \$2,300 in 2008. Thus the value in 1980 was 39.22 percent of the value in 2008 ( $\$902 \div \$2,300$ ). The average value in 2000 was 53.48 percent of the 2008 value ( $\$1,230 \div \$2,300$ ), etc.

Fourth, multiply the current appraised value of the individual tract by the percentage change in average Missouri value between the year you wish to estimate and the year of the appraisal. For example, if the tract is appraised at \$2,800 in 2008, then in 2000 its value would have been approximately \$1,497.44 ( $\$2,800 \times 53.48$  percent).

Fifth, adjust the calculated value for any non-farming impact on value over the time period of the calculations. Urban development, local regulations, etc., may have caused land values in a specific area to change more or less than the Missouri average.

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