# NEBRASKA FARM REAL ESTATE

## MARKET HIGHLIGHTS

2024-2025

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*Institute of Agriculture and Natural Resources*

# Nebraska Farm Real Estate Market Highlights
# 2024-2025

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Sincere appreciation goes to the panel members for participating in the UNL 2024-2025 Nebraska Farm Real Estate Market Survey. Without their valuable input, much of the information within this report would not exist.

Special appreciation also goes to Dr. Bruce Johnson, who conducted the UNL Nebraska Farm Real Estate Developments Survey from 1978 until his retirement in 2013. His advice and insight have been critical to the success of the survey and report.

Recognition is also extended to Jeanine Anderson and Ryan Evans for their significant contributions throughout the survey, report analysis, and publication process.

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**Disclaimer**

The Nebraska Farm Real Estate Market Highlights 2024-2025 publication was created for educational purposes to provide insight into recent trends in agricultural land values and rental rates across Nebraska. Agricultural land values and rental rates in the report represent averages for different regions of the state. Actual agricultural land values or rental rates for an individual parcel in Nebraska will vary from reported figures depending on the area's quality attributes and local market forces.

Agricultural land values and rental rates for this publication were obtained by surveying expert panel members engaged in agricultural land and rental markets throughout Nebraska. The panel members' validity relies on their expertise and accuracy, and the authors do not make any guarantees as to their qualifications or the reliability of their responses. While survey responses were examined to eliminate obviously erroneous data, no further effort was made to verify or corroborate the data independently.

Physical attributes such as location, soil type, topography, or depth of water may affect the value of a given real property, causing the value to deviate substantially from what may be considered normal for the area. Also, local market forces, such as the competitive nature of an area, and local government policies, such as restrictions on the use of water, all have the ability to greatly impact agricultural land values or rental rates.

In addition, variations exist within reporting Districts that may cause real estate values and rental rates to differ substantially within the region. For example, the North reporting district spans almost 200 miles from east to west. Precipitation in Nebraska decreases, on average, one inch for every 25 miles a person travels westward, resulting in a possible decline of eight inches from the eastern side of this district to the west. An eight-inch difference in precipitation for a semi-arid region will substantially change the value and rental rates for crop and range ground.

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## Introduction

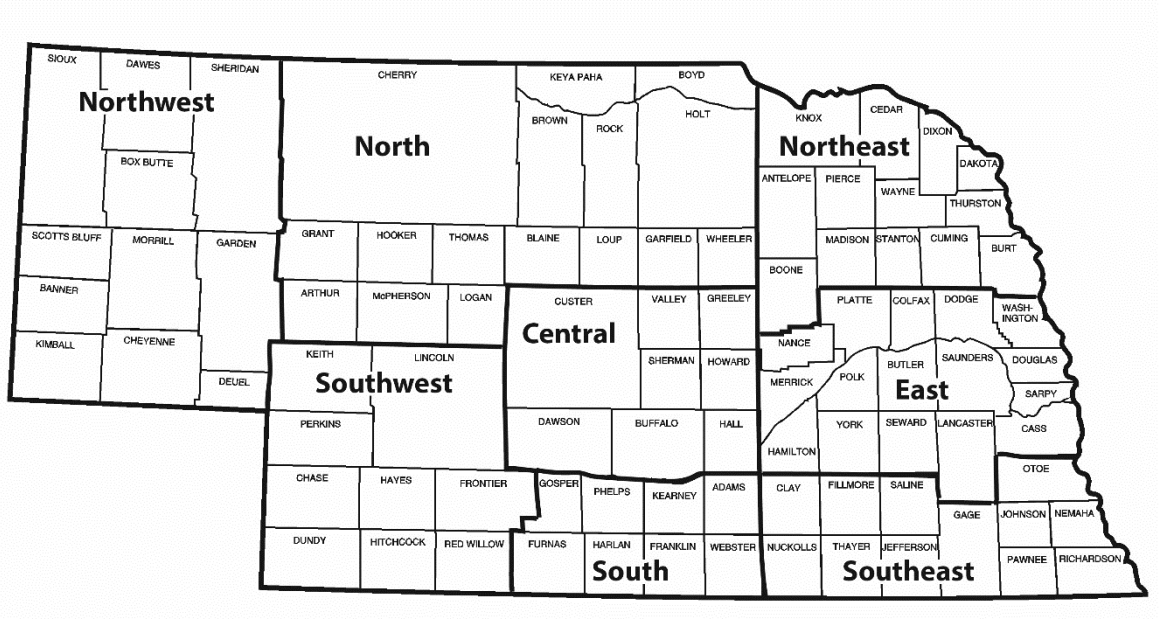
The Nebraska Farm Real Estate Market Highlights 2024-2025 report represents the 47th edition of the annual series. These reports provide essential insight into agricultural land market dynamics for stakeholders across Nebraska. In today's market, where market transactions exceeding $1 million are the norm, objective market information and analysis are more critical than ever. The report focuses on providing unbiased information for agricultural land values and rental rates so industry participants can make educated and informed decisions.

This year, the February 2025 survey of nearly 166 expert panel members from across the state provided current information and insight regarding their areas' agricultural land market conditions. The panel members have been selected based on being actively engaged in agricultural land markets as certified agricultural appraisers, professional farm managers, agricultural lenders primarily focused on agricultural land transactions, and other professionals involved in the Nebraska agricultural land industry due to the inherent nature of their positions. The majority of panelists participating in the survey have reported annually for a considerable number of years, providing valuable historical consistency and context to the agricultural land values and rental rates.

Based on their knowledge of the market activity, reporters provide point-in-time estimates of current agricultural land values and cash rental rates for a variety of land types and classes. Comparing these current measures against previous years' results provides important trend analysis. The appendix in this report includes the historical UNL data series for Nebraska agricultural land values dating back to 1978, the agricultural cash rental rate series dating back to 1981, and the USDA historical all-land value series.

In addition to the point-in-time estimates, panel members provide details regarding actual sales transactions occurring over the previous 12 months. This year, the panel provided information on 667 sales that were considered representative of the recent agricultural land market. This gives insight into the characteristics of recent sales and benchmark indicators for studying trends. Changes in the nature of market participants engaged in land transactions from year to year may also be ascertained from evaluating this information.

**Figure 1. Nebraska Agricultural Statistics Districts**



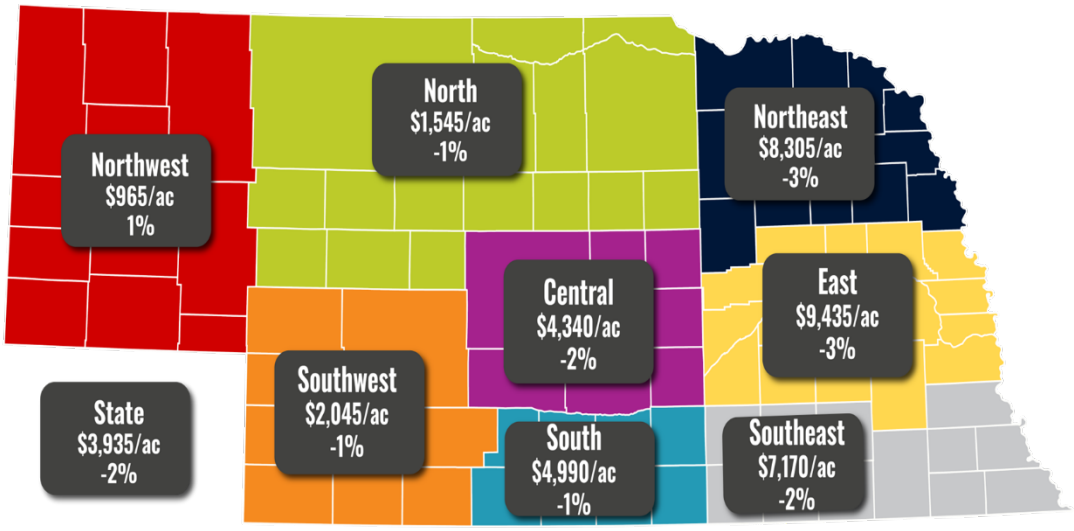

Nebraska has diverse land resource characteristics and agricultural patterns. Most of the market information is provided to sub-state regions, the Nebraska Agricultural Statistics Districts (Figure 1). Land within these regions shares similar geographical attributes and production expectations. The districts offer greater geographically appropriate detail that is not available from other data sources, such as quarterly value estimates from the Kansas City Federal Reserve, the USDA-Economic Research Service Annual Farm Value, and Cash Rent series for the state as a whole.

Variability exists within these eight sub-state regions. Therefore, sub-state regions of values and cash rents appropriately may not necessarily reflect the conditions of any local market in that geographic area. Differences in local values and rents can range from small to extreme. The information and analysis to follow in the report is a more realistic measure of general patterns and trends. Should one need information for one specific parcel, the services of a certified agricultural appraiser or a professional farm management firm should be solicited.

## 2025 Nebraska Agricultural Land Values

Reversing a half decade in gains, the all-land average value in Nebraska declined for the year ending February 1, 2025, averaging approximately 2% lower than the prior year. Figure 2 summarizes these figures and trends along with the percent changes over the preceding year's all-land average for the eight districts in the state.

**Figure 2. Average Value of Nebraska Farmland, February 1, 2025, and Percent Change from Year Earlier**




Source: UNL Nebraska Farm Real Estate Market Surveys, 2024 and 2025.

- The statewide all-land average value for the year ending February 1, 2025, averaged $3,935 per acre, or about a 2% ($80 per acre) decrease from the prior year's value of $4,015 per acre (Figure 2).
- Rates of decline were the highest in the Northeast and Southeast Districts, as these areas averaged 3% lower for the all-land average. These Districts trended slightly similar to the state's rate of decrease of 2%. The South and Southeast District also averaged 2% lower.
- The other four regions of Nebraska, including the Northwest, North, Southwest, and South Districts, reported smaller changes ranging between 1% and -1%. The Northwest District reported an increase of 1%. Overall, changes across the state range from a 1% increase to a 3% decline in 2025.
- Panel members in 2025 reported that current crop prices, interest rate levels, and farm input costs as major economic forces guiding the market value of land lower across the state. Current livestock prices and purchases for farm expansion were reported as additional positive economic forces.
- The outlook for future gains in farm real estate values moderated as seven of the economic forces were noted as somewhat negatively impacting farm real estate values. Future property tax policies, property tax levels, expectations for U.S. farm exports, and the financial health of current owners were reported as major economic forces weighing down on the agricultural land market.
- Based on 2025 market values, Nebraska's estimated total value of agricultural land and buildings dropped to approximately $164.7 billion. Appendix Table 1 gives a historical perspective on the state's estimated land and related building market value. Between 2024 and 2025, the market value of agricultural land and buildings decreased by about $14.8 billion.

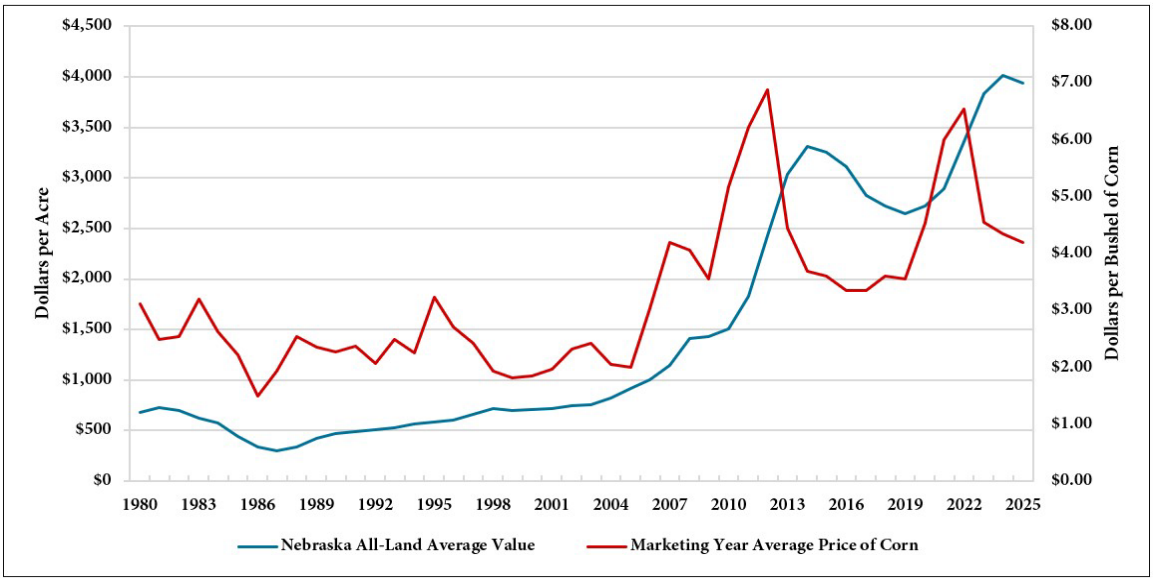
**Table 1. Average Reported Value of Nebraska Farmland for Different Land Types by Agricultural Statistics District, February 1, 2025[a]**

| Type of Land and Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State[c] |
| | Dollars Per Acre | | | | | | | | |
| **Dryland Cropland (No Irrigation Potential)** | | | | | | | | | |
| **$/acre** | 915 | 2,010 | 7,740 | 4,155 | 8,190 | 1,780 | 4,335 | 6,705 | 4,460 |
| **% change** | -1 | -2 | -5 | 2 | -4 | -2 | 1 | 3 | -2 |
| **Dryland Cropland (Irrigation Potential)** | | | | | | | | | |
| **$/acre** | 990 | 2,355 | 9,425 | 4,370 | 9,785 | 2,045 | 4,820 | 7,960 | 6,210 |
| **% change** | 1 | -5 | -3 | -1 | -2 | -4 | 2 | -5 | -3 |
| **Grazing Land (Tillable)** | | | | | | | | | |
| **$/acre** | 770 | 1,620 | 4,385 | 3,015 | 4,935 | 1,250 | 2,910 | 3,785 | 1,815 |
| **% change** | 2 | -3 | 2 | 5 | 3 | 2 | 3 | 1 | 1 |
| **Grazing Land (Nontillable)** | | | | | | | | | |
| **$/acre** | 630 | 995 | 2,980 | 2,245 | 3,410 | 1,070 | 1,855 | 3,140 | 1,230 |
| **% change** | 4 | 2 | 6 | 8 | 9 | 5 | 7 | 3 | 5 |
| **Hayland** | | | | | | | | | |
| **$/acre** | 960 | 1,835 | 4,055 | 2,960 | 4,480 | 1,995 | 2,570 | 3,865 | 2,410 |
| **% change** | 2 | 3 | 2 | 5 | 1 | 3 | 8 | 1 | 3 |
| **Gravity Irrigated Cropland** | | | | | | | | | |
| **$/acre** | 2,695 | 4,385 | 9,810 | 6,740 | 11,265 | 3,980 | 7,630 | 8,755 | 7,745 |
| **% change** | -3 | -5 | -1 | -9 | -4 | -7 | -5 | -2 | -5 |
| **Center Pivot Irrigated Cropland[b]** | | | | | | | | | |
| **$/acre** | 3,215 | 5,030 | 11,970 | 8,955 | 12,890 | 5,245 | 8,325 | 11,280 | 8,730 |
| **% change** | -5 | -2 | -3 | -7 | -6 | -2 | -4 | -3 | -4 |
| **All-Land Average[c]** | | | | | | | | | |
| **$/acre** | 965 | 1,545 | 8,305 | 4,340 | 9,435 | 2,045 | 4,990 | 7,170 | 3,935 |
| **% change** | 1 | -1 | -3 | -2 | -3 | -1 | -1 | -2 | -2 |

Source: [a] UNL Nebraska Farm Real Estate Market Surveys, 2024 and 2025.
[b] Value of pivot not included in per acre value.
[c] Weighted averages.

