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Land Values 2025 Summary

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USDA



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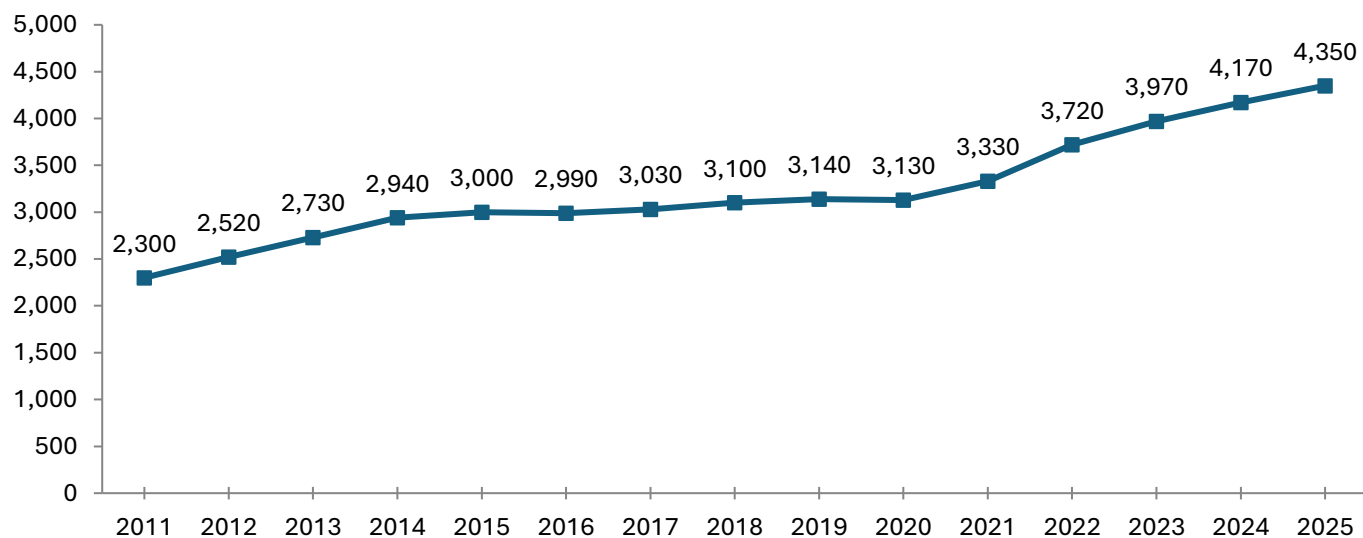
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Agricultural Land Values Highlights

The United States farm real estate value, a measurement of the value of all land and buildings on farms, averaged \$4,350 per acre for 2025, up \$180 per acre (4.3 percent) from 2024. The United States cropland value averaged \$5,830 per acre, an increase of \$260 per acre (4.7 percent) from the previous year. The United States pasture value averaged \$1,920 per acre, an increase of \$90 per acre (4.9 percent) from 2024.

