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Land Values 2026 Summary

July 2026

USDA



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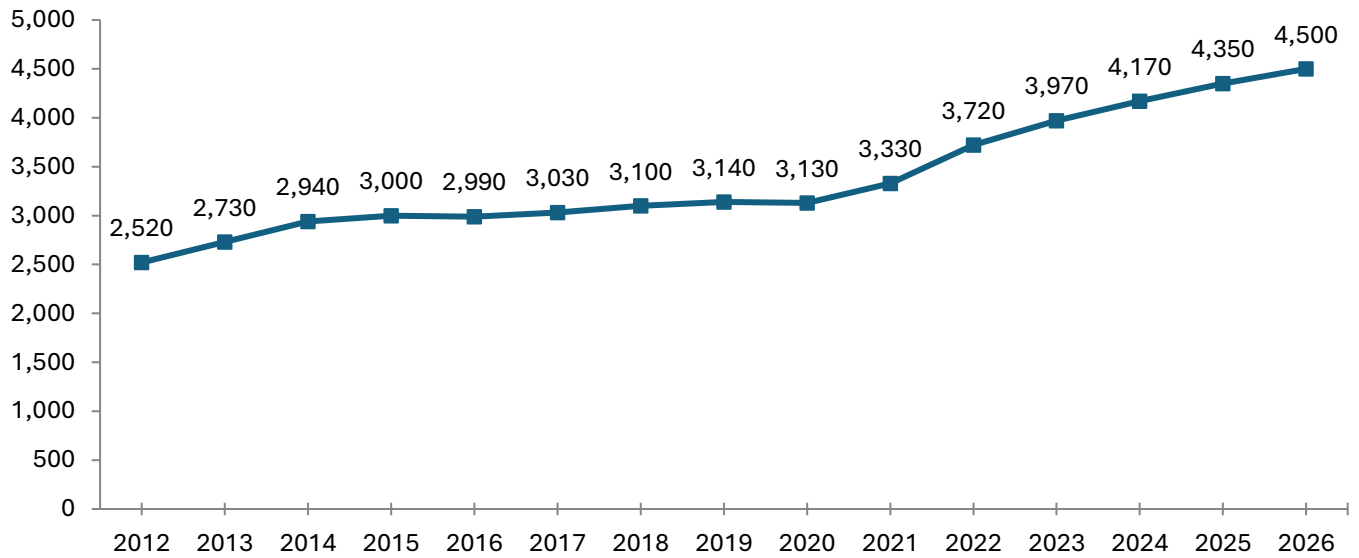
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Agricultural Land Values Highlights

The United States farm real estate value, a measurement of the value of all land and buildings on farms, averaged \$4,500 per acre for 2026, up \$150 per acre (3.4 percent) from 2025. The United States cropland value averaged \$6,020 per acre, an increase of \$190 per acre (3.3 percent) from the previous year. The United States pasture value averaged \$2,000 per acre, an increase of \$80 per acre (4.2 percent) from 2025.

Average Farm Real Estate Value – United States: 2012-2026

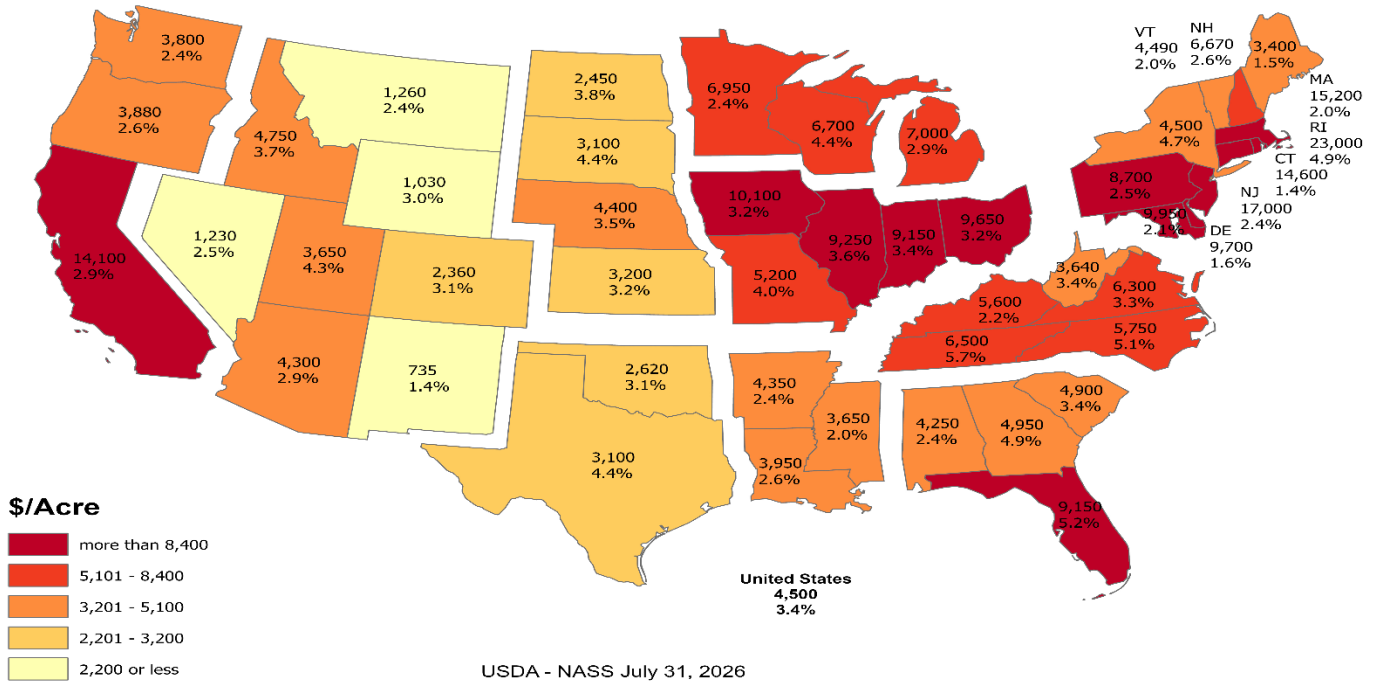
Dollars per acre



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2026 Farm Real Estate Value by State

