

The reason for increases or decreases in farm land sales prices is a combination of all of these factors. If you would like a copy of the two page document on the trends in farm land sale prices, contact your local county Extension office at any of the fourteen counties listed above.

Which direction will farm land values go depend on several factors? Supply and demand will determine this. The simple return on investment which is determined by rental rates will determine how competitive farm land is compared to other investments and this will determine a value for farm land. Corn and soybean prices for 2016 crop are much lower than previous years. This should have an impact on profits, farm rental rates and eventually farmland values. The government programs have an influence as well through the farm bill. If interest rates rise or farm rental rates fall, the value of land is sure to be affected in a negative way and that will cause a decrease in land values. The table below indicates average land prices from 2010 to 2015.

County	2010	2011	2012	2013	2014	2015
Chippewa	\$3,605	\$3,892	\$6,024	\$7,288	\$7,011	\$7,286
Cottonwood	\$3,699	\$5,424	\$7,807	\$9,300	\$8,790	\$6,460
Jackson	\$4,100	\$6,453	\$5,981	\$7,665	\$7,984	\$7,311
Lac qui Parle	\$3,326	\$4,052	\$4,174	\$5,797	\$4,251	\$4,765
Lincoln	\$2,830	\$3,464	\$4,253	\$7,501	\$6,661	\$6,432
Lyon	\$3,373	\$5,057	\$6,284	\$8,687	\$7,918	\$6,078
Martin	\$4,634	\$4,509	\$8,359	\$9,401	\$9,341	\$7,513
Murray	\$3,919	\$3,859	\$5,678	\$8,452	\$6,722	\$6,207
Nobles	\$5,037	\$4,850	\$6,109	\$8,602	\$7,347	\$8,200
Pipestone	\$3,511	\$4,433	\$5,615	\$9,400	\$7,433	\$6,315
Redwood	\$4,259	\$5,445	\$7,479	\$8,263	\$9,023	\$7,283
Rock	\$4,783	No Sales	\$7,839	\$11,074	\$9,353	\$11,148
Watsonwan	\$4,107	\$4,983	\$6,349	\$8,964	\$7,549	\$6,681
Yellow Med.	\$3,595	\$4,515	\$5,481	\$8,125	\$7,154	\$5,387
Average	\$3,913	\$4,687	\$6,245	\$8,466	\$7,556	\$6,929

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