Average Farm Real Estate Value – United States: 2011-2025

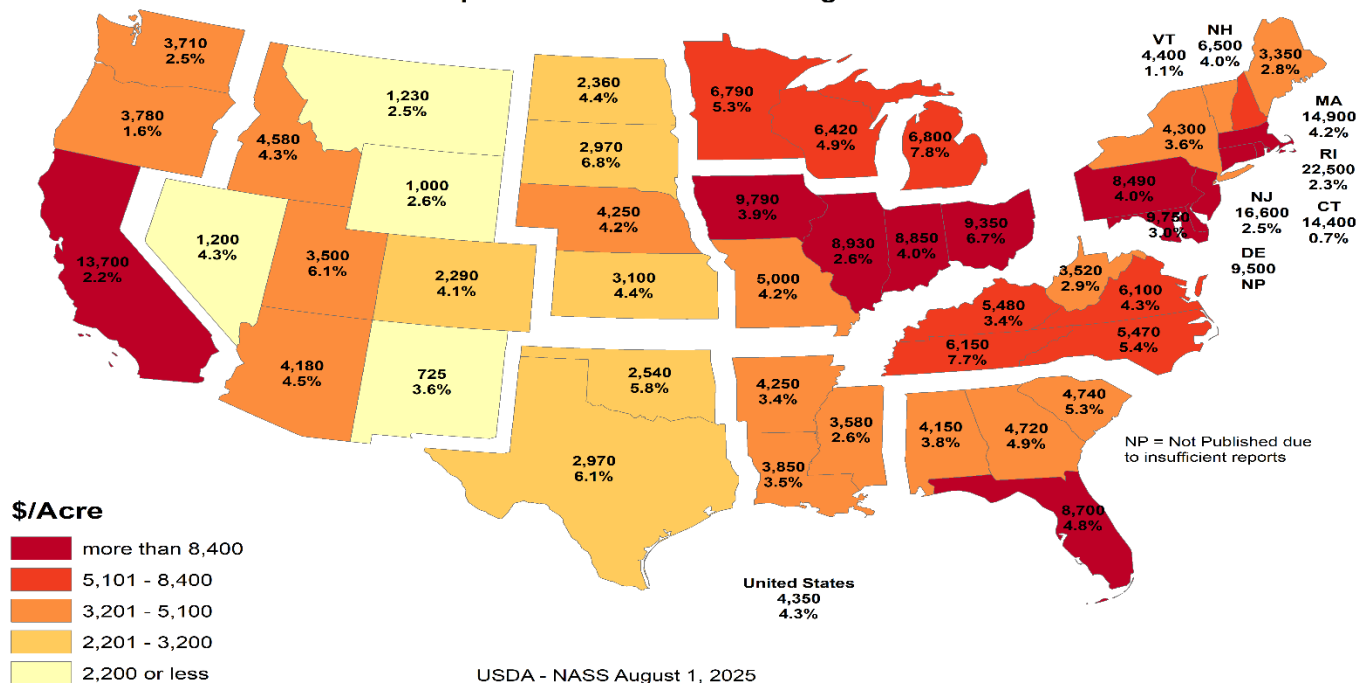
Dollars per acre



USDA - NASS
August 1, 2025

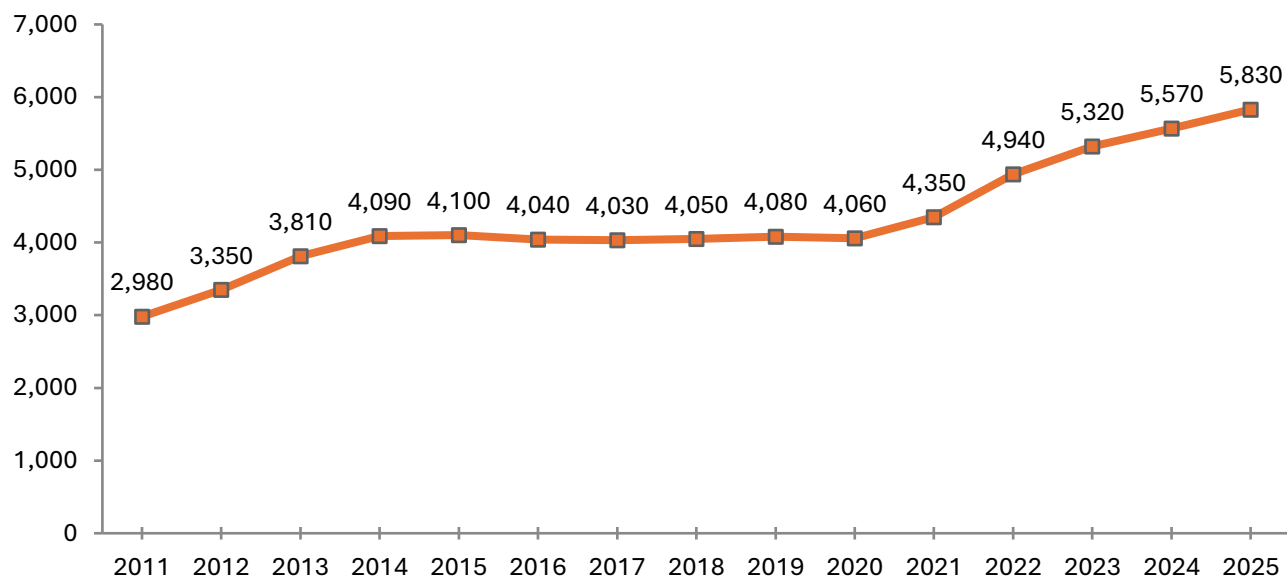
2025 Farm Real Estate Value by State

Dollars per Acre and Percent Change from 2024



Average Cropland Value – United States: 2011-2025

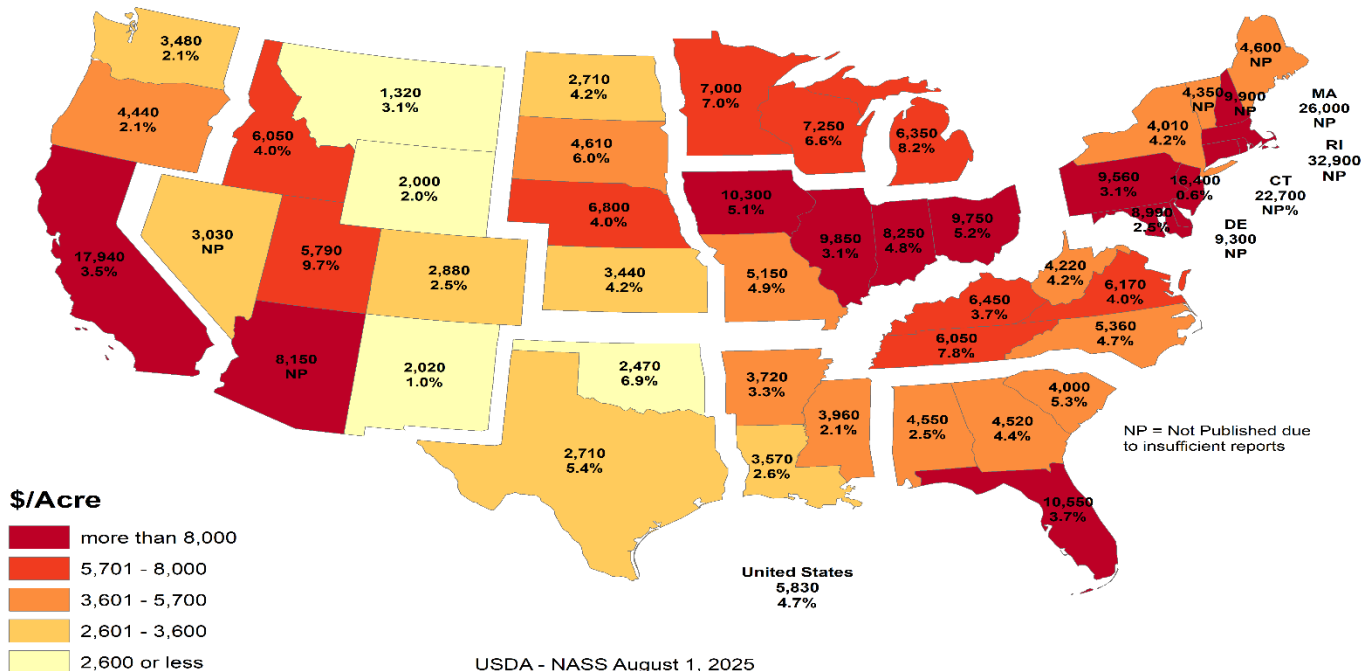
Dollars per acre



USDA - NASS
August 1, 2025