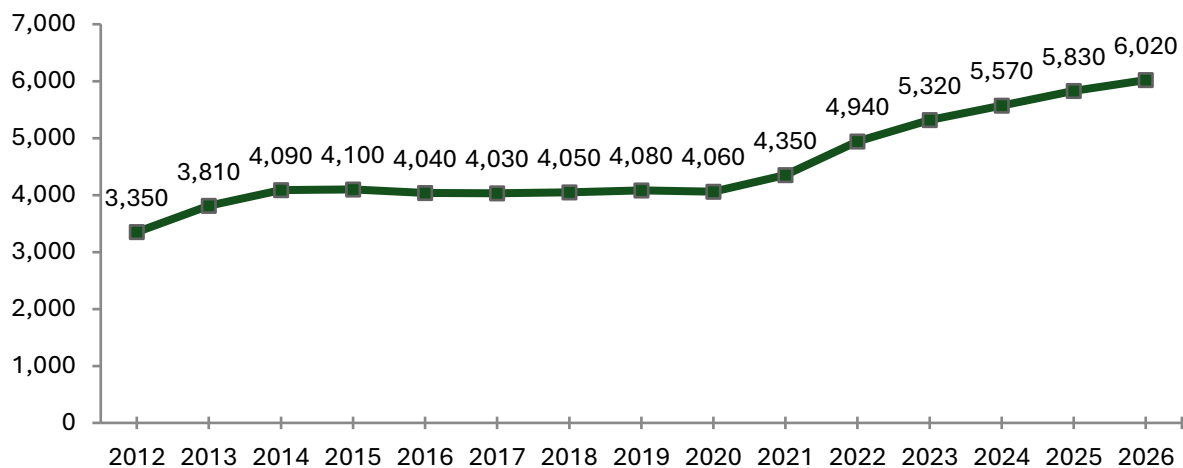
Dollars per Acre and Percent Change from 2025



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Average Cropland Value – United States: 2012-2026

Dollars per acre

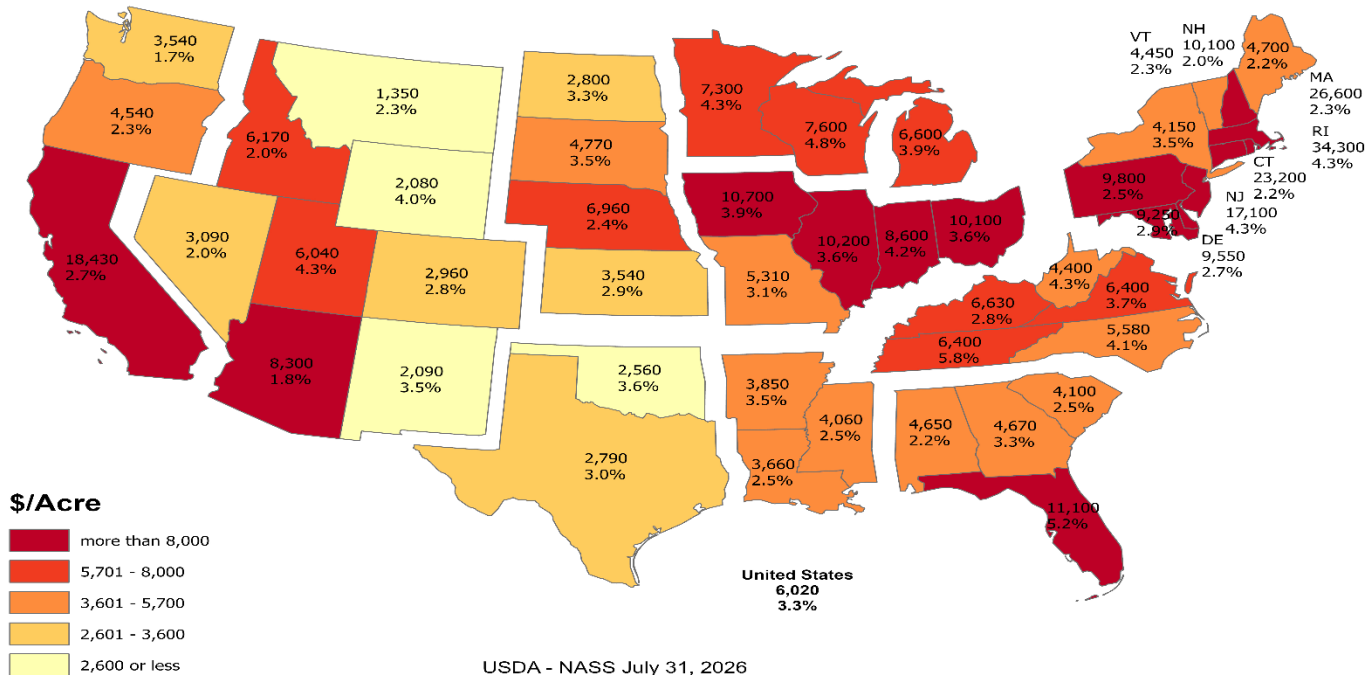


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2026 Cropland Value by State