- The February 1, 2025, Nebraska all-land average value of $3,935 per acre marks a 2% decrease from the prior year (Table 1). This marks the first decline in the market value of agricultural land in Nebraska since reaching the record non-inflation-adjusted statewide land value in 2024.
- Gravity and center pivot irrigated cropland reported statewide averages of $7,745 and $8,730 per acre, for annual decreases of 5% and 4%. The North, Central, Southwest, and South Districts reported annual declines between 5% and 9% for gravity irrigated cropland. The Northwest, Central, and East Districts reported declines ranging between 5% and 7% for center pivot irrigated cropland.
- Dryland cropland with no irrigation potential followed the irrigated land classes with a decrease of 2% to a statewide per-acre average of $4,460. The dryland cropland with irrigation potential averaged $6,210 per acre, for an annual decline of 3%. North, Southwest, and Southeast Districts reported the highest percentage drops across the eight regions.
- Grazing land tillable, nontillable, and hayland increased by 1% to 5%, with values of $1,815, $1,230, and $2,410 per acre. Grazing land nontillable reported the highest annual gain out of the eight land classes, with an increase of 5%. The most significant increase in the market value of grazing land non-tillable, was in the Northeast, Southwest, and South, at 6%, 5%, and 7%, respectively, for per-acre averages of $2,980, $1,070, and $1,855.

**Figure 3. Historical Nebraska All-Land Average Value per Acre and Marketing Year Average Price of Corn, Selected Years 1980-2025[ab]**




Source: [a] UNL Nebraska Farm Real Estate Market Surveys, 1979-2025.
[b] World Agricultural Supply and Demand Estimates (WASDE), Office of the Chief Economist, USDA, 1980-2025. Preliminary Marketing Year Average price estimates for corn in 2024 and 2025.

- In 2025, the nominal (non-inflation adjusted) market value for the all-land average declined for the first time in six years and fell to $3,935 per acre (Figure 3). The marketing year average price of corn dropped from $4.35 in the prior year to $4.20 per bushel.
- Competition for cropland moderated due to lower grain prices for major commodities grown across the state, coupled with renewed drought concerns. Higher cattle prices improved the financial position of many livestock operations and demand for the land classes serving this industry.
- Current interest rate levels have raised borrowing costs for loans used by agricultural operations. Higher interest rates influence the cost of short-term lending for annual operating loans and long-term purchases such as farm real estate. Along with farm input costs, producers may face increased financial pressure, which could impact their future investment decisions. The differences in crop and livestock profitability may continue to be reflected in the market value of the land classes serving each industry.
- Panel members also report that property tax levels and future property tax policies have a slight to somewhat negative impact on the major economic forces that affect land values. Policy discussions continue to debate further relief on real estate taxes paid by residential and agricultural landowners in the state. Expectations for U.S. farm exports and the financial health of current owners were noted as the other major economic forces somewhat negatively impacting the farm real estate market.

**Table 2. 2025 Values and Recent Trends by Area of the State[a]**

| Agricultural Statistics District | 2025 All-Land Average Value | 1-Year Change | 3-Year Change | 5-Year Change |
|---|---|---|---|---|
| | Dollars/Acre | Percent Change | | |
| Northwest | 965 | 1 | 17 | 41 |
| North | 1,545 | -1 | 20 | 42 |
| Northeast | 8,305 | -3 | 19 | 55 |
| Central | 4,340 | -2 | 14 | 36 |
| East | 9,435 | -3 | 16 | 45 |
| Southwest | 2,045 | -1 | 13 | 32 |
| South | 4,990 | -1 | 14 | 38 |
| Southeast | 7,170 | -2 | 18 | 47 |
| **Entire State** | **3,935** | **-2** | **17** | **44** |

Source: [a] Annual UNL Nebraska Farm Real Estate Market Surveys, 2020, 2022, 2024, and 2025.

- The one-year change in the market value of land across Nebraska reported changes ranging from an increase of 1% in the Northwest District to a decrease of 3% in the Northeast and East Districts (Table 2). Overall, Nebraska reported an average reduction of 2% over the previous year.
- The three- and five-year changes noted higher increases across the state. The Northeast and Southeast reported approximately 55% and 47% increases for the five-year change.

**Table 3. 2025 Values and Recent Trends by Land Class in Nebraska[a]**

| Land Class | 2025 Average Value | 1-Year Change | 3-Year Change | 5-Year Change |
|---|---|---|---|---|
| | Dollars/Acre | Percent Change | | |
| **Dryland Cropland** | | | | |
| **No Irrigation Potential** | 4,460 | -2 | 14 | 41 |
| **Irrigation Potential** | 6,210 | -3 | 19 | 50 |
| **Grassland** | | | | |
| **Tillable** | 1,815 | 1 | 23 | 46 |
| **Nontillable** | 1,230 | 5 | 29 | 48 |
| **Hayland** | | | | |
| **All Classes** | 2,410 | 3 | 27 | 47 |
| **Irrigated Cropland** | | | | |
| **Gravity** | 7,745 | -5 | 10 | 35 |
| **Center Pivot[b]** | 8,730 | -4 | 13 | 43 |
| **All-Land** | **3,935** | **-2** | **17** | **44** |

Source: [a] Annual UNL Nebraska Farm Real Estate Market Surveys, 2020, 2022, 2024, and 2025.
[b] Value of pivot not included in per acre value.

- By land class, grassland tillable and nontillable reported the highest one-year change, at 1% and 5% (Table 3). Dryland cropland with and without irrigation potential declined 2% and 3% over the prior year, whereas gravity and center pivot irrigated cropland fell 5% and 4%.
- Over the five-year change period, dryland cropland with irrigation potential and grassland nontillable increased by 50% and 48%. During this period, gravity and center pivot irrigated cropland experienced increases of between 35% and 43%.

## 2025 Land Values Ranges

In addition to the estimated average land value, panel members reported high- and low-grade quality levels for each land class, summarized in Table 4. These averages create estimated quality value ranges for the seven reported land classes in Nebraska.

**Table 4. Average Reported Value Per Acre of Nebraska Farmland for Different Types and Grades of Land in Nebraska by Agricultural Statistics District, February 1, 2025[a]**

| Type of Land and Grade | Agricultural Statistics District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast |
| | Dollars Per Acre | | | | | | | |
| **Dryland Cropland (No Irrigation Potential)** | | | | | | | | |
| **Average** | 915 | 2,010 | 7,740 | 4,155 | 8,190 | 1,780 | 4,335 | 6,705 |
| **High Grade** | 1,140 | 2,595 | 9,770 | 5,335 | 10,165 | 2,305 | 5,470 | 8,115 |
| **Low Grade** | 685 | 1,460 | 5,915 | 2,895 | 6,320 | 1,255 | 3,225 | 5,350 |
| **Dryland Cropland (Irrigation Potential)** | | | | | | | | |
| **Average** | 990 | 2,355 | 9,425 | 4,370 | 9,785 | 2,045 | 4,820 | 7,960 |
| **High Grade** | 1,265 | 2,930 | 11,195 | 5,580 | 11,610 | 2,575 | 5,955 | 9,740 |
| **Low Grade** | 705 | 1,785 | 7,540 | 3,325 | 7,860 | 1,430 | 3,780 | 6,265 |
| **Grazing Land (Tillable)** | | | | | | | | |
| **Average** | 770 | 1,620 | 4,385 | 3,015 | 4,935 | 1,250 | 2,910 | 3,785 |
| **High Grade** | 925 | 1,890 | 5,465 | 3,740 | 6,115 | 1,495 | 3,430 | 4,590 |
| **Low Grade** | 610 | 1,345 | 3,220 | 2,155 | 3,875 | 960 | 2,285 | 3,015 |
| **Grazing Land (Nontillable)** | | | | | | | | |
| **Average** | 630 | 995 | 2,980 | 2,245 | 3,410 | 1,070 | 1,855 | 3,140 |
| **High Grade** | 780 | 1,235 | 3,725 | 2,860 | 4,155 | 1,290 | 2,320 | 3,575 |
| **Low Grade** | 465 | 710 | 2,270 | 1,695 | 2,530 | 815 | 1,435 | 2,590 |
| **Hayland** | | | | | | | | |
| **Average** | 960 | 1,835 | 4,055 | 2,960 | 4,480 | 1,995 | 2,570 | 3,865 |
| **High Grade** | 1,115 | 2,180 | 5,275 | 3,540 | 5,225 | 2,365 | 3,185 | 4,830 |
| **Low Grade** | 785 | 1,505 | 2,860 | 2,415 | 3,670 | 1,530 | 1,945 | 2,755 |
| **Gravity Irrigated Cropland** | | | | | | | | |
| **Average** | 2,695 | 4,385 | 9,810 | 6,740 | 11,265 | 3,980 | 7,630 | 8,755 |
| **High Grade** | 3,475 | 5,625 | 11,990 | 8,615 | 13,585 | 4,740 | 9,265 | 10,120 |
| **Low Grade** | 1,830 | 3,165 | 8,045 | 5,105 | 8,920 | 3,255 | 5,790 | 7,370 |
| **Center Pivot Irrigated Cropland [b]** | | | | | | | | |
| **Average** | 3,215 | 5,030 | 11,970 | 8,955 | 12,890 | 5,245 | 8,325 | 11,280 |
| **High Grade** | 3,870 | 6,155 | 14,235 | 10,790 | 15,315 | 6,465 | 10,110 | 13,595 |
| **Low Grade** | 2,645 | 4,105 | 9,680 | 7,425 | 10,570 | 4,230 | 6,855 | 8,960 |

Source: [a] UNL Nebraska Farm Real Estate Market Survey, 2025.

[b] Value of pivot not included in per acre value.

- According to panel members, geographical features, rainfall, and market competitiveness contributed to the differences in high- and low-grade land classes across the Nebraska districts. (Table 4). The spread between the land grades were noted due to varying local demand in some state regions.
- Larger rates of decline were reported in historically arid regions of the state for low grade irrigated and dryland cropland. Properties with marginal production attributes receive less demand during periods of tightened financial pressure in the cropland industry.
- Market participants in the livestock industry capitalized on higher returns from cattle when purchasing high and low-grade grazing or hayland to support their operations. The effects of higher long-term interest rates might lead to additional moderation of land values across the state over time. Additional financial pressure may be placed on operations with rising farm input expenses.

## 2025 Net Rates of Return to Agricultural Land

The net rates of return to agricultural land give an estimate on the net income earning potential relative to the value of the asset. Table 5 reports the estimated net rates of return for dryland cropland, irrigated cropland, and grazing land in Nebraska.

**Table 5. Estimated Annual Net Rates of Return by Type of Land and Agricultural Statistics District, Selected Years 2021-2025[ab]**

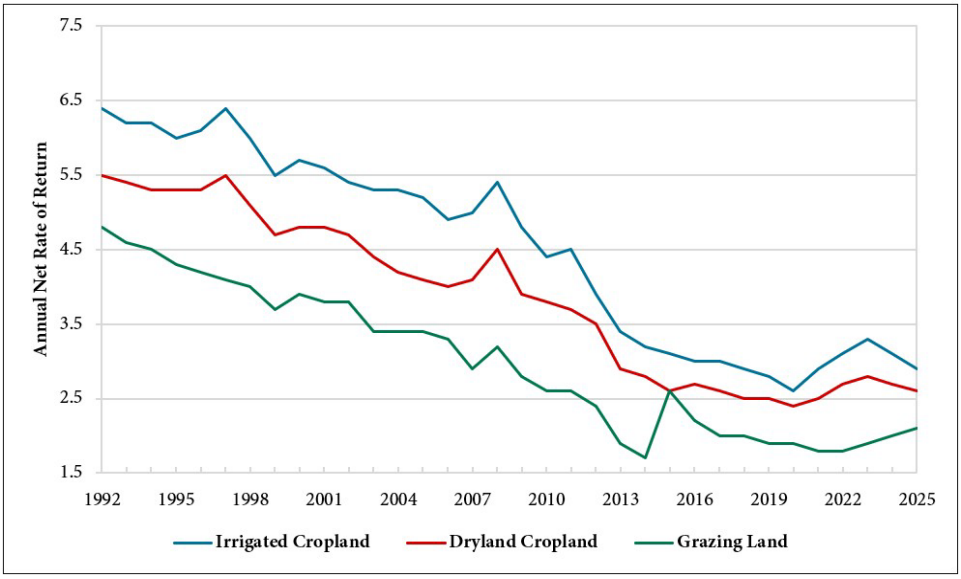
| Type of Land and Year | Agricultural Statistics District | | | | | | | | State Average |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | |
| | Percent | | | | | | | | |
| **Dryland Cropland** | | | | | | | | | |
| **2021** | 3.1 | 2.5 | 2.8 | 2.5 | 2.4 | 2.0 | 2.3 | 2.6 | 2.5 |
| **2022** | 3.3 | 2.6 | 2.9 | 2.7 | 2.6 | 2.3 | 2.5 | 2.9 | 2.7 |
| **2023** | 3.5 | 2.7 | 3.1 | 2.8 | 2.7 | 2.3 | 2.7 | 3.0 | 2.8 |
| **2024** | 3.3 | 2.5 | 3.0 | 2.7 | 2.6 | 2.1 | 2.5 | 2.9 | 2.7 |
| **2025** | 3.2 | 2.3 | 2.9 | 2.7 | 2.5 | 2.0 | 2.3 | 2.8 | 2.6 |
| **Irrigated Cropland** | | | | | | | | | |
| **2021** | 3.7 | 2.7 | 3.2 | 2.6 | 2.5 | 2.8 | 2.5 | 2.7 | 2.9 |
| **2022** | 3.8 | 2.9 | 3.3 | 2.8 | 2.7 | 3.2 | 2.8 | 3.0 | 3.1 |
| **2023** | 3.9 | 3.2 | 3.5 | 3.0 | 2.8 | 3.3 | 2.9 | 3.2 | 3.3 |
| **2024** | 3.8 | 3.0 | 3.3 | 2.9 | 2.7 | 3.2 | 2.9 | 3.1 | 3.1 |
| **2025** | 3.6 | 2.8 | 3.2 | 2.8 | 2.6 | 2.9 | 2.7 | 3.0 | 2.9 |
| **Grazing Land** | | | | | | | | | |
| **2021** | 1.8 | 2.2 | 1.9 | 1.4 | 2.0 | 1.9 | 1.7 | 1.5 | 1.8 |
| **2022** | 1.7 | 2.3 | 1.8 | 1.6 | 2.0 | 1.8 | 1.5 | 1.6 | 1.8 |
| **2023** | 1.8 | 2.5 | 1.9 | 1.7 | 2.2 | 2.0 | 1.6 | 1.7 | 1.9 |
| **2024** | 1.9 | 2.5 | 2.0 | 1.8 | 2.3 | 1.9 | 1.6 | 1.8 | 2.0 |
| **2025** | 2.0 | 2.4 | 2.1 | 1.9 | 2.3 | 2.2 | 1.7 | 1.9 | 2.1 |

Source: [a] UNL Nebraska Farm Real Estate Market Surveys, 2021-2025.

[b] Panel members reported estimates of annual net returns as percentage rates of current land values. Real estate appraisers refer to this percentage as the market-derived capitalization rate.