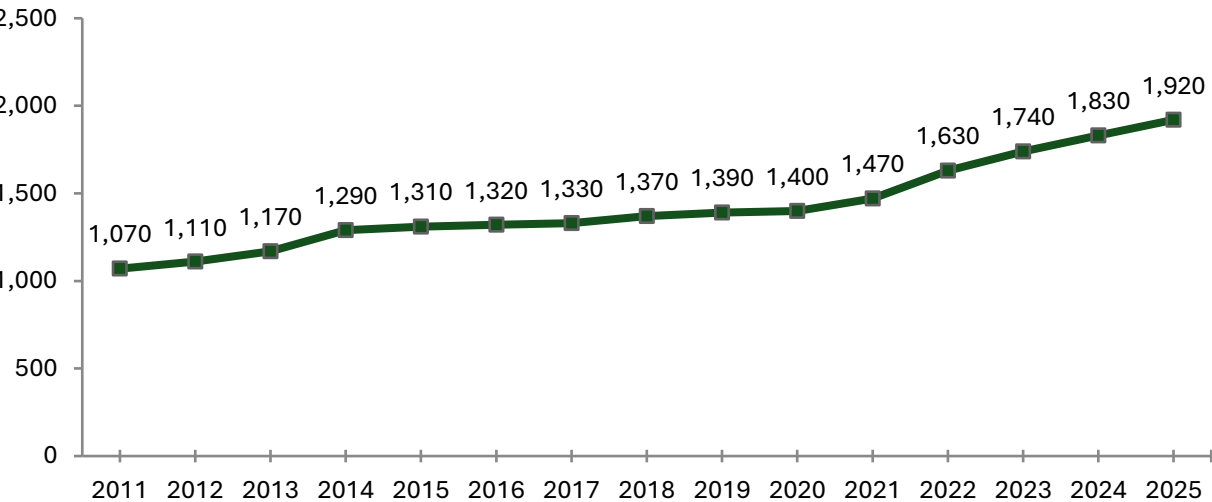
2025 Cropland Value by State

Dollars per Acre and Percent Change from 2024



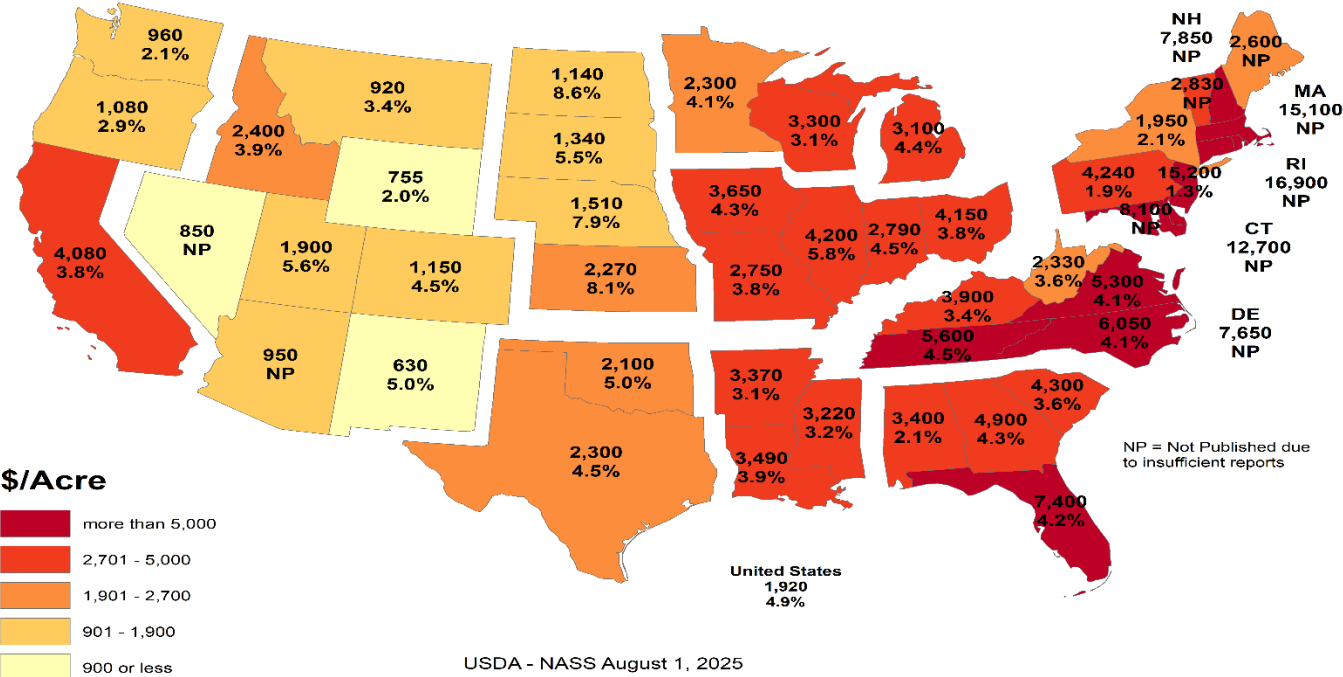
Average Pasture Value – United States: 2011-2025

Dollars per acre



USDA - NASS
August 1, 2025

2025 Pasture Value by State Dollars per Acre and Percent Change from 2024



USDA - NASS August 1, 2025

Farm Real Estate Average Value per Acre – Regions, States, and United States: 2021-2025