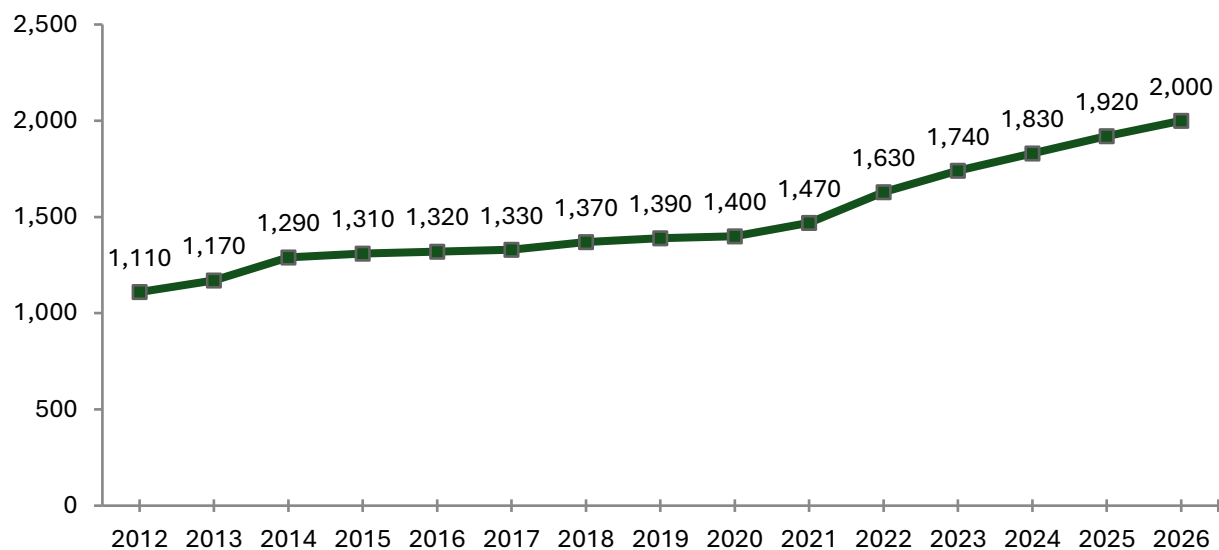
Dollars per Acre and Percent Change from 2025



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Average Pasture Value – United States: 2012-2026

Dollars per acre

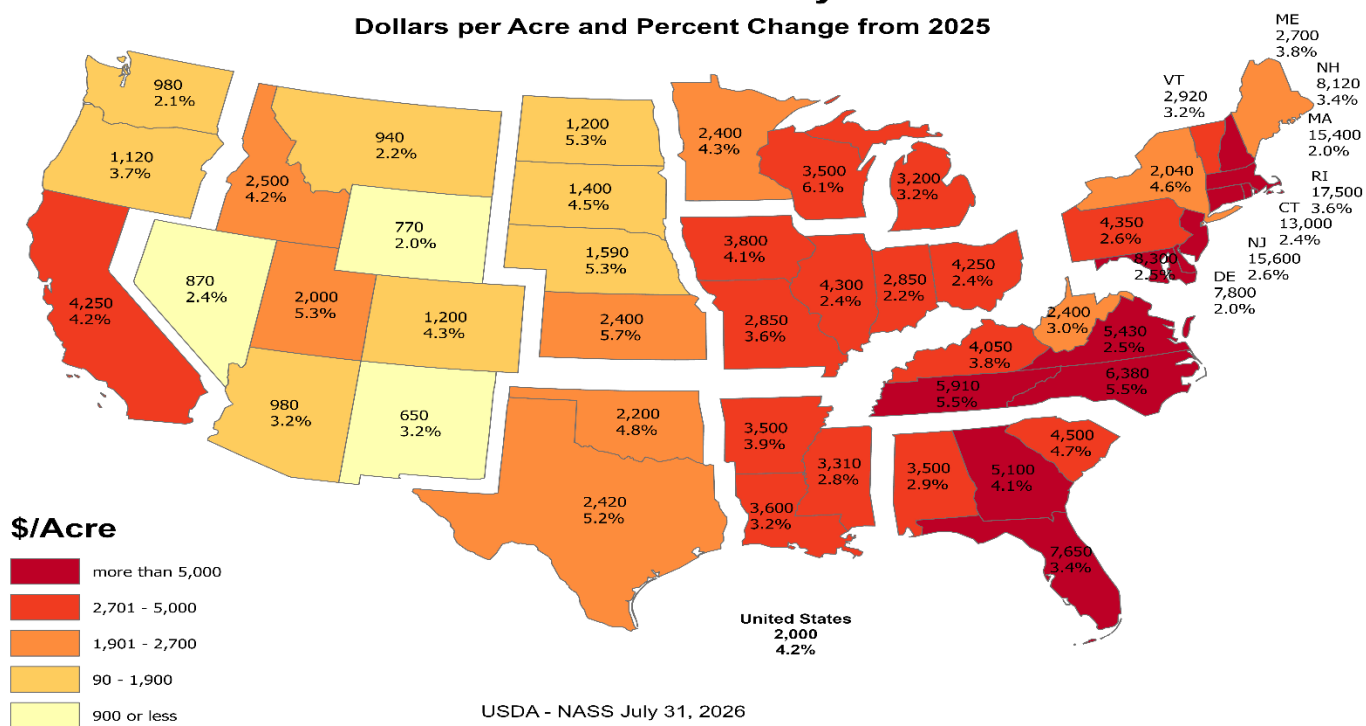


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2026 Pasture Value by State

Dollars per Acre and Percent Change from 2025



USDA - NASS July 31, 2026

Farm Real Estate Average Value per Acre – Regions, States, and United States: 2022-2026

Region and State	2022	2023	2024	2025	2026	Change 2025-2026
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Northeast	6,580	6,890	7,070	7,300	7,510	2.9
Connecticut	13,500	13,900	14,300	14,400	14,600	1.4
Delaware	9,570	9,520	(D)	9,550	9,700	1.6
Maine	3,090	3,170	3,260	3,350	3,400	1.5
Maryland	9,350	9,260	9,470	9,750	9,950	2.1
Massachusetts	14,000	13,800	14,300	14,900	15,200	2.0
New Hampshire	5,770	5,940	6,250	6,500	6,670	2.6
New Jersey	14,200	16,000	16,200	16,600	17,000	2.4
New York	3,720	3,960	4,150	4,300	4,500	4.7
Pennsylvania	7,660	8,020	8,160	8,490	8,700	2.5
Rhode Island	18,900	20,100	22,000	22,500	23,600	4.9
Vermont	3,860	4,140	4,350	4,400	4,490	2.0
Lake States	5,680	6,070	6,330	6,690	6,890	3.0
Michigan	5,470	5,880	6,310	6,800	7,000	2.9
Minnesota	5,780	6,110	6,450	6,790	6,950	2.4
Wisconsin	5,640	6,120	6,120	6,420	6,700	4.4
Corn Belt	7,220	7,650	7,930	8,250	8,540	3.5
Illinois	8,220	8,420	8,700	8,930	9,250	3.6
Indiana	7,400	8,260	8,510	8,850	9,150	3.4
Iowa	8,880	9,250	9,420	9,790	10,100	3.2
Missouri	4,230	4,610	4,800	5,000	5,200	4.0
Ohio	7,380	8,040	8,760	9,350	9,650	3.2
Northern Plains	2,570	2,860	3,050	3,200	3,320	3.8
Kansas	2,420	2,750	2,970	3,100	3,200	3.2
Nebraska	3,450	3,820	4,080	4,250	4,400	3.5
North Dakota	1,920	2,140	2,260	2,360	2,450	3.8
South Dakota	2,390	2,630	2,780	2,970	3,100	4.4
Appalachian	4,600	4,900	5,320	5,590	5,820	4.1
Kentucky	4,520	4,930	5,300	5,480	5,600	2.2
North Carolina	4,860	4,850	5,190	5,470	5,750	5.1
Tennessee	4,740	5,160	5,710	6,150	6,500	5.7
Virginia	4,950	5,300	5,850	6,100	6,300	3.3
West Virginia	3,080	3,300	3,420	3,520	3,640	3.4