- The net rate of return declined by 0.1% for dryland to 2.6% and irrigated cropland by 0.2% to 2.9%. In addition, the grazing land net rate of return increased by 0.1%, to 2.1% (Table 5).
- The net rates of return to land represent the earning potential of the asset from agricultural production (or leasing the property out) and deducting landownership expenses. Panel members indicated that declining crop prices decrease the net rates of return for both dryland and irrigated cropland. Higher livestock prices lead to improved net rates of return.
- Capitalization rates varied from 1.7% to 3.6% across agricultural land in Nebraska. Dryland cropland averaged 2.0% to 3.2%. Irrigated cropland reported the highest returns, ranging from 2.6% to 3.6%. Grazing land represented the lowest returns, ranging from 1.7% to 2.4%.

**Figure 4. Historical Estimated Annual Net Rates of Return by Land Type in Nebraska, Selected Years 1992-2025[a]**



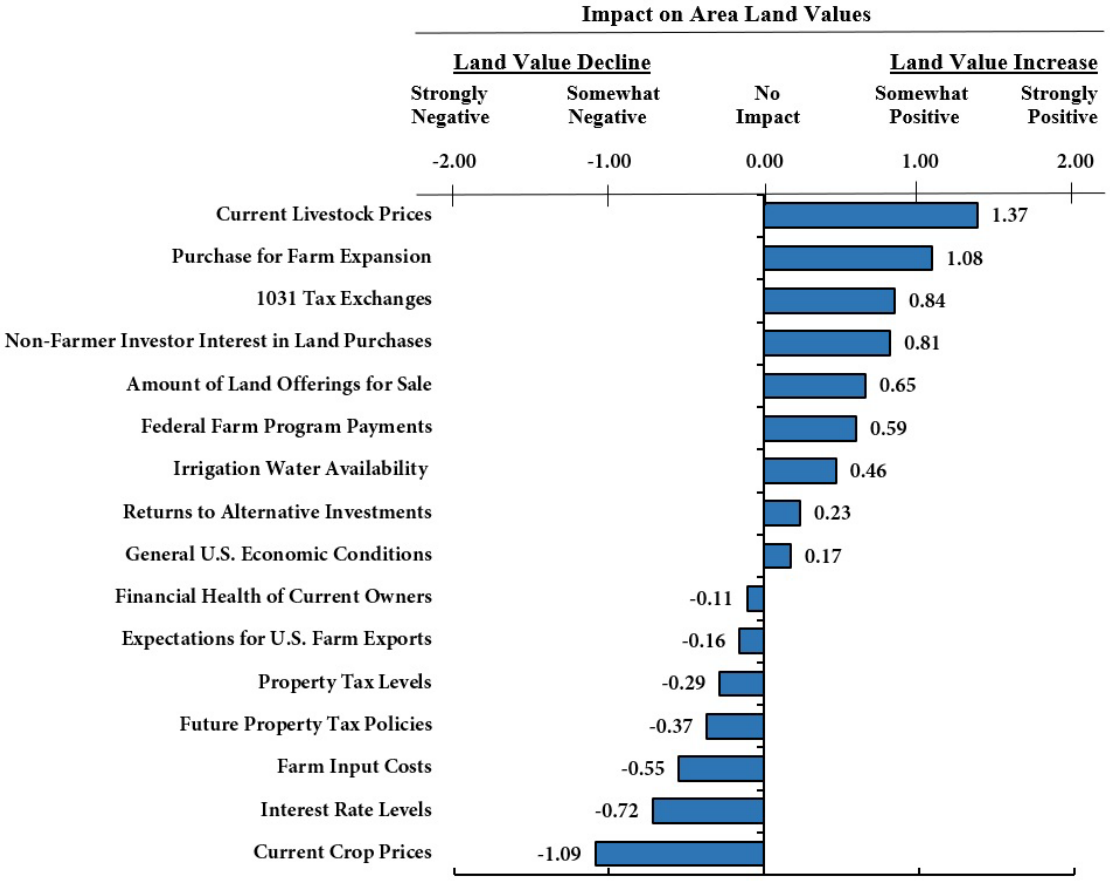

Source: [a] UNL Nebraska Farm Real Estate Market Surveys, 1992-2025.

- The net rate of return declined by 0.1% for dryland cropland to 2.6%. In addition, the irrigated cropland net rate return decreased by 0.2%, to 2.9%, and grazing land rose by 0.1%, to 2.1% (Figure 4).
- Over the past year, the Federal Reserve has kept both short- and long-term interest rates elevated to combat inflationary pressures. Returns on some alternative investments have risen as interest rates have climbed. Uncertainty lingers regarding the Federal Reserve's future policy on interest rates and the impact on investment opportunities. Moderating economic forces may prompt the Federal Reserve to adjust policies guiding interest rates and the selection of investment opportunities.
- Panel members note that inflationary pressures in the United States have renewed interest in buying tangible assets to protect against the loss of purchasing power. Higher financing expenses and growing returns from alternative investments could put downward pressure on future land values and net returns. Changing interest rates, overall economic forces, and returns from alternative investments may influence the investment choices of operators and investors.

## Factors Influencing Current Agricultural Land Markets

Many economic factors contribute to the changes in agricultural land values during 2025. Figure 5 ranks and summarizes these factors based on panel members' observations of their influences on land markets.

**Figure 5. Reporters' Rating of Factors Influencing Agricultural Land Values in Their Areas of Nebraska, February 2025**




Source: UNL Nebraska Farm Real Estate Market Survey, 2025.

- Expectations from panel members indicate a moderation in agricultural land values as seven of the economic forces ranked slightly to somewhat negative for 2025 (Figure 5). Current crop prices, interest rate levels, and farm input costs were ranked as the most negative economic forces. Future property tax policies and current property tax levels were also negatively ranked.
- Current livestock prices, purchases for farm expansions, and 1031 tax exchanges appear as the most positive factors leading to a possible increase in the market value of the land. Non-farm investor interest in land purchases, the amount of land offerings for sale, and federal farm program payments appear as slightly to somewhat positive forces guiding higher farm real estate values.
- Panel members noted the Nebraska Property Tax Incentive Act provides relief to rising property taxes across the state. However, rising property assessments still place pressure on residential and agricultural property owners. Current policy debates and reforms seek to provide additional real estate tax relief.

## Characteristics of 2024 Land Market Transactions

Each year, panel members provide specific details on actual land transactions considered to be representative of their local markets. Panel members reported details on 667 farm real estate transactions for 2024 in Nebraska, and these transactions are reported in Tables 6, 7, 8, and 9.

**Table 6. Land Characteristics of 2024 Agricultural Real Estate Transactions, by Agricultural Statistics District in Nebraska**

| Agricultural Statistics District | Average Size of Tract | Average Percent Distribution | | | Average Price | |
|---|---|---|---|---|---|---|
| | | Dryland Cropland | Irrigated Cropland | Pasture | Per Acre | Per Tract |
| | --- Acres --- | ---------- Percent ---------- | | | ------ Dollars ------ | |
| **Northwest** | 858 | 15 | 12 | 73 | 1,097 | 940,483 |
| **North** | 1,233 | 12 | 7 | 81 | 1,369 | 1,688,621 |
| **Northeast** | 145 | 61 | 32 | 7 | 9,326 | 1,354,108 |
| **Central** | 228 | 9 | 56 | 35 | 4,791 | 1,093,647 |
| **East** | 114 | 47 | 40 | 13 | 9,457 | 1,075,969 |
| **Southwest** | 297 | 29 | 23 | 48 | 2,284 | 677,941 |
| **South** | 152 | 24 | 39 | 37 | 5,139 | 780,726 |
| **Southeast** | 129 | 56 | 25 | 19 | 8,132 | 1,046,990 |
| **State** | **224** | **33** | **23** | **44** | **4,995** | **1,116,739** |

Source: Based on 667 transactions which occurred across Nebraska during 2024 and reported in the UNL Nebraska Farm Real Estate Market Survey, 2025.

- In 2024, the average land parcel size sold in Nebraska was 224 acres (Table 6). Based on these sales, the average sale price was $1,116,739 per tract, or $4,995 per acre. On a per-acre basis, the highest prices were in the Northeast and East Districts, at $9,326 and $9,457 per acre. The lowest prices per acre were reported in the Northwest and North Districts, at $1,097 and $1,369 per acre.
- The Northwest, North, and Southwest Districts reported the largest average tract size of land sold in 2023, at 858, 1,233, and 297 acres. Pastures comprised 48% to 81% of the transactions reported in these regions. The remaining five districts average from 114 to 228 acres. Dryland and irrigated cropland made up the majority of these sales in these regions.
- The most significant increase in the percentage of land sold by type from 2023 to 2024 was pasture in the South District. For 2024, 37% of the land sold in the South District was pasture, compared to 26% in the prior reporting year.
- The most significant decline in the percentage of land sold by type from 2023 to 2024 was dry cropland in the South District. For 2024, 24% of the land sold in the South District was dry cropland, or 11% lower than in 2023.

**Table 7. Types of Financing Associated with 2024 Agricultural Real Estate Sales, by Agricultural Statistics District in Nebraska**

| Agricultural Statistics District | Financing of Purchase | | | |
|---|---|---|---|---|
| | Cash Purchase | Mortgage | Contract For Deed | Other |
| | Percent | | | |
| **Northwest** | 39 | 61 | 0 | 0 |
| **North** | 67 | 25 | 6 | 2 |
| **Northeast** | 42 | 54 | 3 | 1 |
| **Central** | 56 | 39 | 0 | 5 |
| **East** | 45 | 52 | 0 | 3 |
| **Southwest** | 18 | 77 | 5 | 0 |
| **South** | 63 | 35 | 0 | 2 |
| **Southeast** | 54 | 43 | 2 | 1 |
| **State** | **48** | **49** | **1** | **2** |

Source: Based on 667 transactions which occurred across Nebraska during 2024 and reported in the UNL Nebraska Farm Real Estate Market Survey, 2025.

- Cash purchases and mortgages remained relatively steady in making purchases in 2024 compared to 2023 (Table 7). Cash and mortgage accounted for 48% and 49% of land transaction financing. Contract for deed and other sources of financing remained steady compared to the prior year.
- Mortgage financing may become more prevalent with increased financial pressure resulting from current crop prices and rising farm input expenses.

**Table 8. Percent Distribution of Agricultural Real Estate Transactions in 2024 by Buyer Type, by Agricultural Statistics District in Nebraska**

| Agricultural Statistics District | Type of Buyer | | | |
|---|---|---|---|---|
| | Active Farmer/Rancher | Local Non-Farmer | Non-Local Nebraska Resident | Out-of-State Buyer |
| | Percent | | | |
| **Northwest** | 73 | 18 | 2 | 7 |
| **North** | 59 | 26 | 3 | 12 |
| **Northeast** | 65 | 22 | 9 | 4 |
| **Central** | 81 | 13 | 5 | 1 |
| **East** | 68 | 17 | 11 | 4 |
| **Southwest** | 84 | 9 | 6 | 1 |
| **South** | 77 | 5 | 18 | 0 |
| **Southeast** | 79 | 11 | 7 | 3 |
| **State** | **72** | **15** | **9** | **4** |

Source: Based on 667 transactions which occurred across Nebraska during 2024 and reported in the UNL Nebraska Farm Real Estate Market Survey, 2025.

- Active farmers or ranchers, along with local non-farmers, accounted for 87% of reported land made in 2024 (Table 8). Active farmers and ranchers lead purchases across the state at 72%. Local non-farmers made up an additional 15% of the purchases.
- Transactions made by out-of-state buyers accounted for 4% of purchases reported by panel members. The Northwest and North Districts reported the highest proportions of land purchases made by out-of-state buyers at 7% and 12%.

**Table 9. Percent Distribution of Agricultural Real Estate Transactions in 2024 by Seller Type, by Agricultural Statistics District in Nebraska**

| Agricultural Statistics District | Type of Seller | | | | | |
|---|---|---|---|---|---|---|
| | Active Farmer | Quitting Farmer | Estate | Local Non-Farmer | Non-Local NE Resident | Out-of-State Resident |
| | Percent | | | | | |
| **Northwest** | 33 | 17 | 24 | 5 | 12 | 9 |
| **North** | 48 | 9 | 21 | 6 | 3 | 13 |
| **Northeast** | 11 | 7 | 56 | 19 | 1 | 6 |
| **Central** | 25 | 13 | 49 | 10 | 2 | 1 |
| **East** | 23 | 2 | 35 | 27 | 9 | 4 |
| **Southwest** | 16 | 29 | 32 | 8 | 4 | 11 |
| **South** | 19 | 5 | 47 | 16 | 11 | 2 |
| **Southeast** | 27 | 3 | 39 | 12 | 15 | 4 |
| **State** | **22** | **6** | **42** | **17** | **8** | **5** |

Source: Based on 667 transactions which occurred across Nebraska during 2024 and reported in the UNL Nebraska Farm Real Estate Market Survey, 2025.

- Approximately 87% of land sale transactions occurred from active or quitting farmers, estate, and local non-farmers during 2024 (Table 9). Non-local Nebraska residents and out-of-state residents made up the remaining 13% of sales.
- The trends in seller types for 2024 continue to align with those reported previously year. Most of the sale transactions are conducted by local sellers. Non-local Nebraska residents and out-of-state residents make up a small portion of the overall transactions.
- Estates comprise the largest portion of land sellers, accounting for approximately 42% in 2024. In the Northeast and Central Districts, 56% and 49% of the transactions came from estate sales. The aging rural population will likely continue to hold estates as a significant part of agricultural real estate transactions.

## 2025 Cash Rental Rates

Cropland rental rates trended lower, while grazing land rental rates were slightly higher across Nebraska in 2025. Table 10 summarizes the average cash rental rates for 2025, the percent change from the prior year, and the high- and low-third quality grade averages for the state.

**Table 10. Reported Cash Rental Rates for Various Types of Nebraska Farmland and Pasture: 2025 Averages, Percent Change from 2024 and Quality Ranges by Agricultural Statistics District[a]**

| Type of Land | Agricultural Statistics District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast |
| | Dollars Per Acre | | | | | | | |
| **Dryland Cropland** | | | | | | | | |
| **Average** | 35 | 76 | 250 | 125 | 235 | 58 | 115 | 190 |
| **% Change** | -2 | -4 | -7 | -4 | -2 | -3 | -4 | -3 |
| **High Third Quality** | 47 | 110 | 310 | 160 | 275 | 73 | 140 | 235 |
| **Low Third Quality** | 25 | 52 | 205 | 93 | 190 | 45 | 87 | 155 |
| **Gravity Irrigated Cropland** | | | | | | | | |
| **Average** | 130 | 190 | 325 | 250 | 310 | 185 | 260 | 280 |
| **% Change** | -3 | -5 | -2 | -6 | -3 | -2 | -4 | -2 |
| **High Third Quality** | 170 | 225 | 380 | 305 | 345 | 220 | 295 | 320 |
| **Low Third Quality** | 89 | 160 | 270 | 195 | 265 | 140 | 225 | 245 |
| **Center Pivot Irrigated Cropland[b]** | | | | | | | | |
| **Average** | 175 | 240 | 365 | 285 | 345 | 215 | 305 | 335 |
| **% Change** | -5 | -2 | -1 | -2 | -3 | -2 | -5 | -1 |
| **High Third Quality** | 230 | 270 | 415 | 350 | 395 | 255 | 355 | 385 |
| **Low Third Quality** | 125 | 185 | 305 | 230 | 285 | 180 | 260 | 275 |
| **Pasture** | | | | | | | | |
| **Average** | 16 | 38 | 77 | 48 | 66 | 29 | 45 | 63 |
| **% Change** | 2 | 4 | 3 | -1 | 2 | 5 | 1 | 4 |
| **High Third Quality** | 23 | 54 | 95 | 65 | 81 | 37 | 54 | 75 |
| **Low Third Quality** | 12 | 19 | 57 | 32 | 49 | 20 | 33 | 47 |

Source: [a] Panel members reported estimated cash rental rates (both averages and ranges) from the UNL Nebraska Farm Real Estate Market Survey, 2025.