Region and State	2021	2022	2023	2024	2025	Change 2024-2025
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Northeast	6,050	6,580	6,890	7,070	7,300	3.3
Connecticut	12,400	13,500	13,900	14,300	14,400	0.7
Delaware	9,140	9,570	9,520	(D)	9,550	(X)
Maine	2,750	3,090	3,170	3,260	3,350	2.8
Maryland	8,430	9,350	9,260	9,470	9,750	3.0
Massachusetts	12,900	14,000	13,800	14,300	14,900	4.2
New Hampshire	5,350	5,770	5,940	6,250	6,500	4.0
New Jersey	13,500	14,200	16,000	16,200	16,600	2.5
New York	3,460	3,720	3,960	4,150	4,300	3.6
Pennsylvania	7,020	7,660	8,020	8,160	8,490	4.0
Rhode Island	17,400	18,900	20,100	22,000	22,500	2.3
Vermont	3,660	3,860	4,140	4,350	4,400	1.1
Lake States	5,050	5,680	6,070	6,330	6,690	5.7
Michigan	5,040	5,470	5,880	6,310	6,800	7.8
Minnesota	5,000	5,780	6,110	6,450	6,790	5.3
Wisconsin	5,150	5,640	6,120	6,120	6,420	4.9
Corn Belt	6,360	7,220	7,650	7,930	8,250	4.0
Illinois	7,440	8,220	8,420	8,700	8,930	2.6
Indiana	6,700	7,400	8,260	8,510	8,850	4.0
Iowa	7,420	8,880	9,250	9,420	9,790	3.9
Missouri	3,760	4,230	4,610	4,800	5,000	4.2
Ohio	6,720	7,380	8,040	8,760	9,350	6.7
Northern Plains	2,180	2,570	2,860	3,050	3,200	4.9
Kansas	1,970	2,420	2,750	2,970	3,100	4.4
Nebraska	2,910	3,450	3,820	4,080	4,250	4.2
North Dakota	1,730	1,920	2,140	2,260	2,360	4.4
South Dakota	2,060	2,390	2,630	2,780	2,970	6.8
Appalachian	4,270	4,600	4,900	5,320	5,590	5.1
Kentucky	4,120	4,520	4,930	5,300	5,480	3.4
North Carolina	4,750	4,860	4,850	5,190	5,470	5.4
Tennessee	4,290	4,740	5,160	5,710	6,150	7.7
Virginia	4,600	4,950	5,300	5,850	6,100	4.3
West Virginia	2,820	3,080	3,300	3,420	3,520	2.9

See footnote(s) at end of table.

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Farm Real Estate Average Value per Acre – Regions, States, and United States: 2021-2025 (continued)

Region and State	2021	2022	2023	2024	2025	Change 2024-2025
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Southeast	4,340	4,720	5,020	5,490	5,750	4.7
Alabama	3,290	3,520	3,660	4,000	4,150	3.8
Florida	6,240	6,920	7,320	8,300	8,700	4.8
Georgia	3,630	3,900	4,270	4,500	4,720	4.9
South Carolina	3,790	4,070	4,360	4,500	4,740	5.3
Delta States	3,320	3,540	3,660	3,810	3,930	3.1
Arkansas	3,570	3,800	3,920	4,110	4,250	3.4
Louisiana	3,270	3,490	3,600	3,720	3,850	3.5
Mississippi	3,030	3,240	3,370	3,490	3,580	2.6
Southern Plains	2,160	2,360	2,530	2,720	2,880	5.9
Oklahoma	1,900	2,070	2,210	2,400	2,540	5.8
Texas	2,230	2,440	2,610	2,800	2,970	6.1
Mountain	1,330	1,470	1,550	1,600	1,660	3.8
Arizona ¹	3,660	3,860	3,780	4,000	4,180	4.5
Colorado	1,700	1,910	2,150	2,200	2,290	4.1
Idaho	3,550	3,990	4,190	4,390	4,580	4.3
Montana	985	1,110	1,180	1,200	1,230	2.5
Nevada ¹	1,050	1,110	1,120	1,150	1,200	4.3
New Mexico ¹	635	658	671	700	725	3.6
Utah ¹	2,680	2,890	3,040	3,300	3,500	6.1
Wyoming	836	917	968	975	1,000	2.6
Pacific	6,710	7,440	7,850	8,040	8,210	2.1
California	11,300	12,600	13,100	13,400	13,700	2.2
Oregon	2,950	3,280	3,500	3,720	3,780	1.6
Washington	3,070	3,350	3,510	3,620	3,710	2.5
United States ²	3,330	3,720	3,970	4,170	4,350	4.3

(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: 2021-2025

Region and State	2021	2022	2023	2024	2025	Change 2024-2025
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Northeast	6,540	7,160	7,530	7,690	7,900	2.7
Connecticut	(D)	(D)	(D)	(D)	22,700	(X)
Delaware	8,450	8,980	9,230	(D)	9,300	(X)
Maine	(D)	(D)	(D)	(D)	4,600	(X)
Maryland	7,740	8,430	8,540	8,770	8,990	2.5
Massachusetts	(D)	(D)	(D)	(D)	26,000	(X)
New Hampshire	(D)	(D)	(D)	(D)	9,900	(X)
New Jersey	13,900	14,700	16,400	16,300	16,400	0.6
New York	3,080	3,400	3,630	3,850	4,010	4.2
Pennsylvania	7,850	8,650	9,080	9,270	9,560	3.1
Rhode Island	(D)	(D)	(D)	(D)	32,900	(X)
Vermont	(D)	(D)	(D)	(D)	4,350	(X)
Lake States	4,970	5,680	6,210	6,470	6,940	7.3
Michigan	4,470	4,960	5,420	5,870	6,350	8.2
Minnesota	5,030	5,830	6,310	6,540	7,000	7.0
Wisconsin	5,240	5,940	6,620	6,800	7,250	6.6
Corn Belt	6,730	7,660	8,190	8,560	8,940	4.4
Illinois	7,800	8,700	9,250	9,550	9,850	3.1
Indiana	6,420	7,170	7,620	7,870	8,250	4.8
Iowa	7,490	8,830	9,410	9,800	10,300	5.1
Missouri	3,870	4,400	4,720	4,910	5,150	4.9
Ohio	6,920	7,740	8,450	9,270	9,750	5.2
Northern Plains	2,890	3,400	3,790	4,040	4,220	4.5
Kansas	2,230	2,710	3,080	3,300	3,440	4.2
Nebraska	4,660	5,520	6,150	6,540	6,800	4.0
North Dakota	1,960	2,200	2,450	2,600	2,710	4.2
South Dakota	3,190	3,710	4,100	4,350	4,610	6.0
Appalachian	4,380	4,840	5,220	5,660	5,950	5.1
Kentucky	4,650	5,200	5,720	6,220	6,450	3.7
North Carolina	4,260	4,650	4,800	5,120	5,360	4.7
Tennessee	4,160	4,590	5,060	5,610	6,050	7.8
Virginia	4,690	5,100	5,490	5,930	6,170	4.0
West Virginia	3,390	3,700	3,920	4,050	4,220	4.2