See footnote(s) at end of table.

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Farm Real Estate Average Value per Acre – Regions, States, and United States: 2022-2026 (continued)

Region and State	2022	2023	2024	2025	2026	Change 2025-2026
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Southeast	4,720	5,020	5,490	5,750	6,000	4.3
Alabama	3,520	3,660	4,000	4,150	4,250	2.4
Florida	6,920	7,320	8,300	8,700	9,150	5.2
Georgia	3,900	4,270	4,500	4,720	4,950	4.9
South Carolina	4,070	4,360	4,500	4,740	4,900	3.4
Delta States	3,540	3,660	3,810	3,930	4,020	2.3
Arkansas	3,800	3,920	4,110	4,250	4,350	2.4
Louisiana	3,490	3,600	3,720	3,850	3,950	2.6
Mississippi	3,240	3,370	3,490	3,580	3,650	2.0
Southern Plains	2,360	2,530	2,720	2,880	3,000	4.2
Oklahoma	2,070	2,210	2,400	2,540	2,620	3.1
Texas	2,440	2,610	2,800	2,970	3,100	4.4
Mountain	1,470	1,550	1,600	1,660	1,710	3.0
Arizona ¹	3,860	3,780	4,000	4,180	4,300	2.9
Colorado	1,910	2,150	2,200	2,290	2,360	3.1
Idaho	3,990	4,190	4,390	4,580	4,750	3.7
Montana	1,110	1,180	1,200	1,230	1,260	2.4
Nevada ¹	1,110	1,120	1,150	1,200	1,230	2.5
New Mexico ¹	658	671	700	725	735	1.4
Utah ¹	2,890	3,040	3,300	3,500	3,650	4.3
Wyoming	917	968	975	1,000	1,030	3.0
Pacific	7,440	7,850	8,040	8,210	8,440	2.8
California	12,600	13,100	13,400	13,700	14,100	2.9
Oregon	3,280	3,500	3,720	3,780	3,880	2.6
Washington	3,350	3,510	3,620	3,710	3,800	2.4
United States ²	3,720	3,970	4,170	4,350	4,500	3.4

(D) Withheld to avoid disclosing data for individual operations.

(X) Not applicable.

¹ Excludes American Indian Reservation land.

² Excludes Alaska and Hawaii.

Cropland Average Value per Acre – Regions, States, and United States: 2022-2026

Region and State	2022	2023	2024	2025	2026	Change 2025-2026
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Northeast	7,160	7,530	7,690	7,910	8,140	2.9
Connecticut	(D)	(D)	(D)	22,700	23,200	2.2
Delaware	8,980	9,230	(D)	9,300	9,550	2.7
Maine	(D)	(D)	(D)	4,600	4,700	2.2
Maryland	8,430	8,540	8,770	8,990	9,250	2.9
Massachusetts	(D)	(D)	(D)	26,000	26,600	2.3
New Hampshire	(D)	(D)	(D)	9,900	10,100	2.0
New Jersey	14,700	16,400	16,300	16,700	17,100	2.4
New York	3,400	3,630	3,850	4,010	4,150	3.5
Pennsylvania	8,650	9,080	9,270	9,560	9,800	2.5
Rhode Island	(D)	(D)	(D)	32,900	34,300	4.3
Vermont	(D)	(D)	(D)	4,350	4,450	2.3
Lake States	5,680	6,210	6,470	6,940	7,240	4.3
Michigan	4,960	5,420	5,870	6,350	6,600	3.9
Minnesota	5,830	6,310	6,540	7,000	7,300	4.3
Wisconsin	5,940	6,620	6,800	7,250	7,600	4.8
Corn Belt	7,660	8,190	8,560	8,940	9,280	3.8
Illinois	8,700	9,250	9,550	9,850	10,200	3.6
Indiana	7,170	7,620	7,870	8,250	8,600	4.2
Iowa	8,830	9,410	9,800	10,300	10,700	3.9
Missouri	4,400	4,720	4,910	5,150	5,310	3.1
Ohio	7,740	8,450	9,270	9,750	10,100	3.6
Northern Plains	3,400	3,790	4,040	4,220	4,350	3.1
Kansas	2,710	3,080	3,300	3,440	3,540	2.9
Nebraska	5,520	6,150	6,540	6,800	6,960	2.4
North Dakota	2,200	2,450	2,600	2,710	2,800	3.3
South Dakota	3,710	4,100	4,350	4,610	4,770	3.5
Appalachian	4,840	5,220	5,660	5,950	6,190	4.0
Kentucky	5,200	5,720	6,220	6,450	6,630	2.8
North Carolina	4,650	4,800	5,120	5,360	5,580	4.1
Tennessee	4,590	5,060	5,610	6,050	6,400	5.8
Virginia	5,100	5,490	5,930	6,170	6,400	3.7
West Virginia	3,700	3,920	4,050	4,220	4,400	4.3

See footnote(s) at end of table.