[b] Cash rents on center pivot land assumes landowners own total irrigation system.

- Cash rental rates for dryland and irrigated cropland in Nebraska trended lower in 2025 (Table 10). Dryland cropland cash rent reported decreases ranging from 2% in the East to 7% in the Northeast. Irrigated cash rental rates reported similar declines. Declines in center pivot irrigated cropland vary from 2% in the Southwest to 5% in the Northwest and South Districts.
- The productivity of rented cropland, including the type of soil, expected rainfall, and local market competitiveness, all contributed to regional cash rental rates, according to panel members. Accounting for these regional differences provides the average and range (low-third to high-third quality) in cash rental rates for cropland.
- Utilizing flex lease agreements may improve risk mitigation when dealing with cash rents in 2025. Uncertainty in weather and commodity prices increases operational risk.
- Pasture rental rates trended from about 1% lower in the Central to 5% higher in the Southwest. According to panel members, productivity factors influencing grazing land rental rates include parcel quality, stocking rates, expectations for rainfall, and other hindering geographical features.

**Table 11. Reported Cash Rental Rates for Pasture on a Monthly Rate Basis for 2025: Averages and Ranges by Agricultural Statistics District[a]**

| Type | Agricultural Statistics District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast |
| | Dollars Per Month | | | | | | | |
| **Cow-Calf Pair Monthly Rates[b]** | | | | | | | | |
| **Average** | 54.65 | 77.90 | 73.25 | 69.30 | 67.05 | 62.65 | 59.80 | 65.45 |
| **High Third Quality…** | 62.85 | 88.60 | 85.10 | 82.95 | 78.55 | 69.20 | 71.35 | 76.70 |
| **Low Third Quality…..** | 45.20 | 65.35 | 61.55 | 58.40 | 56.70 | 54.85 | 50.10 | 52.95 |
| **Stocker (500-600 lb.) Monthly Rates** | | | | | | | | |
| **Average** | 31.35 | 43.20 | 48.70 | 40.55 | 46.85 | 41.15 | 39.40 | 44.30 |
| **High Third Quality…** | 37.50 | 51.45 | 57.90 | 48.05 | 54.35 | 50.70 | 46.95 | 53.55 |
| **Low Third Quality…..** | 24.85 | 35.05 | 39.35 | 31.60 | 37.45 | 33.30 | 29.75 | 33.10 |

Source: [a] Panel members reported estimated cash rental rates (both averages and ranges) from the UNL Nebraska Farm Real Estate Market Survey, 2025.

[b] A cow-calf pair is typically considered to be 1.25 to 1.30 animal units (animal unit being 1,000 lb. animal). However, this can vary depending on weight of cow and age of calf.

- Cow-calf and stocker monthly rental rates also trended steady to higher across the eight districts in 2024 (Table 11). Monthly grazing rental rates represent the typical fee for grazing land for one month during the summer. The monthly rental rate would be traditionally multiplied by five months to calculate the seasonal cow-calf pair grazing rate.
- Negotiating cash rental rates for grazing land focuses on the annual upkeep and general maintenance responsibilities. Control of noxious weeds or brush, repairs to fencing, and maintaining access to water must be addressed as part of the lease agreement. According to panel members, the willingness of either party to provide these services as part of the lease arrangement may impact the cash rental rate. Adjustments to the final cash rental rate may be made by either party to account for these responsibilities.
- Concerns about drought remain in the state's main grazing regions for the 2025 growing season. Provisions regarding drought in grazing land leases need to be reviewed by the appropriate agency or organization providing disaster assistance for pasture or range to ensure the property remains eligible in the event of adverse weather patterns.

## Special Feature: Hunting Lease Comparisons for Wild Game Across Nebraska in 2025

Each year, the special feature section covers topics related to new or emerging issues in the agricultural land industry in Nebraska. These topics reflect the interest expressed by panel members and readership of the *Nebraska Farm Real Estate Market Highlights Reports*. The special feature section in 2025 focuses on hunting rental arrangements in Nebraska, including the types of wild game commonly hunted and the value associated with leasing these rights.

Landowners seeking to make additional income off their property outside of the traditional agricultural use or rental arrangements (where the hunting rights have not been granted to the tenant) may choose to lease the right to exclusively hunt certain types of wild game to a third party (Ferrell, et al. 2023). Table 12 summarizes comparisons of hunting leases for wild game in Nebraska as part of the 2025 contractual agreements for each district. Panel members were asked to estimate the percentage of hunting leases for antelope or deer, pheasants or quail, turkey, waterfowl, and other game within their district across the state.

**Table 12. Hunting Lease Comparison for Wild Game in 2025, by Agricultural Statistics District in Nebraska[a]**

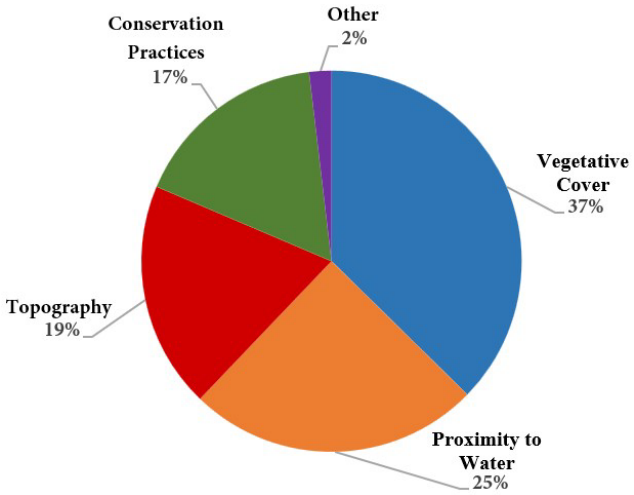
| Agricultural Statistics District | Average Percent Distribution | | | | |
|---|---|---|---|---|---|
| | Antelope or Deer | Pheasants or Quail | Turkey | Waterfowl | Other Game |
| | Percent | | | | |
| **Northwest** | 41 | 18 | 6 | 35 | 0 |
| **North** | 57 | 5 | 24 | 9 | 5 |
| **Northeast** | 53 | 21 | 6 | 17 | 3 |
| **Central** | 45 | 9 | 14 | 31 | 1 |
| **East** | 48 | 17 | 9 | 24 | 2 |
| **Southwest** | 34 | 29 | 12 | 18 | 7 |
| **South** | 42 | 24 | 21 | 13 | 0 |
| **Southeast** | 54 | 15 | 19 | 8 | 4 |
| **State** | **49** | **17** | **13** | **19** | **2** |

Source: [a] UNL Nebraska Farm Real Estate Market Survey, 2025.

- Approximately 49% of the wild game leases in Nebraska were for antelope or deer, making this category the most popular across all districts and the state (Table 12). Pheasants or quail, turkey, waterfowl, and other game constituted 17%, 13%, 19%, and 2%, respectively, of the remaining categories.
- The pheasants or quail category in the Northeast, Southwest, and South Districts, accounting for 21%, 29%, and 24% of the leases, respectively, showed a higher level of interest in these regions of Nebraska. Panel members also noted that the value of these leases may be significantly affected by the vegetation and terrain type associated with the property.
- Hunting rights for turkeys received the most interest in the North, South, and Southeast Districts, accounting for 24%, 21%, and 19% of the lease comparisons. The Northwest, Central, and East Districts denoted the most significant interest for waterfowl.
- The types of other games were not specified as part of the survey, and received the lowest responses among the five categories. In the Southwest, 7% of the hunting leases were for other game, which led to the highest response rate among the eight districts.

Different types of vegetation, conservation practices, or topography features may influence the value of a hunting lease for a specific property. The desirability of the hunting lease may be influenced by the specific combination of these features (Mengak, 2024). Figure 6 summarizes the major features contributing the most value to hunting leases across Nebraska.

**Figure 6. Real Estate Feature Contributing the Most Value to Hunting Leases**

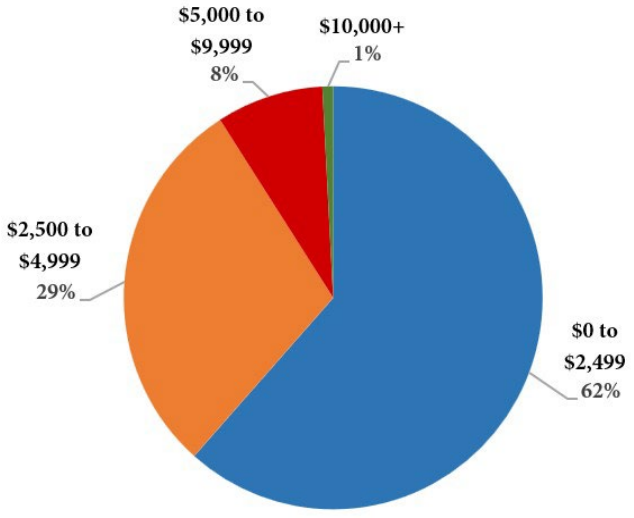



Source: UNL Nebraska Farm Real Estate Market Survey, 2025.

- In Figure 6, the most common features reported by panel members, in order, were vegetative cover, proximity to water, topography, conservation practices, and other factors at 37%, 25%, 19%, 17%, and 2%, respectively.

The hunting lease provisions, contract duration, and the type of wild game found on a property all affect the value of the hunting lease (Pierce & Milhollin, 2024). Figure 7 summarizes the average annual income for leasing hunting rights on a property in Nebraska.

**Figure 7. Average Annual Income for Leasing Hunting Rights in Nebraska**




Source: UNL Nebraska Farm Real Estate Market Survey, 2025.

- In Figure 7, panel members reported the average income-earning potential for leasing of hunting rights to agricultural leases across Nebraska in 2016. Ranked in order of income-earning potential, these categories include $0 to $2,499, $2,500 to $4,999, $5,000 to $9,999, and $10,000 or more, with rates of 62%, 29%, 8%, and 1%, respectively.
- The value of an agricultural property for hunting wild game, according to panel members, depends on the hunter's ability to gain rights to the whole parcel rather than renting on a per-acre basis. Estimating the income potential of an agricultural property per acre becomes challenging as hunters value contiguous land with distinctive geographical features that draw desired game.

**References**

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Mengak, M. T. (2024, October 24). *Tips for Creating a Hunting Lease Agreement*, retrieved June 10, 2025 from University of Georgia Extension: https://extension.uga.edu/publications/detail.html?number=C971&title=tips-for-creating-a-hunting-lease-agreement.

Pierce II, R. .& Milhollin, R. (2024, October). *Landowners' Guide to Lease Hunting in Missouri*, retrieved June 13, 2025 from University of Missouri Extension: https://extension.missouri.edu/publications/g9420.

## Statistical Appendix

**Appendix Table 1. Farm Real Estate Values in Nebraska, USDA Historical Series, 1860-2025[a]**

| Year | Number of Farms | Land in Farms | Value of Land & Buildings | | | Building Value |
|---|---|---|---|---|---|---|
| | | | Per Acre | Per Farm | Total Value | |
| | Thousands | Million Acres | Dollars | Thousand Dollars | Million Dollars | Million Dollars |
| **1860** | 2.8 | 1.0 | 6 | 1.4 | 6 | |
| **1870** | 12.3 | 2.1 | 12 | 2.0 | 24 | |
| **1880** | 63.4 | 9.9 | 11 | 1.7 | 106 | |
| **1890** | 113.6 | 21.6 | 19 | 3.5 | 402 | |
| **1900** | 121.5 | 29.9 | 19 | 4.8 | 578 | 91 |
| **1910** | 129.7 | 38.6 | 47 | 14.0 | 1,813 | 199 |
| **1911** | 129.2 | 39.0 | 48 | 14.4 | 1,864 | |
| **1912** | 128.8 | 39.2 | 49 | 14.9 | 1,919 | |
| **1913** | 128.2 | 39.5 | 50 | 15.4 | 1,974 | |
| **1914** | 127.5 | 39.8 | 51 | 15.9 | 2,027 | |
| **1915** | 126.9 | 40.3 | 50 | 15.9 | 2,017 | |
| **1916** | 126.3 | 40.9 | 51 | 16.5 | 2,084 | |
| **1917** | 125.8 | 41.5 | 54 | 17.8 | 2,240 | |
| **1918** | 125.2 | 41.8 | 62 | 20.7 | 2,591 | |
| **1919** | 123.1 | 41.9 | 71 | 23.8 | 2,978 | |
| **1920** | 124.6 | 42.2 | 88 | 29.8 | 3,712 | 382 |
| **1921** | 125.1 | 41.9 | 82 | 27.5 | 3,439 | |
| **1922** | 137.1 | 41.9 | 71 | 21.7 | 2,974 | |
| **1923** | 126.6 | 42.1 | 68 | 22.6 | 2,860 | |
| **1924** | 127.3 | 41.8 | 63 | 20.7 | 2,635 | 398 |
| **1925** | 127.5 | 42.1 | 60 | 19.8 | 2,524 | |
| **1926** | 128.2 | 42.5 | 60 | 19.9 | 2,552 | |
| **1927** | 128.5 | 43.2 | 58 | 19.5 | 2,505 | |
| **1928** | 128.6 | 44.0 | 57 | 19.5 | 2,508 | |
| **1929** | 128.9 | 44.3 | 57 | 19.6 | 2,526 | |
| **1930** | 129.3 | 44.6 | 56 | 19.3 | 2,495 | 447 |
| **1931** | 129.9 | 45.0 | 52 | 18.0 | 2,338 | |
| **1932** | 130.8 | 45.8 | 44 | 15.4 | 2,015 | |
| **1933** | 132.0 | 46.0 | 35 | 12.2 | 1,609 | |
| **1934** | 133.2 | 46.4 | 35 | 12.2 | 1,625 | |
| **1935** | 134.0 | 46.9 | 34 | 11.9 | 1,594 | 341 |
| **1936** | 131.2 | 46.7 | 34 | 12.1 | 1,587 | |
| **1937** | 128.5 | 47.4 | 32 | 11.8 | 1,516 | |
| **1938** | 125.8 | 47.4 | 30 | 11.3 | 1,421 | |
| **1939** | 123.6 | 46.8 | 28 | 10.6 | 1,310 | |
| **1940** | 121.1 | 47.4 | 24 | 9.4 | 1,138 | 257 |
| **1941** | 119.2 | 48.2 | 22 | 8.9 | 1,061 | |
| **1942** | 116.9 | 48.2 | 24 | 9.9 | 1,157 | |
| **1943** | 115.6 | 47.5 | 27 | 11.1 | 1,283 | |
| **1944** | 113.7 | 47.9 | 33 | 13.9 | 1,580 | |

Table continued on next page.

