

Continuing with the 2022 Iowa Farmland Values blog series, we will use the 2021 Farmland Value Survey to highlight average farmland characteristics and production costs in and across Story, Polk, Tama, and Benton Counties. If you are interested in acquiring similar information, contact your local extension office or land grant institution within your state.

## BENTON COUNTY, IOWA

### 2021 AVERAGE FARMLAND VALUE

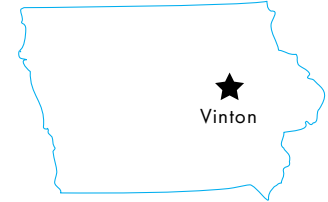
\$10,911 +26.5% SINCE 2020 SURVEY

Average County CSR2

78.9

CSR2 Price Per Point Average

\$138.29



### AVERAGE CASH RENT PER ACRE

\$266



Average Corn Yield (2017 - 2021)

197

Rent Per Bushel of Corn Yield

\$1.35



Average Soybean Yield (2017 - 2021)

60

Rent Per Bushel of Soybean Yield

\$4.43

### CAP RATE

\$266 / \$10,911 → 2.44%

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.

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 459,800 total acres in Benton County, the average [Corn Suitability Rating 2 \(CSR2\)](#) for the 420,639 acres of farmland within the county is 78.9 with an average 2021 farmland value of \$10,911 per acre, which is a 26.5% increase from \$8,628 since 2020. To determine the CSR2 price per point average, divide the average farmland value (\$10,911) by the Benton County CSR2 average (78.9), which equals \$138.29 per CSR2 point.

Average cash rent per tillable acre across Benton County is \$266 (\$226-\$301). The 2017-2021 average corn and soybean yield was 197 and 60 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 \$1.35 for corn and \$4.43 for soybeans. Current commodity markets for cash corn and soybean prices are around \$6.50 and \$14.50 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 Benton County, Iowa farmland is around 2.44%, or an expected return on investment around two and one-half percent.

### SUCCESSFUL SALES IN BENTON COUNTY, IOWA:

Sale Date	Land Type	Total Sale Price	Gross Acres	\$/Per Acre	CSR2	FSA Tillable Acres	\$/CSR2
12/22/21	Agricultural	\$510,000	40	\$12,750	90.7	39.27	\$143
1/26/22	Agricultural	\$2,073,225	125.65	\$16,500	88.4	118.16	\$198
3/28/22	Agricultural	\$1,070,000	80	\$13,375	84.9	75.22	\$168
4/14/22	Agricultural	\$2,277,135	141.61	\$16,080	91.5	136.75	\$182
6/1/22	Agricultural	\$1,404,000	113.24	\$12,400	82.8	108.09	\$157



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



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



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

12119 Stratford Drive, Suite B  
Clive, IA 50325

**PeoplesCompany.com**  
**855.800.LAND**