See footnote(s) at end of table.

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Cropland Average Value per Acre – Regions, States, and United States: 2021-2025 (continued)

Region and State	2021	2022	2023	2024	2025	Change 2024-2025
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Southeast	4,390	4,830	5,260	5,640	5,860	3.9
Alabama	3,650	4,040	4,160	4,440	4,550	2.5
Florida	7,570	8,340	9,290	10,170	10,550	3.7
Georgia	3,450	3,760	4,120	4,330	4,520	4.4
South Carolina	3,050	3,370	3,600	3,800	4,000	5.3
Delta States	3,140	3,390	3,510	3,650	3,750	2.7
Arkansas	3,080	3,330	3,460	3,600	3,720	3.3
Louisiana	3,030	3,250	3,330	3,480	3,570	2.6
Mississippi	3,340	3,610	3,760	3,880	3,960	2.1
Southern Plains	1,960	2,240	2,390	2,500	2,640	5.6
Oklahoma	1,710	1,940	2,130	2,310	2,470	6.9
Texas	2,060	2,360	2,490	2,570	2,710	5.4
Mountain	2,210	2,480	2,610	2,700	2,800	3.7
Arizona ¹	7,600	7,900	8,000	(D)	8,150	(X)
Colorado	2,370	2,670	2,870	2,810	2,880	2.5
Idaho	4,720	5,330	5,650	5,820	6,050	4.0
Montana	1,110	1,250	1,290	1,280	1,320	3.1
Nevada ¹	(D)	(D)	(D)	(D)	3,030	(X)
New Mexico ¹	1,760	1,930	1,990	2,000	2,020	1.0
Utah ¹	4,290	4,680	4,870	5,280	5,790	9.7
Wyoming	1,700	1,850	1,940	1,960	2,000	2.0
Pacific	8,090	9,060	9,540	9,520	9,830	3.3
California	14,370	16,170	16,820	17,330	17,940	3.5
Oregon	3,500	3,940	4,090	4,350	4,440	2.1
Washington	2,860	3,180	3,300	3,410	3,480	2.1
United States ²	4,350	4,940	5,320	5,570	5,830	4.7

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

(X) Not applicable.

¹ Excludes American Indian Reservation land.

² Excludes Alaska and Hawaii.

Irrigated and Non-Irrigated Cropland Average Value per Acre – States: 2021-2025

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

Region, State, and Land type	2021	2022	2023	2024	2025	Change 2024-2025
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Corn Belt						
Missouri, all cropland	3,870	4,400	4,720	4,910	5,150	4.9
Irrigated	4,880	5,500	5,740	6,000	6,150	2.5
Non-irrigated	3,760	4,280	4,610	4,800	5,050	5.2
Northern Plains						
Kansas, all cropland	2,230	2,710	3,080	3,300	3,440	4.2
Irrigated	3,470	3,680	4,220	4,460	4,500	0.9
Non-irrigated	2,110	2,620	2,980	3,200	3,350	4.7
Nebraska, all cropland	4,660	5,520	6,150	6,540	6,800	4.0
Irrigated	6,130	7,310	8,020	8,550	8,850	3.5
Non-irrigated	3,750	4,420	5,000	5,350	5,600	4.7
South Dakota, all cropland	3,190	3,710	4,100	4,350	4,610	6.0
Irrigated	(D)	(D)	(D)	(D)	(D)	(X)
Non-irrigated	3,160	3,680	4,070	4,330	4,590	6.0
Southeast						
Florida, all cropland	7,570	8,340	9,290	10,170	10,550	3.7
Irrigated	8,660	9,540	10,600	11,800	12,400	5.1
Non-irrigated	6,550	7,230	8,060	8,800	9,000	2.3
Georgia, all cropland	3,450	3,760	4,120	4,330	4,520	4.4
Irrigated	4,300	4,530	4,710	5,000	5,330	6.6
Non-irrigated	3,100	3,450	3,880	4,070	4,210	3.4
Delta States						
Arkansas, all cropland	3,080	3,330	3,460	3,600	3,720	3.3
Irrigated	3,600	3,850	4,010	4,200	4,300	2.4
Non-irrigated	2,240	2,480	2,570	2,710	2,850	5.2
Louisiana, all cropland	3,030	3,250	3,330	3,480	3,570	2.6
Irrigated	2,920	3,160	3,290	3,390	3,600	6.2
Non-irrigated	3,070	3,290	3,350	3,520	3,560	1.1
Mississippi, all cropland	3,340	3,610	3,760	3,880	3,960	2.1
Irrigated	3,920	4,210	4,420	4,580	4,650	1.5
Non-irrigated	3,000	3,260	3,380	3,470	3,550	2.3
Southern Plains						
Oklahoma, all cropland	1,710	1,940	2,130	2,310	2,470	6.9
Irrigated	(D)	(D)	(D)	(D)	(D)	(X)
Non-irrigated	1,700	1,930	2,120	2,300	2,460	7.0
Texas, all cropland	2,060	2,360	2,490	2,570	2,710	5.4
Irrigated	2,400	2,700	2,900	3,150	3,380	7.3
Non-irrigated	2,000	2,300	2,420	2,500	2,620	4.8

See footnote(s) at end of table.