**Appendix Table 1. Farm Real Estate Values in Nebraska, USDA Historical Series, 1860-2025[a] (continued)**

| Year | Number of Farms | Land in Farms | Value of Land & Buildings | | | Building Value |
|---|---|---|---|---|---|---|
| | | | Per Acre | Per Farm | Total Value | |
| | Thousands | Million Acres | Dollars | Thousand Dollars | Million Dollars | Million Dollars |
| **1945** | 111.4 | 47.6 | 37 | 15.8 | 1,760 | 382 |
| **1946** | 111.3 | 47.4 | 42 | 17.9 | 1,992 | |
| **1947** | 110.1 | 48.0 | 47 | 20.5 | 2,257 | |
| **1947** | 109.0 | 47.3 | 56 | 24.3 | 2,649 | |
| **1949** | 108.0 | 47.2 | 62 | 27.1 | 2,927 | |
| **1950** | 109.0 | 48.4 | 58 | 25.6 | 2,789 | |
| **1951** | 107.0 | 48.4 | 66 | 29.8 | 3,192 | 562 |
| **1952** | 105.0 | 48.3 | 72 | 33.1 | 3,477 | 605 |
| **1953** | 104.0 | 48.3 | 75 | 34.7 | 3,610 | 621 |
| **1954** | 103.0 | 48.3 | 70 | 32.8 | 3,386 | 589 |
| **1955** | 102.0 | 48.3 | 73 | 34.5 | 3,534 | 645 |
| **1956** | 101.0 | 48.3 | 73 | 34.9 | 3,523 | 719 |
| **1957** | 98.0 | 48.3 | 72 | 35.8 | 3,501 | 606 |
| **1958** | 96.0 | 48.3 | 79 | 40.0 | 3,839 | 572 |
| **1959** | 94.0 | 48.3 | 86 | 43.9 | 4,131 | 677 |
| **1960** | 93.0 | 48.2 | 89 | 46.3 | 4,308 | 763 |
| **1961** | 90.0 | 48.2 | 90 | 48.2 | 4,341 | 790 |
| **1962** | 88.0 | 48.2 | 95 | 52.2 | 4,598 | 860 |
| **1963** | 86.0 | 48.1 | 97 | 54.0 | 4,647 | 911 |
| **1964** | 84.0 | 48.2 | 105 | 60.0 | 5,055 | 1,072 |
| **1965** | 82.0 | 48.2 | 111 | 65.3 | 5,352 | 1,258 |
| **1966** | 80.0 | 48.2 | 120 | 72.6 | 5,805 | 1,283 |
| **1967** | 78.0 | 48.2 | 132 | 81.4 | 6,348 | 1,143 |
| **1968** | 76.0 | 48.2 | 143 | 90.5 | 6,882 | 1,136 |
| **1969** | 74.0 | 48.2 | 150 | 97.8 | 7,238 | 1,021 |
| **1970** | 73.0 | 48.1 | 154 | 101.5 | 7,407 | 941 |
| **1971** | 72.0 | 48.1 | 157 | 104.9 | 7,552 | 853 |
| **1972** | 71.0 | 48.1 | 170 | 115.2 | 8,177 | 932 |
| **1973** | 70.0 | 48.1 | 193 | 132.6 | 9,283 | 1,012 |
| **1974** | 70.0 | 48.1 | 242 | 166.3 | 11,640 | 1,152 |
| **1975** | 67.0 | 47.9 | 282 | 201.6 | 13,508 | 1,229 |
| **1976** | 67.0 | 47.9 | 363 | 259.2 | 17,366 | 1,546 |
| **1977** | 66.0 | 47.8 | 420 | 304.1 | 20,070 | 1,806 |
| **1978** | 66.0 | 47.8 | 412 | 298.5 | 19,702 | 1,832 |
| **1979** | 65.0 | 47.7 | 525 | 385.3 | 25,043 | 2,204 |
| **1980** | 65.0 | 47.7 | 635 | 466.0 | 30,289 | 2,547 |
| **1981** | 65.0 | 47.7 | 729 | 535.0 | 34,773 | 2,851 |
| **1982** | 63.0 | 47.5 | 730 | 550.4 | 34,675 | 2,809 |
| **1983** | 62.0 | 47.4 | 701 | 535.9 | 33,227 | 2,758 |
| **1984** | 61.0 | 47.2 | 645 | 499.1 | 30,444 | 2,710 |

Table continued on next page.

**Appendix Table 1. Farm Real Estate Values in Nebraska, USDA Historical Series, 1860-2025[a] (continued)**

| Year | Number of Farms | Land in Farms | Value of Land & Buildings | | | Building Value |
|---|---|---|---|---|---|---|
| | | | Per Acre | Per Farm | Total Value | |
| | Thousands | Million Acres | Dollars | Thousand Dollars | Million Dollars | Million Dollars |
| **1985** | 60.0 | 47.2 | 485 | 381.9 | 22,911 | 2,474 |
| **1986** | 59.0 | 47.2 | 416 | 332.7 | 19,629 | 2,532 |
| **1987** | 59.0 | 47.2 | 400 | 320.1 | 18,885 | 2,682 |
| **1988** | 58.0 | 47.1 | 457 | 371.1 | 21,525 | 3,186 |
| **1989** | 57.0 | 47.1 | 511 | 422.2 | 24,068 | 3,451 |
| **1990** | 57.0 | 47.1 | 524 | 433.0 | 24,680 | 3,186 |
| **1991** | 56.0 | 47.1 | 517 | 434.8 | 24,350 | 2,978 |
| **1992** | 56.0 | 47.1 | 517 | 434.8 | 24,350 | 3,026 |
| **1993** | 56.0 | 46.5 | 514 | 426.8 | 23,901 | 3,022 |
| **1994** | 56.0 | 46.5 | 550 | 456.7 | 25,575 | 2,966 |
| **1995** | 56.0 | 46.4 | 580 | 480.6 | 26,912 | 3,041 |
| **1996** | 56.0 | 46.4 | 610 | 505.4 | 28,304 | 3,099 |
| **1997** | 55.0 | 46.4 | 620 | 523.1 | 28,768 | 3,049 |
| **1998** | 55.0 | 46.4 | 645 | 544.1 | 29,928 | 3,068 |
| **1999** | 54.0 | 46.3 | 675 | 578.8 | 31,253 | 3,094 |
| **2000** | 52.0 | 46.1 | 710 | 629.4 | 32,731 | 3,126 |
| **2001** | 50.0 | 46.0 | 735 | 676.2 | 33,810 | 3,111 |
| **2002** | 49.4 | 45.9 | 760 | 706.2 | 34,884 | 3,087 |
| **2003** | 48.5 | 45.9 | 775 | 733.5 | 35,573 | 3,024 |
| **2004** | 48.3 | 45.8 | 810 | 768.1 | 37,098 | 3,023 |
| **2005** | 48.0 | 45.7 | 910 | 866.4 | 41,587 | 3,168 |
| **2006** | 47.6 | 45.7 | 1,030 | 988.9 | 47,071 | 3,507 |
| **2007** | 47.7 | 45.6 | 1,140 | 1,089.8 | 51,984 | 3,681 |
| **2008** | 48.2 | 45.5 | 1,330 | 1,255.5 | 60,515 | 3,909 |
| **2009** | 48.6 | 45.5 | 1,320 | 1,235.8 | 60,060 | 4,264 |

Table continued on next page.

**Appendix Table 1. Farm Real Estate Values in Nebraska, USDA Historical Series, 1860-2025[a] (continued)**

| Year | Number of Farms | Land in Farms | Value of Land & Buildings | | | Building Value |
|---|---|---|---|---|---|---|
| | | | Per Acre | Per Farm | Total Value | |
| | Thousands | Million Acres | Dollars | Thousand Dollars | Million Dollars | Million Dollars |
| **2010** | 49.5 | 45.4 | 1,470 | 1,348.2 | 66,738 | 4,738 |
| **2011** | 49.7 | 45.4 | 1,840 | 1,680.8 | 83,536 | 5,847 |
| **2012** | 50.0 | 45.3 | 2,420 | 2,192.5 | 109,626 | 7,674 |
| **2013** | 49.4 | 45.3 | 2,800 | 2,567.6 | 126,840 | 8,816 |
| **2014** | 48.7 | 45.1 | 3,100 | 2,870.8 | 139,810 | 9,647 |
| **2015** | 48.0 | 45.1 | 3,010 | 2,828.1 | 135,751 | 9,910 |
| **2016** | 47.5 | 45.0 | 2,890 | 2,737.9 | 130,050 | 9,332 |
| **2017** | 46.3 | 45.0 | 2,820 | 2,740.8 | 126,900 | 9,003 |
| **2018** | 45.9 | 44.9 | 2,750 | 2,690.1 | 123,475 | 8,706 |
| **2019** | 45.7 | 44.8 | 2,790 | 2,735.1 | 124,992 | 8,771 |
| **2020** | 45.5 | 44.7 | 2,670 | 2,623.1 | 119,349 | 8,369 |
| **2021** | 44.9 | 44.4 | 2,910 | 2,877.6 | 129,204 | 9,120 |
| **2022** | 44.5 | 44.0 | 3,450 | 3,411.2 | 151,800 | 10,709 |
| **2023** | 44.4 | 44.0 | 3,820 | 3,785.6 | 168,080 | 11,851 |
| **2024** | 44.3 | 44.0 | 4,080 | 4,052.4 | 179,520 | 12,670 |
| **2025[b]** | 44.3 | 44.0 | 3,744 | 3,718.5 | 164,731 | 11,677 |

Source: [a] Farm Real Estate Historical Series Data: 1950-92, USDA, Economic Research Service, Sta. Bul. No. 855, May 1993 and earlier reports as well as recent electronic issues annually by Economic Research Service, U.S. Department of Agriculture.
[b] Preliminary.

**Appendix Table 2. Deflated USDA Farmland Values and Percent Changes for Nebraska, 1930 to 2025[a]**

| Year | USDA Average Value/Acre For Nebraska | 1st Quarter GDP Price Deflator (2025 = 100) | Deflated Average Value/Acre[b] | Year-to-Year Change Deflated Farmland in Values[c] |
|---|---|---|---|---|
| **1930** | 56 | 6.75 | 829 | - |
| **1931** | 52 | 6.06 | 858 | 3.5 |
| **1932** | 44 | 5.35 | 822 | -4.2 |
| **1933** | 35 | 5.20 | 673 | -18.2 |
| **1934** | 35 | 5.49 | 638 | -5.2 |
| **1935** | 34 | 5.60 | 607 | -4.8 |
| **1936** | 34 | 5.67 | 600 | -1.2 |
| **1937** | 32 | 5.91 | 541 | -9.8 |
| **1938** | 30 | 5.74 | 522 | -3.5 |
| **1939** | 28 | 5.69 | 492 | -5.7 |
| **1940** | 24 | 5.75 | 417 | -15.3 |
| **1941** | 22 | 6.14 | 358 | -14.1 |
| **1942** | 24 | 6.63 | 362 | 1.1 |
| **1943** | 27 | 6.93 | 389 | 7.6 |
| **1944** | 33 | 7.10 | 465 | 19.4 |
| **1945** | 37 | 7.28 | 508 | 9.3 |
| **1946** | 42 | 8.22 | 511 | 0.5 |
| **1947** | 47 | 8.90 | 528 | 3.4 |
| **1948** | 56 | 9.48 | 591 | 11.9 |
| **1949** | 62 | 9.71 | 638 | 8.0 |
| **1950** | 58 | 9.56 | 607 | -4.9 |
| **1951** | 66 | 10.34 | 638 | 5.2 |
| **1952** | 72 | 10.53 | 684 | 7.1 |
| **1953** | 75 | 10.70 | 701 | 2.6 |
| **1954** | 70 | 10.82 | 647 | -7.7 |
| **1955** | 73 | 10.92 | 668 | 3.3 |
| **1956** | 73 | 11.26 | 648 | -3.0 |
| **1957** | 72 | 11.68 | 617 | -4.9 |
| **1958** | 79 | 11.96 | 660 | 7.1 |
| **1959** | 86 | 12.16 | 707 | 7.1 |
| **1960** | 89 | 12.32 | 722 | 2.1 |
| **1961** | 90 | 12.46 | 722 | 0.0 |
| **1962** | 95 | 12.62 | 753 | 4.2 |
| **1963** | 97 | 12.75 | 761 | 1.1 |
| **1964** | 105 | 12.93 | 812 | 6.7 |
| **1965** | 111 | 13.14 | 845 | 4.1 |
| **1966** | 120 | 13.43 | 894 | 5.8 |
| **1967** | 132 | 13.84 | 954 | 6.7 |
| **1968** | 143 | 14.36 | 996 | 4.4 |
| **1969** | 150 | 15.01 | 999 | 0.3 |

Table continued on next page.

**Appendix Table 2. Deflated USDA Farmland Values and Percent Changes for Nebraska, 1930 to 2025[a] (continued)**

| Year | USDA Average Value/Acre For Nebraska | 1st Quarter GDP Price Deflator (2025 = 100) | Deflated Average Value/Acre[b] | Year-to-Year Change Deflated Farmland in Values[c] |
|---|---|---|---|---|
| **1970** | 154 | 15.84 | 972 | -2.7 |
| **1971** | 157 | 16.65 | 943 | -3.0 |
| **1972** | 170 | 17.45 | 974 | 3.3 |
| **1973** | 193 | 18.16 | 1,063 | 9.1 |
| **1974** | 242 | 19.53 | 1,239 | 16.6 |
| **1975** | 282 | 21.67 | 1,302 | 5.0 |
| **1976** | 363 | 22.99 | 1,579 | 21.3 |
| **1977** | 420 | 24.33 | 1,726 | 9.3 |
| **1978** | 412 | 25.88 | 1,592 | -7.8 |
| **1979** | 525 | 27.87 | 1,884 | 18.3 |
| **1980** | 635 | 30.35 | 2,093 | 11.1 |
| **1981** | 729 | 33.45 | 2,179 | 4.2 |
| **1982** | 730 | 35.84 | 2,037 | -6.5 |
| **1983** | 701 | 37.48 | 1,870 | -8.2 |
| **1984** | 645 | 38.84 | 1,661 | -11.2 |
| **1985** | 485 | 40.21 | 1,206 | -27.4 |
| **1986** | 416 | 41.15 | 1,011 | -16.2 |
| **1987** | 400 | 41.96 | 953 | -5.7 |
| **1988** | 457 | 43.25 | 1,057 | 10.9 |
| **1989** | 511 | 45.04 | 1,135 | 7.4 |
| **1990** | 524 | 46.68 | 1,123 | -1.1 |
| **1991** | 517 | 48.43 | 1,068 | -4.9 |
| **1992** | 517 | 49.64 | 1,042 | -2.4 |
| **1993** | 514 | 50.81 | 1,012 | -2.9 |
| **1994** | 550 | 51.95 | 1,059 | 4.7 |
| **1995** | 580 | 53.07 | 1,093 | 3.2 |
| **1996** | 610 | 54.10 | 1,128 | 3.2 |
| **1997** | 620 | 55.12 | 1,125 | -0.2 |
| **1998** | 645 | 55.74 | 1,157 | 2.9 |
| **1999** | 675 | 56.44 | 1,196 | 3.3 |
| **2000** | 710 | 57.55 | 1,234 | 3.2 |
| **2001** | 735 | 58.95 | 1,247 | 1.1 |
| **2002** | 760 | 59.91 | 1,268 | 1.7 |
| **2003** | 775 | 61.06 | 1,269 | 0.1 |
| **2004** | 810 | 62.44 | 1,297 | 2.2 |
| **2005** | 910 | 64.35 | 1,414 | 9.0 |
| **2006** | 1,030 | 66.41 | 1,551 | 9.7 |
| **2007** | 1,140 | 68.34 | 1,668 | 7.5 |
| **2008** | 1,330 | 69.73 | 1,907 | 14.3 |
| **2009** | 1,320 | 70.71 | 1,867 | -2.1 |

Table continued on next page.

