

> Farmland values in the Corn Belt, including Iowa and Illinois, rose 1.7% to \$3,680 an acre. The state with the biggest increase was Nebraska, where prices rose 9% to \$1,460 an acre from \$1,340.



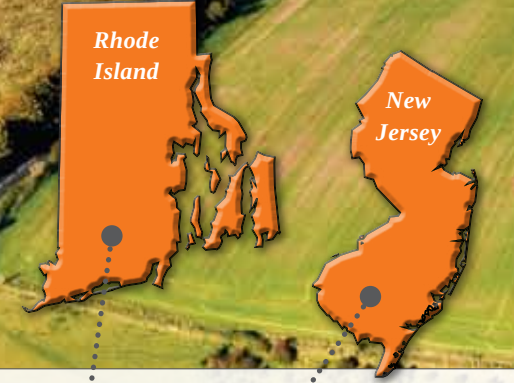
Nebraska

The major corn and soybean producing states of Illinois, Indiana and Iowa experienced increases in cropland cash rents. Illinois increased 3.7% to \$169 per acre, while Indiana and Iowa increased approximately 1% to \$141 and \$176 per acre, respectively.

Cropland cash rents averaged \$102 per acre, compared with \$99 per acre for 2009. Pasture cash rents averaged \$11 per acre, consistent with the 2009 price but above the 2008 price of \$10.50. The increase in cropland rental rates are the result of producers receiving strong commodity prices, while pasture cash rent is affected less by commodity prices and more by land values, USDA reports.

> Prices are surprisingly calm in the cash rent hotbed of central Illinois, says Jerry Hicks of Agrivest Inc., in Springfield, Ill. Prices are holding steady from this past year at \$275 to \$300 per acre cash rent.

Year	Cash Rent
2006	\$79.50
2007	\$77.50
2008	\$85.50
2009	\$99
2010	\$102



Rhode Island

New Jersey

Farmland, Cash Rents Bump Up

Despite a 35% drop in farm income in 2009, U.S. farmland values rose slightly based on the potential for increased profits this year, according to USDA's annual Land Values and Cash Rents summary released this past month. The value of farmland in the 48 continental states averaged \$2,140 per acre at the beginning of 2010, up 1.4% from \$2,110 a year earlier. Meanwhile, cropland values increased on average by just \$30 per acre. Nationally, cash rents paid to landlords for cropland in 2010 rose \$3 per acre, or 3%, while pasture rents remained unchanged.

"I really think we will see cash rents holding about steady to maybe just a tick lower for 2011," says Mike Walsten, editor of the *LandOwner* newsletter. That was the pattern for 2010 based on the annual survey by the Illinois Society of Professional Farm Managers and Rural Appraisers and the annual cash rent survey conducted by Iowa State University, which saw Iowa cash rents edge up 0.5% on average to \$184 per acre. — Jeanne Bernick

PHOTO: FOTOVOYAGER

Year	Average Value
2006	\$2,300
2007	\$2,530
2008	\$2,760
2009	\$2,670
2010	\$2,700

Land Values

Most Expensive

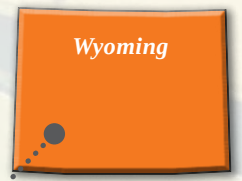
\$13,600 per acre

\$13,100 per acre

Cheapest

\$510 per acre

\$480 per acre



Wyoming



New Mexico

> The most expensive farmland in the U.S. is in Rhode Island at \$13,600 an acre, followed by New Jersey at \$13,100, according to USDA's Land Values and Cash Rents 2010 survey. Both states saw declines from the previous year, reflecting lower real estate values in nearby urban areas. The Rocky Mountain Region had the lowest farm real estate values, averaging \$911 per acre.