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Irrigated and Non-Irrigated Cropland Average Value per Acre – States: 2021-2025 (continued)

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

Region, State, and Land type	2021	2022	2023	2024	2025	Change 2024-2025
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Mountain						
Arizona, all cropland ¹	7,600	7,900	8,000	(D)	8,150	(X)
Irrigated	7,600	7,900	8,000	(D)	8,150	(X)
Colorado, all cropland	2,370	2,670	2,870	2,810	2,880	2.5
Irrigated	5,700	6,200	6,620	6,620	6,850	3.5
Non-irrigated	1,480	1,730	1,870	1,950	1,990	2.1
Idaho, all cropland	4,720	5,330	5,650	5,820	6,050	4.0
Irrigated	7,210	8,140	8,650	8,950	9,290	3.8
Non-irrigated	2,000	2,260	2,360	2,420	2,530	4.5
Montana, all cropland	1,110	1,250	1,290	1,280	1,320	3.1
Irrigated	3,230	3,770	3,910	4,120	4,350	5.6
Non-irrigated	884	981	1,010	1,030	1,050	1.9
Nevada, all cropland ¹	(D)	(D)	(D)	(D)	3,030	(X)
Irrigated	(D)	(D)	(D)	(D)	3,030	(X)
New Mexico, all cropland ¹	1,760	1,930	1,990	2,000	2,020	1.0
Irrigated	4,820	5,290	5,450	7,350	7,400	0.7
Non-irrigated	513	561	583	620	630	1.6
Utah, all cropland ¹	4,290	4,680	4,870	5,280	5,790	9.7
Irrigated	6,800	7,460	7,760	8,950	9,810	9.6
Non-irrigated	1,590	1,700	1,760	1,900	2,090	10.0
Wyoming, all cropland	1,700	1,850	1,940	1,960	2,000	2.0
Irrigated	2,700	2,970	3,100	3,300	3,360	1.8
Non-irrigated	942	1,010	1,060	1,090	1,130	3.7
Pacific						
California, all cropland	14,370	16,170	16,820	17,330	17,940	3.5
Irrigated	16,900	19,000	19,700	20,200	20,900	3.5
Non-irrigated	6,120	6,930	7,400	7,700	8,000	3.9
Oregon, all cropland	3,500	3,940	4,090	4,350	4,440	2.1
Irrigated	6,130	6,850	7,260	7,650	8,000	4.6
Non-irrigated	2,470	2,810	2,860	3,010	3,000	-0.3
Washington, all cropland	2,860	3,180	3,300	3,410	3,480	2.1
Irrigated	8,260	9,080	9,350	9,600	9,800	2.1
Non-irrigated	1,390	1,570	1,650	1,700	1,730	1.8

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

(X) Not applicable.

¹ Excludes American Indian Reservation land.

Pasture Average Value per Acre – Regions, States, and United States: 2021-2025

Region and State	2021	2022	2023	2024	2025	Change 2024-2025
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Northeast	4,020	4,290	4,480	4,670	4,750	1.7
Connecticut	(D)	(D)	(D)	(D)	12,700	(X)
Delaware	(D)	(D)	(D)	(D)	7,650	(X)
Maine	(D)	(D)	(D)	(D)	2,600	(X)
Maryland	(D)	(D)	(D)	(D)	8,100	(X)
Massachusetts	(D)	(D)	(D)	(D)	15,100	(X)
New Hampshire	(D)	(D)	(D)	(D)	7,850	(X)
New Jersey	12,600	13,300	15,000	15,000	15,200	1.3
New York	1,670	1,750	1,840	1,910	1,950	2.1
Pennsylvania	3,550	3,960	4,090	4,160	4,240	1.9
Rhode Island	(D)	(D)	(D)	(D)	16,900	(X)
Vermont	(D)	(D)	(D)	(D)	2,830	(X)
Lake States	2,190	2,390	2,560	2,730	2,830	3.7
Michigan	2,610	2,710	2,850	2,970	3,100	4.4
Minnesota	1,750	1,890	1,940	2,210	2,300	4.1
Wisconsin	2,500	2,800	3,110	3,200	3,300	3.1
Corn Belt	2,510	2,730	2,860	3,000	3,120	4.0
Illinois	3,350	3,570	3,720	3,970	4,200	5.8
Indiana	2,350	2,500	2,590	2,670	2,790	4.5
Iowa	2,850	3,000	3,170	3,500	3,650	4.3
Missouri	2,200	2,450	2,560	2,650	2,750	3.8
Ohio	3,500	3,690	3,810	4,000	4,150	3.8
Northern Plains	1,060	1,220	1,360	1,450	1,560	7.6
Kansas	1,410	1,700	1,930	2,100	2,270	8.1
Nebraska	1,010	1,140	1,300	1,400	1,510	7.9
North Dakota	798	871	987	1,050	1,140	8.6
South Dakota	997	1,130	1,210	1,270	1,340	5.5
Appalachian	3,630	3,880	4,180	4,500	4,680	4.0
Kentucky	3,170	3,380	3,570	3,770	3,900	3.4
North Carolina	4,820	5,150	5,480	5,810	6,050	4.1
Tennessee	4,030	4,490	4,960	5,360	5,600	4.5
Virginia	3,970	4,130	4,480	5,090	5,300	4.1
West Virginia	2,180	2,200	2,220	2,250	2,330	3.6

See footnote(s) at end of table.