**Appendix Table 2. Deflated USDA Farmland Values and Percent Changes for Nebraska, 1930 to 2025[a] (continued)**

| Year | USDA Average Value/Acre For Nebraska | 1st Quarter GDP Price Deflator (2025 = 100) | Deflated Average Value/Acre[b] | Year-to-Year Change Deflated Farmland in Values[c] |
|---|---|---|---|---|
| **2010** | 1,470 | 71.10 | 2,067 | 10.7 |
| **2011** | 1,840 | 72.45 | 2,540 | 22.8 |
| **2012** | 2,420 | 73.89 | 3,275 | 29.0 |
| **2013** | 2,800 | 75.27 | 3,720 | 13.6 |
| **2014** | 3,100 | 76.49 | 4,053 | 8.9 |
| **2015** | 3,010 | 77.28 | 3,895 | -3.9 |
| **2016** | 2,890 | 77.86 | 3,712 | -4.7 |
| **2017** | 2,820 | 79.86 | 3,531 | -4.9 |
| **2018** | 2,750 | 80.99 | 3,395 | -3.8 |
| **2019** | 2,790 | 82.55 | 3,380 | -0.5 |
| **2020** | 2,670 | 83.88 | 3,183 | -5.8 |
| **2021** | 2,910 | 85.98 | 3,384 | 6.3 |
| **2022** | 3,450 | 91.94 | 3,752 | 10.9 |
| **2023** | 3,820 | 96.84 | 3,945 | 5.1 |
| **2024** | 4,080 | 99.20 | 4,113 | 4.3 |
| **2025[d]** | 3,744 | 100.00 | 3,744 | -9.0 |

Source: [a] Revised from series reported in earlier reports. Refers to year ending March 1 for years prior to 1976; year ending February 1 for years 1976-1981; year ending April 1 for years 1982-1985; year ending February 1 for years 1986-1989; year ending January 1 for years 1990-1994; mid-year 1995-1997, and year ending January 1, 2000.

[b] Computed by dividing the USDA average value per acre by the 1st Quarter GDP Price Deflator (2025 = 100) and multiplying by 100.

[c] A positive value entry in this column represents a real increase in asset value for the year (i.e., the rate of land value appreciation exceeded the general rate of inflation for the U.S. economy). Conversely, a negative value entry represents a real decrease in asset value.

[d] Preliminary.

## Appendix Table 3. Nominal and Deflated Agricultural Land Values by Selected Types of Land in Nebraska, 1978 to 2025[a]

| Year | Nominal Value/Acre[a] | | | | 1st Quarter GDP Price Deflator (2025 = 100) | Deflated Value/Acre[b] | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Dryland Cropland | Center Pivot Irrigated Cropland[c] | Grazing Land (Nontillable) | All-Land Average | | Dryland Cropland | Center Pivot Irrigated Cropland[c] | Grazing Land (Nontillable) | All-Land Average[d] |
| | Dollars/Acre | | | | | Dollars/Acre | | | |
| **1978** | 466 | 1,015 | 151 | 489 | 25.88 | 1,800 | 3,922 | 583 | 1,889 |
| **1979** | 562 | 1,201 | 185 | 584 | 27.87 | 2,016 | 4,309 | 664 | 2,095 |
| **1980** | 655 | 1,384 | 207 | 677 | 30.35 | 2,158 | 4,561 | 682 | 2,231 |
| **1981** | 734 | 1,470 | 228 | 729 | 33.45 | 2,194 | 4,395 | 682 | 2,179 |
| **1982** | 701 | 1,410 | 225 | 701 | 35.84 | 1,956 | 3,934 | 628 | 1,956 |
| **1983** | 644 | 1,222 | 204 | 621 | 37.48 | 1,718 | 3,260 | 544 | 1,657 |
| **1984** | 600 | 1,143 | 183 | 574 | 38.84 | 1,545 | 2,943 | 471 | 1,478 |
| **1985** | 497 | 899 | 134 | 466 | 40.21 | 1,236 | 2,236 | 333 | 1,159 |
| **1986** | 367 | 689 | 97 | 335 | 41.15 | 892 | 1,675 | 236 | 814 |
| **1987** | 353 | 626 | 82 | 302 | 41.96 | 841 | 1,492 | 195 | 720 |
| **1988** | 395 | 718 | 90 | 342 | 43.25 | 913 | 1,660 | 208 | 791 |
| **1989** | 474 | 910 | 122 | 428 | 45.04 | 1,052 | 2,020 | 271 | 950 |
| **1990** | 503 | 1,003 | 144 | 470 | 46.68 | 1,078 | 2,149 | 309 | 1,007 |
| **1991** | 506 | 1,060 | 157 | 490 | 48.43 | 1,045 | 2,189 | 324 | 1,012 |
| **1992** | 518 | 1,089 | 163 | 506 | 49.64 | 1,044 | 2,194 | 328 | 1,019 |
| **1993** | 540 | 1,140 | 169 | 528 | 50.81 | 1,063 | 2,244 | 333 | 1,039 |
| **1994** | 571 | 1,206 | 181 | 563 | 51.95 | 1,099 | 2,322 | 348 | 1,084 |
| **1995** | 584 | 1,254 | 189 | 581 | 53.07 | 1,101 | 2,363 | 356 | 1,095 |
| **1996** | 615 | 1,342 | 186 | 608 | 54.10 | 1,137 | 2,481 | 344 | 1,124 |
| **1997** | 659 | 1,465 | 200 | 657 | 55.12 | 1,196 | 2,658 | 363 | 1,192 |
| **1998** | 713 | 1,614 | 221 | 716 | 55.74 | 1,279 | 2,896 | 397 | 1,285 |
| **1999** | 693 | 1,568 | 216 | 697 | 56.44 | 1,228 | 2,778 | 383 | 1,235 |
| **2000** | 695 | 1,600 | 228 | 707 | 57.55 | 1,208 | 2,780 | 396 | 1,228 |
| **2001** | 699 | 1,608 | 240 | 719 | 58.95 | 1,186 | 2,728 | 407 | 1,220 |
| **2002** | 733 | 1,660 | 250 | 746 | 59.91 | 1,223 | 2,771 | 417 | 1,245 |
| **2003** | 741 | 1,679 | 250 | 756 | 61.06 | 1,214 | 2,750 | 409 | 1,238 |
| **2004** | 808 | 1,833 | 275 | 824 | 62.44 | 1,294 | 2,936 | 440 | 1,320 |
| **2005** | 908 | 2,045 | 317 | 914 | 64.35 | 1,411 | 3,178 | 493 | 1,420 |
| **2006** | 1,008 | 2,197 | 353 | 1,001 | 66.41 | 1,518 | 3,308 | 532 | 1,507 |
| **2007** | 1,153 | 2,509 | 402 | 1,145 | 68.34 | 1,687 | 3,671 | 588 | 1,675 |
| **2008** | 1,457 | 3,157 | 451 | 1,414 | 69.73 | 2,090 | 4,528 | 647 | 2,028 |
| **2009** | 1,441 | 3,304 | 449 | 1,431 | 70.71 | 2,038 | 4,673 | 635 | 2,024 |

Table continued on next page.

## Appendix Table 3. Nominal and Deflated Agricultural Land Values by Selected Types of Land in Nebraska, 1978 to 2025[a] (continued)

| Year | Nominal Value/Acre[a] | | | | 1st Quarter GDP Price Deflator (2025 = 100) | Deflated Value/Acre[b] | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Dryland Cropland | Center Pivot Irrigated Cropland[c] | Grazing Land (Nontillable) | All-Land Average | | Dryland Cropland | Center Pivot Irrigated Cropland[c] | Grazing Land (Nontillable) | All-Land Average[d] |
| | Dollars/Acre | | | | | Dollars/Acre | | | |
| **2010** | 1,530 | 3,520 | 425 | 1,503 | 71.10 | 2,152 | 4,951 | 598 | 2,114 |
| **2011** | 1,850 | 4,343 | 490 | 1,833 | 72.45 | 2,553 | 5,994 | 676 | 2,530 |
| **2012** | 2,585 | 5,835 | 585 | 2,425 | 73.89 | 3,499 | 7,897 | 792 | 3,282 |
| **2013** | 3,365 | 7,430 | 695 | 3,045 | 75.27 | 4,955 | 10,210 | 1,149 | 4,404 |
| **2014** | 3,730 | 7,685 | 865 | 3,315 | 76.49 | 4,876 | 10,047 | 1,131 | 4,334 |
| **2015** | 3,390 | 7,315 | 1,005 | 3,250 | 77.28 | 4,387 | 9,466 | 1,301 | 4,206 |
| **2016** | 3,470 | 6,940 | 975 | 3,115 | 77.86 | 4,457 | 8,914 | 1,252 | 4,001 |
| **2017** | 3,145 | 6,295 | 895 | 2,820 | 79.86 | 3,938 | 7,883 | 1,121 | 3,531 |
| **2018** | 3,100 | 6,130 | 835 | 2,720 | 80.99 | 3,828 | 7,569 | 1,031 | 3,358 |
| **2019** | 3,040 | 5,970 | 795 | 2,645 | 82.55 | 3,683 | 7,232 | 963 | 3,204 |
| **2020** | 3,165 | 6,125 | 830 | 2,725 | 83.88 | 3,773 | 7,302 | 990 | 3,249 |
| **2021** | 3,380 | 6,610 | 865 | 2,895 | 85.98 | 3,931 | 7,688 | 1,006 | 3,367 |
| **2022** | 3,900 | 7,730 | 950 | 3,360 | 91.94 | 4,242 | 8,407 | 1,033 | 3,654 |
| **2023** | 4,395 | 8,760 | 1,090 | 3,835 | 96.84 | 4,539 | 9,046 | 1,126 | 3,960 |
| **2024** | 4,530 | 9,115 | 1,175 | 4,015 | 99.20 | 4,566 | 9,188 | 1,184 | 4,047 |
| **2025** | 4,460 | 8,730 | 1,230 | 3,935 | 100.00 | 4,460 | 8,730 | 1,230 | 3,935 |

Source: [a] Annual February 1, estimates reported in the UNL Nebraska Farm Real Estate Market Surveys, 1978-2025: revised series, June 2009.

[b] Computed by dividing USDA average value per acre by the 1st Quarter GDP Price Deflator (2025 = 100) and multiplying by 100.

[c] Pivot not included in per acre value.

[d] Deflated all-land average based on the UNL Nebraska Farm Real Estate Market Surveys and will not correspond directly with the USDA series presented in Appendix Table 2.

## Appendix Table 4. Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2025[a]

| Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State [b] |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - |
| **Dryland Cropland (No Irrigation Potential)** | | | | | | | | | |
| **1978** | 289 | 253 | 648 | 319 | 817 | 360 | 468 | 660 | 466 |
| **1979** | 317 | 319 | 813 | 397 | 1,061 | 387 | 541 | 808 | 562 |
| **1980** | 347 | 340 | 920 | 471 | 1,296 | 454 | 626 | 971 | 655 |
| **1981** | 419 | 346 | 1,009 | 519 | 1,409 | 546 | 754 | 1,060 | 734 |
| **1982** | 411 | 335 | 966 | 502 | 1,325 | 522 | 752 | 988 | 701 |
| **1983** | 387 | 321 | 864 | 450 | 1,204 | 469 | 664 | 939 | 644 |
| **1984** | 379 | 300 | 779 | 416 | 1,128 | 444 | 653 | 840 | 600 |
| **1985** | 325 | 237 | 643 | 340 | 905 | 365 | 474 | 612 | 497 |
| **1986** | 259 | 198 | 499 | 263 | 669 | 308 | 412 | 423 | 367 |
| **1987** | 242 | 190 | 520 | 246 | 626 | 288 | 377 | 416 | 353 |
| **1988** | 267 | 202 | 576 | 301 | 692 | 294 | 411 | 513 | 395 |
| **1989** | 305 | 250 | 688 | 370 | 824 | 371 | 491 | 621 | 474 |
| **1990** | 309 | 279 | 728 | 407 | 877 | 409 | 491 | 662 | 503 |
| **1991** | 316 | 279 | 735 | 463 | 885 | 380 | 508 | 655 | 506 |
| **1992** | 340 | 295 | 700 | 418 | 955 | 386 | 513 | 673 | 518 |
| **1993** | 337 | 288 | 766 | 486 | 1,000 | 373 | 573 | 701 | 540 |
| **1994** | 345 | 314 | 797 | 504 | 1,090 | 390 | 620 | 741 | 571 |
| **1995** | 335 | 320 | 803 | 519 | 1,144 | 403 | 637 | 764 | 584 |
| **1996** | 358 | 338 | 823 | 535 | 1,244 | 419 | 658 | 799 | 615 |
| **1997** | 381 | 363 | 909 | 588 | 1,336 | 432 | 701 | 852 | 659 |
| **1998** | 385 | 390 | 982 | 631 | 1,477 | 457 | 753 | 956 | 713 |
| **1999** | 346 | 367 | 968 | 635 | 1,462 | 428 | 740 | 953 | 693 |
| **2000** | 331 | 400 | 970 | 648 | 1,464 | 434 | 708 | 958 | 695 |
| **2001** | 319 | 403 | 996 | 645 | 1,493 | 433 | 725 | 954 | 699 |
| **2002** | 325 | 407 | 1,095 | 680 | 1,523 | 460 | 743 | 1,024 | 733 |
| **2003** | 319 | 360 | 1,107 | 710 | 1,585 | 453 | 748 | 1,059 | 741 |
| **2004** | 328 | 416 | 1,231 | 758 | 1,717 | 473 | 800 | 1,190 | 808 |
| **2005** | 330 | 447 | 1,382 | 847 | 2,024 | 495 | 864 | 1,396 | 908 |
| **2006** | 348 | 483 | 1,641 | 933 | 2,276 | 519 | 875 | 1,563 | 1,008 |
| **2007** | 383 | 558 | 1,917 | 1,056 | 2,608 | 559 | 932 | 1,840 | 1,153 |
| **2008** | 460 | 707 | 2,482 | 1,347 | 3,203 | 693 | 1,241 | 2,367 | 1,457 |
| **2009** | 464 | 692 | 2,498 | 1,300 | 3,101 | 696 | 1,318 | 2,297 | 1,441 |

Table continued on next page.

## Appendix Table 4. Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2025[a] (continued)

| Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State [b] |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - |
| **Dryland Cropland (No Irrigation Potential)** | | | | | | | | | |
| **2010** | 475 | 715 | 2,740 | 1,365 | 3,330 | 735 | 1,380 | 2,410 | 1,530 |
| **2011** | 545 | 800 | 3,450 | 1,605 | 3,995 | 875 | 1,738 | 2,925 | 1,850 |
| **2012** | 660 | 1,050 | 4,740 | 2,170 | 5,385 | 1,250 | 2,250 | 3,800 | 2,485 |
| **2013** | 700 | 1,155 | 5,995 | 2,625 | 6,730 | 1,530 | 3,240 | 4,925 | 3,010 |
| **2014** | 845 | 1,720 | 6,430 | 3,490 | 6,575 | 1,965 | 3,490 | 5,425 | 3,730 |
| **2015** | 730 | 1,580 | 5,645 | 3,115 | 5,980 | 1,855 | 3,340 | 5,060 | 3,390 |
| **2016** | 745 | 1,650 | 5,760 | 3,235 | 6,360 | 1,955 | 3,575 | 4,845 | 3,470 |
| **2017** | 715 | 1,560 | 5,410 | 2,785 | 5,790 | 1,710 | 3,045 | 4,285 | 3,145 |
| **2018** | 670 | 1,515 | 5,530 | 2,720 | 5,675 | 1,585 | 2,965 | 4,205 | 3,100 |
| **2019** | 645 | 1,495 | 5,300 | 2,755 | 5,765 | 1,445 | 2,880 | 4,130 | 3,040 |
| **2020** | 610 | 1,515 | 5,495 | 2,845 | 6,120 | 1,415 | 2,980 | 4,435 | 3,165 |
| **2021** | 635 | 1,655 | 5,770 | 3,075 | 6,465 | 1,445 | 3,070 | 4,930 | 3,380 |
| **2022** | 745 | 1,830 | 6,965 | 3,540 | 7,525 | 1,560 | 3,485 | 5,515 | 3,900 |
| **2023** | 905 | 1,960 | 7,845 | 3,830 | 8,365 | 1,720 | 3,990 | 6,425 | 4,395 |
| **2024** | 920 | 2,050 | 8,135 | 4,070 | 8,510 | 1,825 | 4,305 | 6,495 | 4,530 |
| **2025** | 915 | 2,010 | 7,740 | 4,155 | 8,190 | 1,780 | 4,335 | 6,705 | 4,460 |

Table continued on next page.