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Cropland Average Value per Acre – Regions, States, and United States: 2022-2026 (continued)

Region and State	2022	2023	2024	2025	2026	Change 2025-2026
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Southeast	4,830	5,260	5,640	5,860	6,080	3.8
Alabama	4,040	4,160	4,440	4,550	4,650	2.2
Florida	8,340	9,290	10,170	10,550	11,100	5.2
Georgia	3,760	4,120	4,330	4,520	4,670	3.3
South Carolina	3,370	3,600	3,800	4,000	4,100	2.5
Delta States	3,390	3,510	3,650	3,750	3,860	2.9
Arkansas	3,330	3,460	3,600	3,720	3,850	3.5
Louisiana	3,250	3,330	3,480	3,570	3,660	2.5
Mississippi	3,610	3,760	3,880	3,960	4,060	2.5
Southern Plains	2,240	2,390	2,500	2,640	2,730	3.4
Oklahoma	1,940	2,130	2,310	2,470	2,560	3.6
Texas	2,360	2,490	2,570	2,710	2,790	3.0
Mountain	2,480	2,610	2,700	2,810	2,880	2.5
Arizona ¹	7,900	8,000	(D)	8,150	8,300	1.8
Colorado	2,670	2,870	2,810	2,880	2,960	2.8
Idaho	5,330	5,650	5,820	6,050	6,170	2.0
Montana	1,250	1,290	1,280	1,320	1,350	2.3
Nevada ¹	(D)	(D)	(D)	3,030	3,090	2.0
New Mexico ¹	1,930	1,990	2,000	2,020	2,090	3.5
Utah ¹	4,680	4,870	5,280	5,790	6,040	4.3
Wyoming	1,850	1,940	1,960	2,000	2,080	4.0
Pacific	9,060	9,540	9,520	9,830	10,080	2.5
California	16,170	16,820	17,330	17,940	18,430	2.7
Oregon	3,940	4,090	4,350	4,440	4,540	2.3
Washington	3,180	3,300	3,410	3,480	3,540	1.7
United States ²	4,940	5,320	5,570	5,830	6,020	3.3

(D) Withheld to avoid disclosing data for individual operations.

¹ Excludes American Indian Reservation land.

² Excludes Alaska and Hawaii.

Irrigated and Non-Irrigated Cropland Average Value per Acre – States: 2022-2026

[Only states with significant irrigated acreage appear in this table]

Region, State, and Land type	2022	2023	2024	2025	2026	Change 2025-2026
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Corn Belt						
Missouri, all cropland	4,400	4,720	4,910	5,150	5,310	3.1
Irrigated	5,500	5,740	6,000	6,150	6,400	4.1
Non-irrigated	4,280	4,610	4,800	5,050	5,200	3.0
Northern Plains						
Kansas, all cropland	2,710	3,080	3,300	3,440	3,540	2.9
Irrigated	3,680	4,220	4,460	4,500	4,600	2.2
Non-irrigated	2,620	2,980	3,200	3,350	3,450	3.0
Nebraska, all cropland	5,520	6,150	6,540	6,800	6,960	2.4
Irrigated	7,310	8,020	8,550	8,850	9,200	4.0
Non-irrigated	4,420	5,000	5,350	5,600	5,650	0.9
South Dakota, all cropland	3,710	4,100	4,350	4,610	4,770	3.5
Irrigated	(D)	(D)	(D)	(D)	(D)	(X)
Non-irrigated	3,680	4,070	4,330	4,590	4,750	3.5
Southeast						
Florida, all cropland	8,340	9,290	10,170	10,550	11,100	5.2
Irrigated	9,540	10,600	11,800	12,400	13,000	4.8
Non-irrigated	7,230	8,060	8,800	9,000	9,500	5.6
Georgia, all cropland	3,760	4,120	4,330	4,520	4,670	3.3
Irrigated	4,530	4,710	5,000	5,330	5,500	3.2
Non-irrigated	3,450	3,880	4,070	4,210	4,350	3.3
Delta States						
Arkansas, all cropland	3,330	3,460	3,600	3,720	3,850	3.5
Irrigated	3,850	4,010	4,200	4,300	4,450	3.5
Non-irrigated	2,480	2,570	2,710	2,850	2,950	3.5
Louisiana, all cropland	3,250	3,330	3,480	3,570	3,660	2.5
Irrigated	3,160	3,290	3,390	3,600	3,800	5.6
Non-irrigated	3,290	3,350	3,520	3,560	3,600	1.1
Mississippi, all cropland	3,610	3,760	3,880	3,960	4,060	2.5
Irrigated	4,210	4,420	4,580	4,650	4,800	3.2
Non-irrigated	3,260	3,380	3,470	3,550	3,620	2.0
Southern Plains						
Oklahoma, all cropland	1,940	2,130	2,310	2,470	2,560	3.6
Irrigated	(D)	(D)	(D)	(D)	(D)	(X)
Non-irrigated	1,930	2,120	2,300	2,460	2,550	3.7
Texas, all cropland	2,360	2,490	2,570	2,710	2,790	3.0
Irrigated	2,700	2,900	3,150	3,380	3,500	3.6
Non-irrigated	2,300	2,420	2,500	2,620	2,700	3.1

See footnote(s) at end of table.

