

Continuing with the Iowa Farmland Values blog series, we will use the 2021 Farmland Value Survey to highlight average farmland characteristics and production costs in and across Lucas, Clarke, Decatur, and Wayne Counties. If you are interested in acquiring similar information, contact your local extension office or land grant institution within your state.

DECATUR COUNTY, IOWA

2021 AVERAGE FARMLAND VALUE

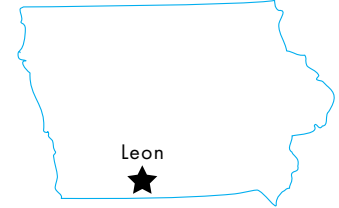
\$5,062 + 31.5% SINCE 2020 SURVEY

Average County CSR2

40.1

CSR2 Price Per Point Average

\$126.23



CAP RATE

\$163 / \$5,062 → 3.22%

The average cap rate typically ranges from 2–6%, but is often around 3–4%. **FARMLAND** is a low cashflow business, but very high in appreciation. Overall, it's on par with the returns of the S&P 500, with far less volatility.

AVERAGE CASH RENT PER ACRE

\$163



Average Corn Yield (2017 - 2021)

166

Rent Per Bushel of Corn Yield

\$0.98



Average Soybean Yield (2017 - 2021)

51

Rent Per Bushel of Soybean Yield

\$3.20

Data compiled from [*2021 ISU Land Value Survey conducted by the Center for Agricultural and Rural Development \(CARD\)](#) and [*Iowa State University Extension and Outreach File C2-10](#) in Ames, Iowa.

Of the [342,100](#) total acres in Decatur County, the average [Corn Suitability Rating 2 \(CSR2\)](#) for the [236,134](#) acres of farmland within the county is 40.1 with an average 2021 farmland value of \$5,062 per acre, which is a 31.5% increase from \$3,849 since 2020. To determine the CSR2 price per point average, divide the average farmland value (\$5,062) by the Decatur County CSR2 average (40.1), which equals \$126.23 per CSR2 point.

Average cash rent per tillable acre across Decatur County is \$163 (\$131-\$191). The 2017-2021 average corn and soybean yield was 166 and 51 bushel per acre, respectively. The average rent per bushel of crop yield is calculated by cash rent divided by average crop yield expected, which is \$0.98 for corn and \$3.20 for soybeans. Current commodity markets for cash corn and soybean prices are around \$6.25 and \$14.25 per bushel, respectively.

The capitalization rate, or also commonly referred to as cap rate, is the rate of return on a real estate property based on the income that the property is expected to generate for the landowner. The cap rate can help evaluate and compare the risk of one property or market to another, where it depends on demand, available inventory within the area, and specific type of property. The cap rate for Decatur County, Iowa farmland is around 3.22%, or an expected return on investment of just shy of three and one-quarter percent.

SUCCESSFUL SALES IN DECATUR COUNTY, IOWA:

Sale Date	Land Type	Total Sale Price	Gross Acres	\$/Per Acre	CSR2	FSA Tillable Acres	\$/CSR2
4/15/22	Agricultural	\$1,647,870	279.3	\$5,900	64.1	252.24	\$102
6/14/22	Recreational	\$375,928	80.91	\$4,646	30.8	66.99	-
7/29/22	Agricultural	\$160,000	40	\$4,000	50.0	30.78	\$104
7/29/22	Agricultural	\$129,375	37.5	\$3,450	34.8	30.47	\$107
7/29/22	Pasture	\$390,000	130	\$3,000	40.0	58.68	-



Calculated from NRCS acreages and CSR2 values contained in ISPAID (Iowa Soil Properties and Interpretations Database) version 8.1 as of May 2017.

 **Matt Adams** | 515.423.9235
 Matt@PeoplesCompany.com

 **Doug Bear** | 515.745.3192
 Doug.Bear@PeoplesCompany.com

12119 Stratford Drive, Suite B
 Clive, IA 50325

PeoplesCompany.com
855.800.LAND