

## 2025 AGRICULTURAL LAND

# Land Values and Cash Rents

**U.S. cropland value increased in 2025**

### Top States: Cropland Value

	\$ per acre
Rhode Island	32,900
Massachusetts	26,000
Connecticut	22,700
California	17,940
New Jersey	16,400
Florida	10,550
Iowa	10,300
New Hampshire	9,900
Illinois	9,850
Ohio	9,750
<b>U.S. Average</b>	<b>5,830</b>

### About the Surveys

The national and state agricultural land values are from the 2025 Land Values Survey. The rental rates (cash rents) paid by producers are from the 2025 Cash Rents Survey.

Land value data are for the 48 contiguous states. Cash Rent data are for the 48 contiguous states and Hawaii.

The value of cropland increased in 2025 from the previous year, while the rates producers paid to rent cropland (cash rents) showed a slight increase at the national level. Individual states experienced increases or decreases. For pastureland, the value per acre increased at the national level while the cash rental rate was unchanged.

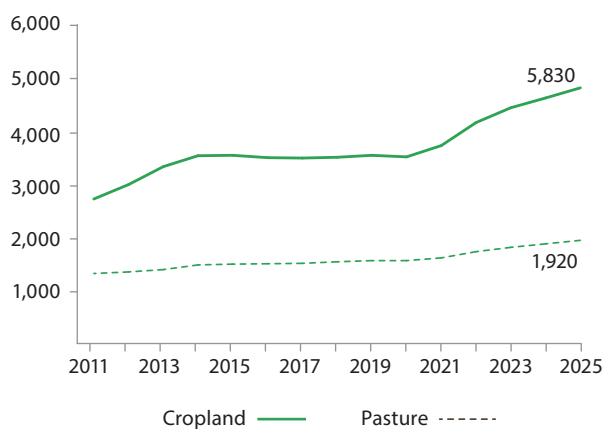
## Agricultural Land Values

The average value of U.S. cropland (irrigated and non-irrigated) was \$5,830 per acre in 2025, increasing 4.7% from 2024. From 2011 to 2025, cropland value increased 96%. For U.S. pastureland, the average value in 2025 was \$1,920 per acre, a \$90 increase over 2024 and a 79% increase since 2011. (Fig. 1)

At the state level, the value of cropland in 2025 ranged from \$1,320 per acre in Montana to \$32,900 per acre in Rhode Island. (Fig. 2)

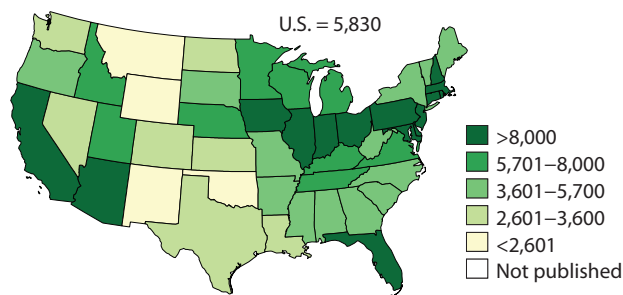
For pasture, the average value at the state level ranged from \$630 per acre

**Fig. 1. Value of U.S. Cropland and Pasture, 2011–2025 (\$ per acre)**



Source: USDA NASS.

**Fig. 2. Cropland Value by State, 2025 (\$ per acre)**



Source: USDA NASS. Data are for the 48 contiguous states.

in New Mexico to \$16,900 in Rhode Island. The change in value ranged from a 1.3% increase in New Jersey to 8.6% increase in North Dakota. The Northern Plains region (Kansas, Nebraska, North Dakota, and South Dakota) had the highest increase in pasture value per acre at 7.6%.

## Farm Real Estate Value

U.S. farm real estate value – the value of all land and buildings on farms – averaged \$4,350 per acre in 2025, an increase of \$180 per acre from 2024. At the state level, average value in 2025 ranged from \$725 per acre in New Mexico to \$22,500 in Rhode Island. The Southern Plains region had the highest increase in farm real estate value at 5.9%.

Five states had average farm real estate values of \$10,000 per acre or higher.

Top States: Farm Real Estate Value	
	\$ per acre
Rhode Island	22,500
New Jersey	16,600
Massachusetts	14,900
Connecticut	14,400
California	13,700
Iowa	9,790
Maryland	9,750
Delaware	9,550
Ohio	9,350
Illinois	8,930

## Rent Paid for Agricultural Land

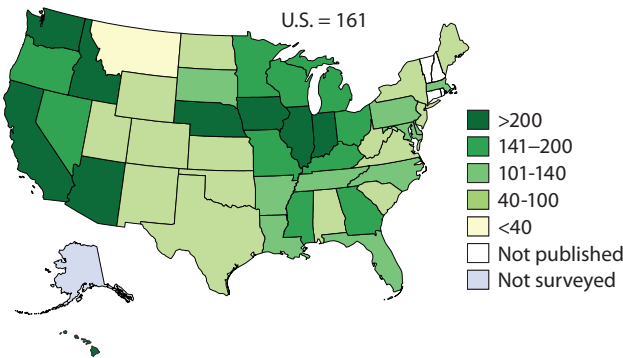
At \$161 per acre, the average rate to rent cropland in the United States in 2025 was \$1 higher than in 2024. The average rate per acre for irrigated cropland was \$244 (down from \$245 in 2024) and non-irrigated

Top States: Cropland Cash Rent	
	\$ per acre
California	346
Arizona	334
Hawaii	295
Iowa	274
Illinois	264
Washington	259
Indiana	227
Nebraska	226
Idaho	211
Minnesota	200

cropland was \$147 (up from \$146 in 2024). For pastureland, the average rental per acre at \$15.50, unchanged from 2024.

Among states, the rental cost per acre in 2025 ranged from \$39.50 in Montana to \$346 in California for all cropland.

Fig. 3. Rent Paid for Cropland by State, 2025 (\$ per acre)



Source: USDA NASS.

For irrigated cropland, rates ranged from \$80 in Wyoming to \$483 in California; for non-irrigated cropland, they ranged from \$16 in Wyoming to \$274 in Iowa; and for pastureland, \$1.90 in Arizona to \$65 in Iowa.

Top States: Pasture Value	
	\$ per acre
Rhode Island	16,900
New Jersey	15,200
Massachusetts	15,100
Connecticut	12,700
Maryland	8,100
New Hampshire	7,850
Delaware	7,650
Florida	7,400
North Carolina	6,050
Tennessee	5,600

### Access the Data

Find land value data through the Quick Stats 2.0 database: [quickstats.nass.usda.gov](https://quickstats.nass.usda.gov)

- In Program, select "Survey"
- In Sector, select "Economics"
- In Group, select "Farms & Land & Assets"
- In Commodity, select "Ag Land"
- In Category, select "Asset Value"
- Select your data item, geographic level, and year

Find national, state, and county cash rents data here: [www.nass.usda.gov/Surveys/Guide\\_to\\_NASS\\_Surveys/Cash\\_Rents\\_by\\_County](https://www.nass.usda.gov/Surveys/Guide_to_NASS_Surveys/Cash_Rents_by_County)