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Irrigated and Non-Irrigated Cropland Average Value per Acre – States: 2022-2026 (continued)

[Only states with significant irrigated acreage appear in this table]

Region, State, and Land type	2022	2023	2024	2025	2026	Change 2025-2026
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Mountain						
Arizona, all cropland ¹	7,900	8,000	(D)	8,150	8,300	1.8
Irrigated	7,900	8,000	(D)	8,150	8,400	3.1
Colorado, all cropland	2,670	2,870	2,810	2,880	2,960	2.8
Irrigated	6,200	6,620	6,620	6,850	7,050	2.9
Non-irrigated	1,730	1,870	1,950	1,990	2,040	2.5
Idaho, all cropland	5,330	5,650	5,820	6,050	6,170	2.0
Irrigated	8,140	8,650	8,950	9,290	9,500	2.3
Non-irrigated	2,260	2,360	2,420	2,530	2,550	0.8
Montana, all cropland	1,250	1,290	1,280	1,320	1,350	2.3
Irrigated	3,770	3,910	4,120	4,350	4,500	3.4
Non-irrigated	981	1,010	1,030	1,050	1,070	1.9
Nevada, all cropland ¹	(D)	(D)	(D)	3,030	3,090	2.0
Irrigated	(D)	(D)	(D)	3,030	3,100	2.3
New Mexico, all cropland ¹	1,930	1,990	2,000	2,020	2,090	3.5
Irrigated	5,290	5,450	7,350	7,400	7,600	2.7
Non-irrigated	561	583	620	630	670	6.3
Utah, all cropland ¹	4,680	4,870	5,280	5,790	6,040	4.3
Irrigated	7,460	7,760	8,950	9,810	10,200	4.0
Non-irrigated	1,700	1,760	1,900	2,090	2,200	5.3
Wyoming, all cropland	1,850	1,940	1,960	2,000	2,080	4.0
Irrigated	2,970	3,100	3,300	3,360	3,470	3.3
Non-irrigated	1,010	1,060	1,090	1,130	1,190	5.3
Pacific						
California, all cropland	16,170	16,820	17,330	17,940	18,430	2.7
Irrigated	19,000	19,700	20,200	20,900	21,500	2.9
Non-irrigated	6,930	7,400	7,700	8,000	8,150	1.9
Oregon, all cropland	3,940	4,090	4,350	4,440	4,540	2.3
Irrigated	6,850	7,260	7,650	8,000	8,200	2.5
Non-irrigated	2,810	2,860	3,010	3,000	3,050	1.7
Washington, all cropland	3,180	3,300	3,410	3,480	3,540	1.7
Irrigated	9,080	9,350	9,600	9,800	10,000	2.0
Non-irrigated	1,570	1,650	1,700	1,730	1,750	1.2

(D) Withheld to avoid disclosing data for individual operations.

¹ Excludes American Indian Reservation land.

Pasture Average Value per Acre – Regions, States, and United States: 2022-2026

Region and State	2022	2023	2024	2025	2026	Change 2025-2026
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Northeast	4,290	4,480	4,670	4,750	4,890	2.9
Connecticut	(D)	(D)	(D)	12,700	13,000	2.4
Delaware	(D)	(D)	(D)	7,650	7,800	2.0
Maine	(D)	(D)	(D)	2,600	2,700	3.8
Maryland	(D)	(D)	(D)	8,100	8,300	2.5
Massachusetts	(D)	(D)	(D)	15,100	15,400	2.0
New Hampshire	(D)	(D)	(D)	7,850	8,120	3.4
New Jersey	13,300	15,000	15,000	15,200	15,600	2.6
New York	1,750	1,840	1,910	1,950	2,040	4.6
Pennsylvania	3,960	4,090	4,160	4,240	4,350	2.6
Rhode Island	(D)	(D)	(D)	16,900	17,500	3.6
Vermont	(D)	(D)	(D)	2,830	2,920	3.2
Lake States	2,390	2,560	2,730	2,830	2,970	4.9
Michigan	2,710	2,850	2,970	3,100	3,200	3.2
Minnesota	1,890	1,940	2,210	2,300	2,400	4.3
Wisconsin	2,800	3,110	3,200	3,300	3,500	6.1
Corn Belt	2,730	2,860	3,000	3,120	3,230	3.5
Illinois	3,570	3,720	3,970	4,200	4,300	2.4
Indiana	2,500	2,590	2,670	2,790	2,850	2.2
Iowa	3,000	3,170	3,500	3,650	3,800	4.1
Missouri	2,450	2,560	2,650	2,750	2,850	3.6
Ohio	3,690	3,810	4,000	4,150	4,250	2.4
Northern Plains	1,220	1,360	1,450	1,560	1,640	5.1
Kansas	1,700	1,930	2,100	2,270	2,400	5.7
Nebraska	1,140	1,300	1,400	1,510	1,590	5.3
North Dakota	871	987	1,050	1,140	1,200	5.3
South Dakota	1,130	1,210	1,270	1,340	1,400	4.5
Appalachian	3,880	4,180	4,500	4,680	4,880	4.3
Kentucky	3,380	3,570	3,770	3,900	4,050	3.8
North Carolina	5,150	5,480	5,810	6,050	6,380	5.5
Tennessee	4,490	4,960	5,360	5,600	5,910	5.5
Virginia	4,130	4,480	5,090	5,300	5,430	2.5
West Virginia	2,200	2,220	2,250	2,330	2,400	3.0

See footnote(s) at end of table.

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Pasture Average Value per Acre – Regions, States, and United States: 2022-2026 (continued)

Region and State	2022	2023	2024	2025	2026	Change 2025-2026
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Southeast	4,660	4,980	5,510	5,720	5,920	3.5
Alabama	3,000	3,140	3,330	3,400	3,500	2.9
Florida	5,800	6,300	7,100	7,400	7,650	3.4
Georgia	4,310	4,510	4,700	4,900	5,100	4.1
South Carolina	3,800	4,030	4,150	4,300	4,500	4.7
Delta States	3,050	3,160	3,250	3,360	3,470	3.3
Arkansas	3,050	3,160	3,270	3,370	3,500	3.9
Louisiana	3,170	3,280	3,360	3,490	3,600	3.2
Mississippi	2,920	3,050	3,120	3,220	3,310	2.8
Southern Plains	1,900	2,030	2,160	2,260	2,380	5.3
Oklahoma	1,720	1,830	2,000	2,100	2,200	4.8
Texas	1,940	2,070	2,200	2,300	2,420	5.2
Mountain	841	884	912	944	973	3.1
Arizona ¹	(D)	(D)	(D)	950	980	3.2
Colorado	1,010	1,080	1,100	1,150	1,200	4.3
Idaho	2,120	2,240	2,310	2,400	2,500	4.2
Montana	835	882	890	920	940	2.2
Nevada ¹	(D)	(D)	(D)	850	870	2.4
New Mexico ¹	518	539	600	630	650	3.2
Utah ¹	1,585	1,695	1,800	1,900	2,000	5.3
Wyoming	712	737	740	755	770	2.0
Pacific	2,180	2,290	2,370	2,450	2,550	4.1
California	3,730	3,860	3,930	4,080	4,250	4.2
Oregon	971	1,020	1,050	1,080	1,120	3.7
Washington	886	919	940	960	980	2.1
United States ²	1,630	1,740	1,830	1,920	2,000	4.2

(D) Withheld to avoid disclosing data for individual operations.