## Appendix Table 4. Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2025[a] (continued)

| Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State [b] |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - - | | | | | | | | |
| **Dryland Cropland (Irrigation Potential)** | | | | | | | | | |
| **1978** | 409 | 387 | 741 | 590 | 128 | 471 | 873 | 953 | 757 |
| **1979** | 449 | 514 | 930 | 708 | 1,411 | 520 | 1,102 | 1,152 | 926 |
| **1980** | 533 | 565 | 1,132 | 767 | 1,733 | 628 | 1,282 | 1,352 | 1,147 |
| **1981** | 680 | 533 | 1,225 | 880 | 1,785 | 733 | 1,432 | 1,402 | 1,223 |
| **1982** | 658 | 535 | 1,097 | 833 | 1,665 | 685 | 1,411 | 1,268 | 1,132 |
| **1983** | 563 | 462 | 975 | 680 | 1,462 | 654 | 1,175 | 1,160 | 1,002 |
| **1984** | 507 | 441 | 911 | 638 | 1,349 | 631 | 1,050 | 1,069 | 929 |
| **1985** | 425 | 340 | 746 | 486 | 1,013 | 504 | 705 | 723 | 708 |
| **1986** | 312 | 300 | 598 | 367 | 746 | 377 | 573 | 545 | 542 |
| **1987** | 285 | 250 | 567 | 325 | 707 | 328 | 503 | 508 | 504 |
| **1988** | 310 | 266 | 646 | 380 | 801 | 339 | 576 | 623 | 574 |
| **1989** | 376 | 339 | 773 | 483 | 980 | 433 | 684 | 772 | 702 |
| **1990** | 371 | 367 | 840 | 539 | 1,056 | 473 | 706 | 816 | 752 |
| **1991** | 396 | 360 | 817 | 604 | 1,083 | 478 | 756 | 777 | 754 |
| **1992** | 411 | 381 | 823 | 658 | 1,124 | 476 | 792 | 835 | 781 |
| **1993** | 419 | 400 | 884 | 678 | 1,195 | 445 | 883 | 888 | 825 |
| **1994** | 430 | 436 | 962 | 739 | 1,338 | 482 | 923 | 936 | 899 |
| **1995** | 429 | 424 | 1,002 | 781 | 1,397 | 493 | 941 | 979 | 932 |
| **1996** | 441 | 444 | 1,040 | 845 | 1,525 | 508 | 1,008 | 1,046 | 992 |
| **1997** | 458 | 475 | 1,103 | 917 | 1,643 | 543 | 1,114 | 1,130 | 1,064 |
| **1998** | 482 | 510 | 1,219 | 986 | 1,810 | 578 | 1,216 | 1,250 | 1,167 |
| **1999** | 436 | 480 | 1,216 | 956 | 1,792 | 538 | 1,173 | 1,172 | 1,137 |
| **2000** | 418 | 492 | 1,220 | 951 | 1,800 | 546 | 1,112 | 1,187 | 1,140 |
| **2001** | 409 | 500 | 1,256 | 981 | 1,807 | 572 | 1,126 | 1,234 | 1,161 |
| **2002** | 418 | 514 | 1,355 | 1,020 | 1,814 | 581 | 1,145 | 1,318 | 1,205 |
| **2003** | 396 | 480 | 1,410 | 1,095 | 1,930 | 558 | 1,118 | 1,290 | 1,240 |
| **2004** | 445 | 534 | 1,554 | 1,137 | 2,093 | 586 | 1,217 | 1,469 | 1,360 |
| **2005** | 450 | 579 | 1,696 | 1,286 | 2,395 | 606 | 1,330 | 1,642 | 1,513 |
| **2006** | 455 | 650 | 1,931 | 1,450 | 2,642 | 623 | 1,229 | 1,854 | 1,677 |
| **2007** | 490 | 808 | 2,407 | 1,564 | 2,900 | 702 | 1,126 | 2,150 | 1,931 |
| **2008** | 505 | 1,035 | 3,145 | 1,894 | 3,691 | 716 | 1,301 | 2,700 | 2,440 |
| **2009** | 500 | 1,008 | 3,000 | 1,818 | 3,558 | 750 | 1,415 | 2,982 | 2,411 |

Table continued on next page.

## Appendix Table 4. Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2025[a] (continued)

| Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State [b] |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - - | | | | | | | | |
| **Dryland Cropland (Irrigation Potential)** | | | | | | | | | |
| **2010** | 515 | 1,095 | 3,280 | 1,910 | 3,995 | 775 | 1,535 | 2,995 | 2,611 |
| **2011** | 550 | 1,200 | 4,200 | 2,355 | 4,765 | 905 | 2,090 | 3,640 | 3,192 |
| **2012** | 680 | 1,625 | 5,800 | 3,360 | 6,390 | 1,275 | 2,945 | 5,035 | 4,355 |
| **2013** | 730 | 1,920 | 7,050 | 3,945 | 7,400 | 1,655 | 4,175 | 6,590 | 5,270 |
| **2014** | 935 | 2,390 | 7,215 | 4,910 | 7,545 | 2,035 | 5,090 | 7,100 | 5,240 |
| **2015** | 870 | 2,290 | 7,065 | 4,095 | 7,310 | 1,950 | 4,510 | 6,940 | 5,030 |
| **2016** | 790 | 2,150 | 6,715 | 3,850 | 7,165 | 1,815 | 4,315 | 6,450 | 4,785 |
| **2017** | 765 | 2,110 | 5,980 | 3,220 | 6,455 | 1,720 | 3,750 | 5,390 | 4,225 |
| **2018** | 730 | 1,985 | 5,800 | 3,095 | 6,280 | 1,635 | 3,620 | 5,345 | 4,115 |
| **2019** | 680 | 1,915 | 5,640 | 3,055 | 6,145 | 1,585 | 3,450 | 5,265 | 4,010 |
| **2020** | 695 | 1,975 | 5,765 | 3,210 | 6,550 | 1,545 | 3,495 | 5,330 | 4,140 |
| **2021** | 760 | 2,105 | 6,220 | 3,535 | 6,820 | 1,615 | 3,605 | 5,670 | 4,390 |
| **2022** | 855 | 2,245 | 7,485 | 3,855 | 8,470 | 1,775 | 4,145 | 6,695 | 5,235 |
| **2023** | 985 | 2,365 | 8,890 | 4,255 | 9,535 | 2,080 | 4,535 | 8,110 | 6,070 |
| **2024** | 920 | 2,050 | 8,135 | 4,070 | 8,510 | 1,825 | 4,305 | 6,495 | 4,530 |
| **2025** | 990 | 2,355 | 9,425 | 4,370 | 9,785 | 2,045 | 4,820 | 7,960 | 6,210 |

Table continued on next page.

## Appendix Table 4. Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2025[a] (continued)

| Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State [b] |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - - | | | | | | | | |
| **Grazing Land (Tillable)** | | | | | | | | | |
| **1978** | 177 | 191 | 433 | 299 | 549 | 215 | 465 | 433 | 244 |
| **1979** | 186 | 229 | 521 | 347 | 701 | 259 | 479 | 574 | 285 |
| **1980** | 200 | 261 | 583 | 395 | 760 | 307 | 621 | 643 | 324 |
| **1981** | 251 | 257 | 622 | 435 | 881 | 332 | 697 | 636 | 353 |
| **1982** | 248 | 248 | 605 | 422 | 824 | 317 | 710 | 654 | 344 |
| **1983** | 198 | 234 | 571 | 405 | 739 | 315 | 555 | 589 | 311 |
| **1984** | 187 | 233 | 500 | 325 | 661 | 285 | 519 | 521 | 285 |
| **1985** | 146 | 180 | 392 | 259 | 510 | 205 | 339 | 357 | 215 |
| **1986** | 101 | 135 | 275 | 166 | 366 | 146 | 250 | 241 | 152 |
| **1987** | 77 | 99 | 267 | 135 | 336 | 115 | 187 | 236 | 123 |
| **1988** | 80 | 107 | 294 | 168 | 361 | 100 | 208 | 292 | 132 |
| **1989** | 104 | 150 | 362 | 217 | 418 | 130 | 253 | 341 | 170 |
| **1990** | 102 | 185 | 381 | 270 | 459 | 153 | 296 | 360 | 194 |
| **1991** | 107 | 200 | 394 | 308 | 495 | 168 | 338 | 366 | 209 |
| **1992** | 113 | 213 | 395 | 339 | 500 | 169 | 348 | 395 | 220 |
| **1993** | 121 | 195 | 427 | 359 | 524 | 171 | 371 | 418 | 223 |
| **1994** | 128 | 215 | 440 | 380 | 573 | 192 | 407 | 460 | 242 |
| **1995** | 128 | 223 | 456 | 400 | 611 | 193 | 414 | 471 | 249 |
| **1996** | 125 | 225 | 473 | 406 | 617 | 196 | 413 | 483 | 251 |
| **1997** | 135 | 250 | 512 | 440 | 686 | 200 | 433 | 519 | 272 |
| **1998** | 153 | 265 | 550 | 461 | 741 | 227 | 467 | 575 | 295 |
| **1999** | 165 | 270 | 569 | 456 | 735 | 234 | 470 | 575 | 301 |
| **2000** | 173 | 275 | 581 | 471 | 731 | 256 | 464 | 588 | 310 |
| **2001** | 171 | 288 | 670 | 505 | 750 | 291 | 524 | 578 | 329 |
| **2002** | 182 | 299 | 706 | 523 | 796 | 325 | 537 | 629 | 348 |
| **2003** | 180 | 280 | 750 | 562 | 801 | 290 | 534 | 640 | 342 |
| **2004** | 212 | 307 | 794 | 611 | 926 | 305 | 558 | 716 | 377 |
| **2005** | 225 | 330 | 919 | 658 | 1,075 | 316 | 640 | 830 | 412 |
| **2006** | 251 | 383 | 1,067 | 740 | 1,224 | 349 | 651 | 962 | 466 |
| **2007** | 282 | 475 | 1,343 | 848 | 1,493 | 387 | 684 | 1,083 | 574 |
| **2008** | 316 | 567 | 1,578 | 1,018 | 1,927 | 417 | 887 | 1,380 | 651 |
| **2009** | 330 | 565 | 1,525 | 996 | 1,876 | 416 | 936 | 1,358 | 649 |

Table continued on next page.

## Appendix Table 4. Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2025[a] (continued)

| Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State [b] |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - - | | | | | | | | |
| **Grazing Land (Tillable)** | | | | | | | | | |
| **2010** | 320 | 595 | 1,640 | 990 | 1,965 | 435 | 960 | 1,430 | 669 |
| **2011** | 340 | 740 | 2,090 | 1,145 | 2,365 | 490 | 1,100 | 1,795 | 797 |
| **2012** | 410 | 880 | 2,690 | 1,670 | 2,965 | 590 | 1,500 | 2,400 | 1,010 |
| **2013** | 425 | 1,050 | 3,575 | 2,075 | 3,390 | 665 | 2,075 | 3,195 | 1,230 |
| **2014** | 550 | 1,150 | 4,075 | 2,300 | 3,620 | 890 | 2,430 | 3,285 | 1,390 |
| **2015** | 535 | 1,395 | 3,695 | 2,615 | 4,205 | 1,135 | 2,350 | 3,035 | 1,515 |
| **2016** | 565 | 1,325 | 3,955 | 2,460 | 4,370 | 1,070 | 2,240 | 3,200 | 1,495 |
| **2017** | 530 | 1,170 | 3,665 | 2,155 | 3,765 | 975 | 2,040 | 2,780 | 1,335 |
| **2018** | 510 | 1,075 | 3,330 | 1,935 | 3,335 | 950 | 1,950 | 2,845 | 1,250 |
| **2019** | 500 | 1,040 | 3,125 | 1,750 | 3,075 | 880 | 1,875 | 2,760 | 1,185 |
| **2020** | 520 | 1,105 | 3,220 | 1,875 | 3,190 | 925 | 1,835 | 2,920 | 1,240 |
| **2021** | 540 | 1,190 | 3,255 | 1,970 | 3,375 | 955 | 1,985 | 2,990 | 1,305 |
| **2022** | 625 | 1,370 | 3,645 | 2,160 | 3,915 | 1,055 | 2,290 | 3,265 | 1,475 |
| **2023** | 735 | 1,550 | 4,185 | 2,620 | 4,615 | 1,150 | 2,595 | 3,460 | 1,680 |
| **2024** | 755 | 1,665 | 4,280 | 2,865 | 4,810 | 1,220 | 2,835 | 3,740 | 1,790 |
| **2025** | 770 | 1,620 | 4,385 | 3,015 | 4,935 | 1,250 | 2,910 | 3,785 | 1,815 |

Table continued on next page.

## Appendix Table 4. Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2025[a] (continued)

| Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State [b] |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - - | | | | | | | | |
| **Grazing Land (Nontillable)** | | | | | | | | | |
| **1978** | 115 | 126 | 308 | 216 | 384 | 119 | 268 | 315 | 153 |
| **1979** | 134 | 156 | 340 | 267 | 486 | 148 | 309 | 417 | 186 |
| **1980** | 143 | 169 | 394 | 304 | 549 | 190 | 346 | 473 | 207 |
| **1981** | 164 | 182 | 418 | 339 | 620 | 217 | 398 | 474 | 228 |
| **1982** | 168 | 183 | 412 | 329 | 584 | 195 | 418 | 472 | 225 |
| **1983** | 151 | 169 | 375 | 283 | 511 | 181 | 339 | 460 | 204 |
| **1984** | 134 | 152 | 350 | 248 | 455 | 168 | 328 | 384 | 183 |
| **1985** | 94 | 115 | 258 | 192 | 341 | 118 | 236 | 243 | 134 |
| **1986** | 71 | 85 | 179 | 131 | 262 | 84 | 158 | 178 | 97 |
| **1987** | 60 | 71 | 166 | 106 | 238 | 68 | 120 | 173 | 82 |
| **1988** | 58 | 76 | 189 | 128 | 270 | 75 | 152 | 220 | 90 |
| **1989** | 71 | 109 | 242 | 183 | 310 | 101 | 209 | 266 | 122 |
| **1990** | 83 | 134 | 272 | 225 | 340 | 113 | 233 | 298 | 144 |
| **1991** | 86 | 148 | 284 | 252 | 357 | 125 | 254 | 314 | 157 |
| **1992** | 90 | 155 | 302 | 267 | 373 | 126 | 261 | 316 | 163 |
| **1993** | 93 | 157 | 322 | 278 | 382 | 136 | 290 | 330 | 169 |
| **1994** | 98 | 167 | 325 | 302 | 388 | 153 | 307 | 354 | 181 |
| **1995** | 106 | 175 | 337 | 308 | 421 | 163 | 308 | 357 | 189 |
| **1996** | 103 | 173 | 347 | 299 | 428 | 155 | 296 | 367 | 186 |
| **1997** | 115 | 183 | 366 | 327 | 468 | 163 | 318 | 412 | 200 |
| **1998** | 128 | 199 | 395 | 366 | 516 | 189 | 337 | 473 | 221 |
| **1999** | 127 | 192 | 411 | 350 | 507 | 187 | 327 | 476 | 216 |
| **2000** | 137 | 206 | 432 | 365 | 510 | 193 | 333 | 478 | 228 |
| **2001** | 142 | 220 | 475 | 386 | 532 | 200 | 353 | 479 | 240 |
| **2002** | 151 | 218 | 515 | 419 | 584 | 213 | 378 | 499 | 250 |
| **2003** | 149 | 210 | 559 | 446 | 590 | 219 | 389 | 490 | 250 |
| **2004** | 163 | 230 | 619 | 494 | 655 | 240 | 422 | 550 | 275 |
| **2005** | 191 | 269 | 706 | 543 | 784 | 273 | 482 | 629 | 317 |
| **2006** | 215 | 307 | 800 | 588 | 907 | 298 | 497 | 688 | 353 |
| **2007** | 250 | 358 | 900 | 668 | 1,033 | 310 | 553 | 749 | 402 |
| **2008** | 287 | 386 | 975 | 781 | 1,219 | 344 | 658 | 883 | 451 |
| **2009** | 281 | 378 | 1,000 | 733 | 1,202 | 370 | 707 | 945 | 449 |

Table continued on next page.