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Pasture Average Value per Acre – Regions, States, and United States: 2021-2025 (continued)

Region and State	2021	2022	2023	2024	2025	Change 2024-2025
	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)	(percent)
Southeast	4,410	4,660	4,980	5,510	5,720	3.8
Alabama	2,720	3,000	3,140	3,330	3,400	2.1
Florida	5,600	5,800	6,300	7,100	7,400	4.2
Georgia	4,020	4,310	4,510	4,700	4,900	4.3
South Carolina	3,530	3,800	4,030	4,150	4,300	3.6
Delta States	2,820	3,050	3,160	3,250	3,360	3.4
Arkansas	2,840	3,050	3,160	3,270	3,370	3.1
Louisiana	3,000	3,170	3,280	3,360	3,490	3.9
Mississippi	2,630	2,920	3,050	3,120	3,220	3.2
Southern Plains	1,690	1,900	2,030	2,160	2,260	4.6
Oklahoma	1,550	1,720	1,830	2,000	2,100	5.0
Texas	1,720	1,940	2,070	2,200	2,300	4.5
Mountain	756	841	884	912	946	3.7
Arizona ¹	(D)	(D)	(D)	(D)	950	(X)
Colorado	924	1,010	1,080	1,100	1,150	4.5
Idaho	1,800	2,120	2,240	2,310	2,400	3.9
Montana	741	835	882	890	920	3.4
Nevada ¹	(D)	(D)	(D)	(D)	850	(X)
New Mexico ¹	466	518	539	600	630	5.0
Utah ¹	1,450	1,585	1,695	1,800	1,900	5.6
Wyoming	646	712	737	740	755	2.0
Pacific	1,900	2,180	2,290	2,370	2,450	3.4
California	3,210	3,730	3,860	3,930	4,080	3.8
Oregon	878	971	1,020	1,050	1,080	2.9
Washington	794	886	919	940	960	2.1
United States ²	1,470	1,630	1,740	1,830	1,920	4.9

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

(X) Not applicable.

¹ Excludes American Indian Reservation land.

² Excludes Alaska and Hawaii.

Value of Farmland and Buildings – States and United States: 2020-2024

[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					
	2020	2021	2022	2023	2024	Change 2023-2024
	(million dollars)	(million dollars)	(million dollars)	(million dollars)	(million dollars)	(percent)
Northeast						
Connecticut	4,403	4,588	4,995	5,143	5,291	2.9
Delaware	4,602	4,753	4,976	4,950	4,950	-
Maine	3,367	3,438	3,708	3,804	3,912	2.8
Maryland	15,860	16,860	18,700	18,520	18,940	2.3
Massachusetts	5,450	6,450	6,580	6,486	6,721	3.6
New Hampshire	2,076	2,140	2,423	2,495	2,625	5.2
New Jersey	9,301	9,450	9,940	11,200	11,340	1.3
New York	22,236	23,182	24,180	25,740	26,975	4.8
Pennsylvania	48,528	50,544	54,386	56,942	57,936	1.7
Rhode Island	996	1,044	1,134	1,206	1,320	9.5
Vermont	4,080	4,392	4,632	4,968	5,220	5.1
Lake States						
Michigan	46,844	49,392	51,965	55,860	59,314	6.2
Minnesota	119,126	127,000	146,812	155,194	163,830	5.6
Wisconsin	68,444	72,100	77,832	84,456	84,456	-
Corn Belt						
Illinois	190,548	197,904	216,186	221,446	228,810	3.3
Indiana	93,980	98,490	108,040	120,596	123,395	2.3
Iowa	209,535	224,084	266,400	277,500	282,600	1.8
Missouri	93,982	102,648	114,210	124,470	129,120	3.7
Ohio	88,091	92,736	101,106	110,148	118,260	7.4
Northern Plains						
Kansas	82,810	89,044	108,416	123,200	133,056	8.0
Nebraska	119,349	129,204	151,800	168,080	179,520	6.8
North Dakota	64,906	67,470	73,920	82,390	87,010	5.6
South Dakota	82,990	87,962	101,097	111,249	117,594	5.7
Appalachian						
Kentucky	51,200	52,324	56,048	61,132	65,720	7.5
North Carolina	39,060	38,950	39,366	39,285	42,039	7.0
Tennessee	44,496	45,903	50,718	55,212	61,097	10.7
Virginia	35,035	34,500	36,135	38,690	42,705	10.4
West Virginia	9,555	9,870	10,780	11,550	11,970	3.6

See footnote(s) at end of table.

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Value of Farmland and Buildings – States and United States: 2020-2024 (continued)