¹ Excludes American Indian Reservation land.

² Excludes Alaska and Hawaii.

Value of Farmland and Buildings – States and United States: 2021-2025

[Total value of land and buildings is derived by multiplying average value per acre of farm real estate by the land in farms]

Region and State	Total value of land and buildings					
	2021	2022	2023	2024	2025	Change 2024-2025
	(million dollars)	(million dollars)	(million dollars)	(million dollars)	(million dollars)	(percent)
Northeast						
Connecticut	4,588	4,995	5,143	5,291	5,328	0.7
Delaware	4,753	4,976	4,950	4,950	4,966	0.3
Maine	3,438	3,708	3,804	3,912	4,020	2.8
Maryland	16,860	18,700	18,520	18,940	19,500	3.0
Massachusetts	6,450	6,580	6,486	6,721	7,003	4.2
New Hampshire	2,140	2,423	2,495	2,625	2,730	4.0
New Jersey	9,450	9,940	11,200	11,340	11,454	1.0
New York	23,182	24,180	25,740	26,975	27,520	2.0
Pennsylvania	50,544	54,386	56,942	57,936	60,279	4.0
Rhode Island	1,044	1,134	1,206	1,320	1,350	2.3
Vermont	4,392	4,632	4,968	5,220	5,280	1.1
Lake States						
Michigan	49,392	51,965	55,860	59,314	63,920	7.8
Minnesota	127,000	146,812	155,194	163,830	171,787	4.9
Wisconsin	72,100	77,832	84,456	84,456	87,954	4.1
Corn Belt						
Illinois	197,904	216,186	221,446	228,810	233,073	1.9
Indiana	98,490	108,040	120,596	123,395	128,325	4.0
Iowa	224,084	266,400	277,500	282,600	292,721	3.6
Missouri	102,648	114,210	124,470	129,120	133,000	3.0
Ohio	92,736	101,106	110,148	118,260	126,225	6.7
Northern Plains						
Kansas	89,044	108,416	123,200	133,056	138,260	3.9
Nebraska	129,204	151,800	168,080	179,520	186,575	3.9
North Dakota	67,470	73,920	82,390	87,010	90,860	4.4
South Dakota	87,962	101,097	111,249	117,594	125,334	6.6
Appalachian						
Kentucky	52,324	56,048	61,132	65,720	67,404	2.6
North Carolina	38,950	39,366	39,285	42,039	43,760	4.1
Tennessee	45,903	50,718	55,212	61,097	65,805	7.7
Virginia	34,500	36,135	38,690	42,705	43,920	2.8
West Virginia	9,870	10,780	11,550	11,970	12,320	2.9

See footnote(s) at end of table.

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Value of Farmland and Buildings – States and United States: 2021-2025 (continued)

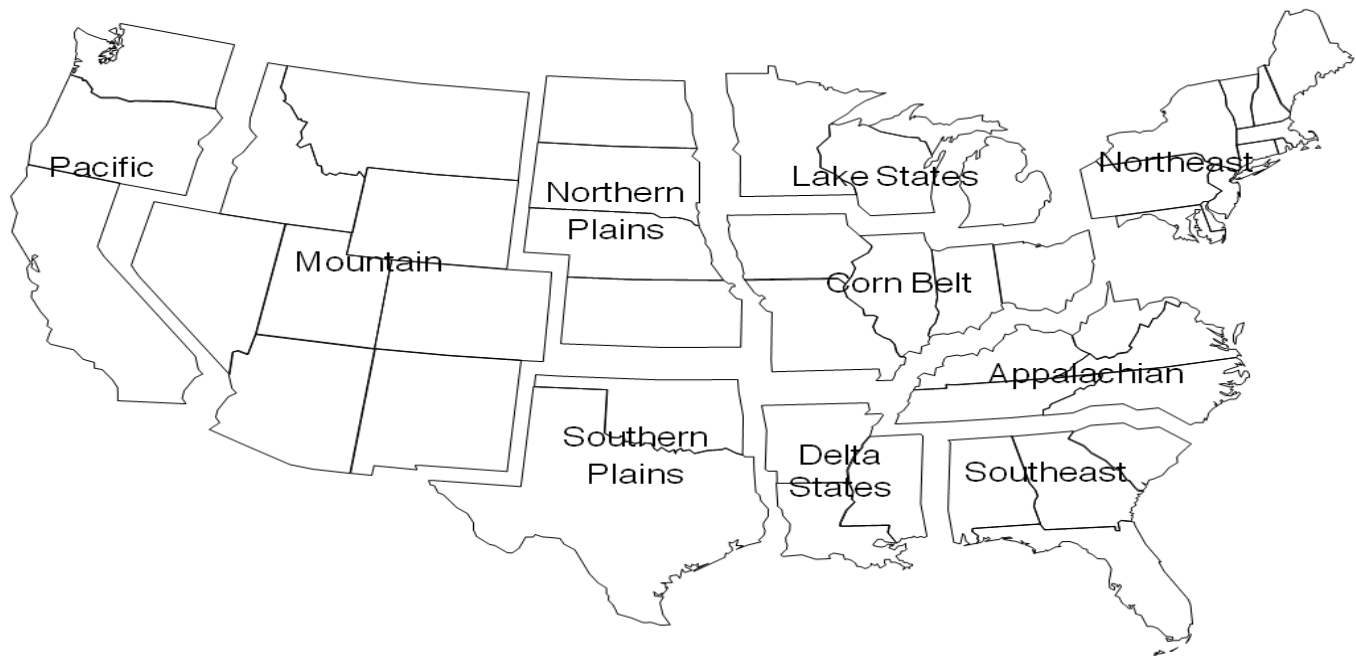
[Total value of land and buildings is derived by multiplying average value per acre of farm real estate by the land in farms]