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

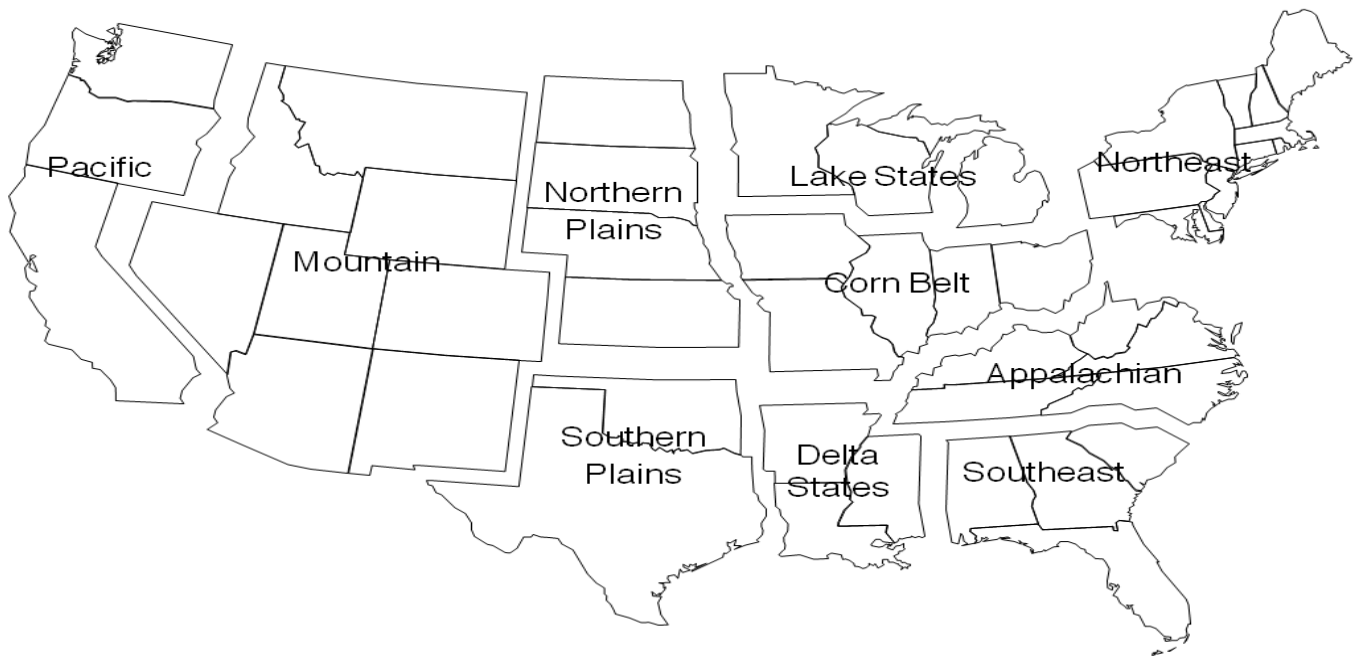
Region and State	Total value of land and buildings					
	2020	2021	2022	2023	2024	Change 2023-2024
	(million dollars)	(million dollars)	(million dollars)	(million dollars)	(million dollars)	(percent)
Southeast						
Alabama	26,964	27,636	30,272	31,476	34,400	9.3
Florida	58,588	60,528	67,124	71,004	80,510	13.4
Georgia	35,047	36,663	39,000	42,700	44,550	4.3
South Carolina	17,014	17,813	18,722	20,056	20,700	3.2
Delta States						
Arkansas	48,233	49,623	52,060	53,704	55,896	4.1
Louisiana	25,600	26,160	27,920	28,800	29,760	3.3
Mississippi	30,472	31,512	33,372	34,711	35,598	2.6
Southern Plains						
Oklahoma	61,540	63,840	68,103	72,709	78,960	8.6
Texas	262,080	280,980	305,000	326,250	350,000	7.3
Mountain						
Arizona ¹	25,237	24,705	24,251	21,957	22,957	4.6
Colorado	51,810	52,700	57,682	64,500	64,460	-0.1
Idaho	37,145	40,825	45,885	48,185	50,485	4.8
Montana	55,063	56,933	63,936	67,968	68,880	1.3
Nevada ¹	5,722	5,882	5,979	6,031	6,184	2.5
New Mexico ¹	21,754	22,874	23,295	23,712	24,503	3.3
Utah ¹	17,168	18,205	19,554	20,518	22,189	8.1
Wyoming	22,669	24,328	26,410	27,878	28,080	0.7
Pacific						
California	247,860	274,590	304,920	311,780	317,580	1.9
Oregon	41,291	45,725	50,184	53,550	56,916	6.3
Washington	41,760	43,594	46,565	48,789	49,956	2.4
United States ²	2,693,867	2,851,538	3,156,719	3,358,190	3,518,290	4.8

- Represents zero.

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 and Technology Use Survey, conducted from April to June. This annual survey uses a stratified random sample from the NASS list frame. A sample of approximately 28,475 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 June Area Survey is the primary source of data for the estimates, supplemental survey data and potential previous year revisions are also considered, as described in the more detailed NASS Land Values Methodology and Quality Measures publication. As such, the estimates reflect an average of land values for the year.

Published Estimates: State averages are not published for States with limited reports to ensure confidentiality of individual operations. While the Agricultural Land Values and Technology Use 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/08_2024/QualityMeasuresReport2024.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 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.

Information Contacts

Listed below are the commodity statisticians in the Environmental, Economics, and Demographics Branch of the National Agricultural Statistics Service to contact for additional information. E-mail inquiries may be sent to nass@nass.usda.gov.

Bryan Combs, Chief, Environmental, Economics, and Demographics Branch.....	(202) 720-5084
Julie Weber, Acting Head, Economics Section	(202) 720-7216
Stephanie Brennan – Farm Production Expenditures	(202) 690-0392
Doug Farmer – Chemical Use, Land Values	(202) 690-3229
Yukun Fung – Prices Received Indexes, Parity Prices, Prices Paid Indexes.....	(202) 720-6881
Michael Mathison – Cash Rents, Farms, Land in Farms, Grazing Fees	(202) 720-3243
Scott Peterson – Prices Received Indexes, Parity Prices, Prices Paid Indexes.....	(202) 690-0726
Max Reason – Prices Received Indexes, Parity Prices, Prices Paid Indexes.....	(202) 973-4588
Theresa Varner – Cash Receipts, Farm Labor.....	(202) 690-3231

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For more information on NASS surveys and reports, call the NASS Agricultural Statistics Hotline at (800) 727-9540, 7:30 a.m. to 4:00 p.m. ET, or e-mail: nass@usda.gov.

If you have specific questions you would like an expert to respond to, please visit our “Ask A Specialist” website at www.nass.usda.gov/Contact_Us/Ask_a_Specialist.

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