Region and State	Total value of land and buildings					
	2021	2022	2023	2024	2025	Change 2024-2025
	(million dollars)	(million dollars)	(million dollars)	(million dollars)	(million dollars)	(percent)
Southeast						
Alabama	27,636	30,272	31,476	34,400	35,690	3.8
Florida	60,528	67,124	71,004	80,510	84,390	4.8
Georgia	36,663	39,000	42,700	44,550	46,728	4.9
South Carolina	17,813	18,722	20,056	20,700	21,804	5.3
Delta States						
Arkansas	49,623	52,060	53,704	55,896	57,800	3.4
Louisiana	26,160	27,920	28,800	29,760	30,800	3.5
Mississippi	31,512	33,372	34,711	35,598	36,516	2.6
Southern Plains						
Oklahoma	63,840	68,103	72,709	78,960	83,312	5.5
Texas	280,980	305,000	326,250	350,000	371,250	6.1
Mountain						
Arizona ¹	24,705	24,251	21,957	22,957	23,358	1.7
Colorado	52,700	57,682	64,500	64,460	66,868	3.7
Idaho	40,825	45,885	48,185	50,485	52,670	4.3
Montana	56,933	63,936	67,968	68,880	70,479	2.3
Nevada ¹	5,882	5,979	6,031	6,184	6,441	4.2
New Mexico ¹	22,874	23,295	23,712	24,503	25,083	2.4
Utah ¹	18,205	19,554	20,518	22,189	23,474	5.8
Wyoming	24,328	26,410	27,878	28,080	28,800	2.6
Pacific						
California	274,590	304,920	311,780	317,580	323,320	1.8
Oregon	45,725	50,184	53,550	56,916	57,834	1.6
Washington	43,594	46,565	48,789	49,956	50,827	1.7
United States ²	2,851,538	3,156,719	3,358,190	3,518,290	3,658,117	4.0

¹ Value of all land and buildings adjusted to include American Indian Reservation land value.

² Excludes Alaska and Hawaii.

Economic Regions



Economic Regions:

Northeast:..... Connecticut, Delaware, Maine, Maryland, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, Vermont.

Lake States:..... Michigan, Minnesota, Wisconsin.

Corn Belt:..... Illinois, Indiana, Iowa, Missouri, Ohio.

Northern Plains: Kansas, Nebraska, North Dakota, South Dakota.

Appalachian:..... Kentucky, North Carolina, Tennessee, Virginia, West Virginia.

Southeast:..... Alabama, Florida, Georgia, South Carolina.

Delta States: Arkansas, Louisiana, Mississippi.

Southern Plains: Oklahoma, Texas.

Mountain:..... Arizona, Colorado, Idaho, Montana, Nevada, New Mexico, Utah, Wyoming.

Pacific:..... California, Oregon, Washington.

Statistical Methodology

Survey Procedures: The estimates of land values in this report are based primarily on the Agricultural Land Values Survey conducted from April to June. This annual survey uses a stratified random sample from the NASS list frame. A sample of approximately 30,000 operations were included.

Enumerators contacted all agricultural producers in the sample and recorded land value information for all cropland and pasture they operate. They also collect an estimated value of all land and buildings for the operator's entire farming operation and the estimated percent change from the previous year.

Survey reported data are reviewed for reasonableness and consistency by comparing with other data reported in the survey and with data reported in the previous year.

Estimating Procedures: Once the data are summarized, each Regional Field Office (RFO) conducts an analysis of the summarized indications and any other available information for their States. RFOs then set estimates for land values and submit these recommendations along with their assessment of survey and other administrative information to the Agricultural Statistics Board (ASB).

Survey data are also summarized for Regional and National levels and reviewed independently of each State's review. National targets are established by the ASB. After RFO recommendations are submitted, the ASB reviews the RFO estimates and supporting comments, and any conflicts with targeted National levels are resolved.

The Regional and United States estimates are weighted by the amount of cropland and pasture in each State, based on the most recent Census of Agriculture. For the purposes of this report, cropland pastured is defined as cropland.

Published Estimates: State averages are not published for States with limited reports to ensure confidentiality of individual operations. While the Agricultural Land Values Survey is the primary source of data for the estimates, potential previous year revisions are also considered, as described in the more detailed NASS Land Values Methodology and Quality Measure publication. As such, the estimates reflect an average of land values for the year. https://www.nass.usda.gov/Publications/Methodology_and_Data_Quality/Land_Values/09_2025/landqm25.pdf

Revision Policy: For non-census years, land values are subject to an annual revision the following year. After the 5-year Census of Agriculture is completed, land value estimates for the non-census years are subject to a final historic revision. The basis for revision must be supported by additional data that directly affect the level of the estimate.

Terms and Definitions

Farm: Any establishment from which \$1,000 or more of agricultural products were sold or would normally be sold during the year. Government payments are included in sales.

Farm real estate value: The value at which all land and buildings used for agricultural production, including dwellings, could be sold under current market conditions, if allowed to remain on the market for a reasonable amount of time.

Cropland value: The value of land used to grow field crops, vegetables, or land harvested for hay. Land that switches back and forth between cropland and pasture should be valued as cropland. Hay land, idle cropland, and cropland enrolled in government conservation programs should be valued as cropland.

Irrigated cropland value: The value of cropland that normally receives or has the potential to receive water by artificial means to supplement natural rainfall. Irrigated cropland may consist of both land that will or will not be irrigated during the current year, but still has the facilities and equipment to do so. Irrigation facilities and equipment such as wells, pumps, canals, ditches, reservoirs, lakes, tanks, ponds, rivers, streams or creeks are usually present on or nearby acres.

Non-irrigated cropland value: The value of cropland that only receives water by natural rainfall.

Pasture, grazing, and grassland value: The value of land that is normally grazed by livestock. Pasture does not need to have livestock grazing on it at the time of interview or during the current year in order to be valued as pasture or grazing land.

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