## Appendix Table 4. Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2025[a] (continued)

| Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State [b] |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - - | | | | | | | | |
| **Grazing Land (Nontillable)** | | | | | | | | | |
| **2010** | 260 | 340 | 1,060 | 685 | 1,265 | 350 | 710 | 975 | 425 |
| **2011** | 280 | 390 | 1,210 | 810 | 1,530 | 415 | 805 | 1,195 | 490 |
| **2012** | 330 | 450 | 1,460 | 1,005 | 1,975 | 475 | 1,060 | 1,485 | 585 |
| **2013** | 370 | 500 | 1,850 | 1,300 | 2,225 | 570 | 1,375 | 1,875 | 695 |
| **2014** | 405 | 625 | 2,490 | 1,670 | 2,500 | 805 | 1,775 | 2,170 | 865 |
| **2015** | 490 | 745 | 2,580 | 2,030 | 3,010 | 945 | 1,815 | 2,275 | 1,005 |
| **2016** | 480 | 740 | 2,475 | 1,925 | 2,795 | 915 | 1,690 | 2,205 | 975 |
| **2017** | 465 | 705 | 2,230 | 1,685 | 2,495 | 820 | 1,500 | 2,005 | 895 |
| **2018** | 435 | 640 | 2,135 | 1,545 | 2,345 | 785 | 1,460 | 2,045 | 835 |
| **2019** | 410 | 625 | 1,995 | 1,405 | 2,255 | 735 | 1,335 | 1,970 | 795 |
| **2020** | 430 | 660 | 2,045 | 1,460 | 2,405 | 750 | 1,380 | 2,055 | 830 |
| **2021** | 445 | 695 | 2,130 | 1,495 | 2,570 | 755 | 1,465 | 2,145 | 865 |
| **2022** | 510 | 745 | 2,470 | 1,685 | 2,730 | 825 | 1,575 | 2,510 | 950 |
| **2023** | 575 | 870 | 2,695 | 2,030 | 2,865 | 945 | 1,685 | 2,750 | 1,090 |
| **2024** | 605 | 980 | 2,810 | 2,070 | 3,125 | 1,015 | 1,740 | 3,050 | 1,175 |
| **2025** | 630 | 995 | 2,980 | 2,245 | 3,410 | 1,070 | 1,855 | 3,140 | 1,230 |

Table continued on next page.

## Appendix Table 4. Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2025[a] (continued)

| Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State [b] |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - - | | | | | | | | |
| **Hayland** | | | | | | | | | |
| **1978** | 232 | 266 | 370 | 372 | 477 | 231 | 298 | 371 | 306 |
| **1979** | 287 | 308 | 436 | 397 | 593 | 281 | 545 | 509 | 367 |
| **1980** | 301 | 338 | 506 | 441 | 699 | 349 | 402 | 554 | 405 |
| **1981** | 323 | 331 | 558 | 482 | 738 | 368 | 417 | 532 | 419 |
| **1982** | 328 | 334 | 544 | 472 | 714 | 344 | 445 | 557 | 417 |
| **1983** | 290 | 286 | 509 | 408 | 658 | 344 | 375 | 496 | 371 |
| **1984** | 283 | 247 | 497 | 295 | 568 | 329 | 369 | 463 | 329 |
| **1985** | 261 | 206 | 332 | 273 | 470 | 250 | 258 | 311 | 265 |
| **1986** | 190 | 154 | 233 | 230 | 335 | 182 | 190 | 219 | 196 |
| **1987** | 160 | 119 | 188 | 195 | 271 | 148 | 175 | 201 | 160 |
| **1988** | 144 | 130 | 238 | 230 | 317 | 178 | 202 | 245 | 181 |
| **1989** | 194 | 183 | 295 | 275 | 382 | 220 | 268 | 291 | 233 |
| **1990** | 217 | 218 | 326 | 328 | 405 | 245 | 278 | 328 | 266 |
| **1991** | 225 | 240 | 330 | 350 | 434 | 252 | 286 | 361 | 284 |
| **1992** | 248 | 247 | 325 | 365 | 452 | 250 | 329 | 341 | 293 |
| **1993** | 242 | 265 | 365 | 366 | 473 | 251 | 360 | 358 | 308 |
| **1994** | 251 | 296 | 392 | 400 | 511 | 278 | 386 | 370 | 335 |
| **1995** | 260 | 300 | 418 | 408 | 528 | 277 | 397 | 385 | 344 |
| **1996** | 270 | 300 | 429 | 403 | 524 | 289 | 396 | 402 | 347 |
| **1997** | 295 | 325 | 459 | 438 | 575 | 300 | 403 | 435 | 375 |
| **1998** | 315 | 345 | 517 | 472 | 640 | 336 | 437 | 497 | 408 |
| **1999** | 318 | 325 | 507 | 457 | 625 | 330 | 412 | 502 | 395 |
| **2000** | 313 | 358 | 539 | 444 | 618 | 350 | 398 | 463 | 409 |
| **2001** | 306 | 381 | 563 | 458 | 677 | 364 | 450 | 502 | 430 |
| **2002** | 313 | 388 | 611 | 502 | 694 | 373 | 483 | 529 | 449 |
| **2003** | 319 | 380 | 660 | 557 | 765 | 375 | 508 | 575 | 468 |
| **2004** | 339 | 433 | 715 | 577 | 815 | 413 | 513 | 611 | 509 |
| **2005** | 383 | 438 | 780 | 600 | 928 | 416 | 600 | 669 | 541 |
| **2006** | 430 | 481 | 871 | 679 | 1,071 | 449 | 633 | 760 | 604 |
| **2007** | 500 | 568 | 1,005 | 791 | 1,255 | 530 | 717 | 875 | 705 |
| **2008** | 570 | 688 | 1,220 | 998 | 1,525 | 660 | 859 | 1,006 | 853 |
| **2009** | 550 | 660 | 1,250 | 904 | 1,440 | 700 | 870 | 991 | 827 |

Table continued on next page.

## Appendix Table 4. Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2025[a] (continued)

| Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State [b] |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - - | | | | | | | | |
| **Hayland** | | | | | | | | | |
| **2010** | 525 | 625 | 1,275 | 880 | 1,465 | 660 | 880 | 1,015 | 810 |
| **2011** | 550 | 785 | 1,485 | 1,100 | 1,840 | 700 | 1,085 | 1,250 | 978 |
| **2012** | 620 | 950 | 1,985 | 1,425 | 2,500 | 925 | 1,450 | 1,665 | 1,245 |
| **2013** | 780 | 1,150 | 2,625 | 1,850 | 3,325 | 1,160 | 1,800 | 2,065 | 1,585 |
| **2014** | 1,025 | 1,660 | 2,915 | 2,350 | 3,280 | 1,545 | 2,350 | 2,515 | 1,965 |
| **2015** | 1,115 | 1,905 | 3,630 | 2,890 | 4,080 | 1,965 | 2,955 | 3,100 | 2,355 |
| **2016** | 890 | 1,460 | 3,430 | 2,585 | 3,200 | 1,700 | 2,340 | 2,780 | 1,965 |
| **2017** | 795 | 1,370 | 3,295 | 2,170 | 3,090 | 1,485 | 2,160 | 2,680 | 1,815 |
| **2018** | 765 | 1,265 | 3,155 | 1,980 | 2,990 | 1,365 | 2,060 | 2,615 | 1,710 |
| **2019** | 710 | 1,140 | 3,020 | 1,885 | 3,040 | 1,255 | 1,990 | 2,645 | 1,615 |
| **2020** | 715 | 1,170 | 3,065 | 1,925 | 2,965 | 1,290 | 1,905 | 2,730 | 1,640 |
| **2021** | 775 | 1,200 | 3,220 | 1,985 | 3,075 | 1,310 | 1,920 | 2,805 | 1,695 |
| **2022** | 830 | 1,370 | 3,475 | 2,225 | 3,470 | 1,535 | 2,085 | 3,125 | 1,895 |
| **2023** | 930 | 1,680 | 3,845 | 2,605 | 3,980 | 1,755 | 2,270 | 3,695 | 2,210 |
| **2024** | 945 | 1,790 | 3,975 | 2,815 | 4,420 | 1,935 | 2,380 | 3,830 | 2,350 |
| **2025** | 960 | 1,835 | 4,055 | 2,960 | 4,480 | 1,995 | 2,570 | 3,865 | 2,410 |

Table continued on next page.

## Appendix Table 4. Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2024[a] (continued)

| Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State [b] |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - - | | | | | | | | |
| **Gravity Irrigated Cropland** | | | | | | | | | |
| **1978** | 1,246 | 796 | 1,030 | 1,545 | 1,624 | 1,134 | 1,412 | 1,404 | 1,435 |
| **1979** | 1,300 | 964 | 1,289 | 1,705 | 1,910 | 1,197 | 1,746 | 1,772 | 1,668 |
| **1980** | 1,369 | 1,020 | 1,547 | 1,976 | 2,317 | 1,329 | 2,046 | 2,026 | 1,940 |
| **1981** | 1,555 | 1,054 | 1,781 | 2,088 | 2,403 | 1,493 | 2,230 | 2,026 | 2,063 |
| **1982** | 1,580 | 1,033 | 1,771 | 2,053 | 2,269 | 1,598 | 2,254 | 1,924 | 2,023 |
| **1983** | 1,361 | 1,000 | 1,430 | 1,798 | 1,969 | 1,412 | 1,872 | 1,854 | 1,763 |
| **1984** | 1,269 | 1,020 | 1,429 | 1,613 | 1,838 | 1,250 | 1,762 | 1,639 | 1,623 |
| **1985** | 1,042 | 817 | 1,102 | 1,304 | 1,329 | 1,010 | 1,283 | 1,171 | 1,229 |
| **1986** | 754 | 612 | 900 | 940 | 975 | 867 | 963 | 957 | 925 |
| **1987** | 650 | 567 | 775 | 802 | 959 | 718 | 863 | 843 | 831 |
| **1988** | 668 | 691 | 862 | 948 | 1,151 | 740 | 994 | 956 | 956 |
| **1989** | 815 | 900 | 1,100 | 1,210 | 1,462 | 841 | 1,232 | 1,170 | 1,194 |
| **1990** | 841 | 900 | 1,186 | 1,413 | 1,513 | 895 | 1,390 | 1285 | 1,304 |
| **1991** | 834 | 917 | 1,250 | 1,518 | 1,622 | 975 | 1,480 | 1,306 | 1,381 |
| **1992** | 889 | 1,035 | 1,221 | 1,563 | 1,653 | 1,021 | 1,583 | 1,413 | 1,439 |
| **1993** | 857 | 1,058 | 1,246 | 1,609 | 1,730 | 1,018 | 1,643 | 1,479 | 1,484 |
| **1994** | 875 | 1,070 | 1,250 | 1,666 | 1,842 | 1,093 | 1,728 | 1,568 | 1,558 |
| **1995** | 857 | 1,065 | 1,260 | 1,671 | 1,887 | 1,090 | 1,731 | 1,606 | 1,573 |
| **1996** | 870 | 1,070 | 1,361 | 1,738 | 1,989 | 1,138 | 1,800 | 1,697 | 1,646 |
| **1997** | 890 | 1,115 | 1,466 | 1,858 | 2,160 | 1,167 | 1,943 | 1,853 | 1,768 |
| **1998** | 925 | 1,150 | 1,575 | 1,972 | 2,340 | 1,200 | 2,042 | 1,936 | 1,876 |
| **1999** | 894 | 1,050 | 1,575 | 1,861 | 2,247 | 1,198 | 1,945 | 1,813 | 1,792 |
| **2000** | 907 | 1,025 | 1,696 | 1,754 | 2,279 | 1,325 | 1,856 | 1,831 | 1,777 |
| **2001** | 900 | 1,033 | 1,715 | 1,729 | 2,273 | 1,279 | 1,810 | 1,843 | 1,760 |
| **2002** | 914 | 1,080 | 1,759 | 1,825 | 2,298 | 1,350 | 1,827 | 1,928 | 1,809 |
| **2003** | 890 | 1,075 | 1,760 | 1,835 | 2,401 | 1,213 | 1,863 | 1,899 | 1,828 |
| **2004** | 925 | 1,125 | 1,867 | 1,961 | 2,531 | 1,297 | 1,969 | 2,087 | 1,944 |
| **2005** | 975 | 1,183 | 1,980 | 2,153 | 2,691 | 1,365 | 2,021 | 2,173 | 2,061 |
| **2006** | 1,036 | 1,199 | 2,310 | 2,295 | 2,953 | 1,340 | 1,925 | 2,400 | 2,186 |
| **2007** | 1,195 | 1,305 | 2,795 | 2,431 | 3,323 | 1,275 | 2,199 | 2,719 | 2,430 |
| **2008** | 1,475 | 1,633 | 3,550 | 2,934 | 4,080 | 1,550 | 2,689 | 3,477 | 2,992 |
| **2009** | 1,495 | 1,715 | 3,580 | 3,030 | 4,096 | 1,690 | 3,075 | 3,545 | 3,109 |

Table continued on next page.

## Appendix Table 4. Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2025[a] (continued)

| Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State [b] |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - - | | | | | | | | |
| **Gravity Irrigated Cropland** | | | | | | | | | |
| **2010** | 1,625 | 1,800 | 3,715 | 3,155 | 4,510 | 1,785 | 3,095 | 3,560 | 3,271 |
| **2011** | 1,980 | 2,050 | 4,500 | 3,940 | 5,725 | 1,975 | 3,940 | 4,300 | 4,071 |
| **2012** | 2,440 | 2,625 | 6,250 | 5,215 | 7,420 | 2,865 | 5,170 | 5,800 | 5,365 |
| **2013** | 2,875 | 3,100 | 7,850 | 6,900 | 8,750 | 3,850 | 7,060 | 7,715 | 6,835 |
| **2014** | 3,040 | 4,215 | 7,455 | 8,065 | 8,750 | 4,515 | 7,290 | 8,330 | 7,310 |
| **2015** | 3,235 | 4,135 | 7,355 | 6,905 | 8,445 | 4,435 | 7,095 | 7,995 | 6,900 |
| **2016** | 2,970 | 3,970 | 7,220 | 6,560 | 8,115 | 4,390 | 6,265 | 7,375 | 6,480 |
| **2017** | 2,580 | 3,835 | 6,890 | 6,195 | 7,640 | 4,155 | 6,020 | 6,615 | 6,070 |
| **2018** | 2,340 | 3,645 | 6,680 | 5,775 | 7,455 | 3,910 | 5,795 | 6,295 | 5,795 |
| **2019** | 2,245 | 3,570 | 6,510 | 5,860 | 7,585 | 3,700 | 5,365 | 5,900 | 5,690 |
| **2020** | 2,135 | 3,645 | 6,700 | 5,805 | 7,725 | 3,570 | 5,450 | 6,235 | 5,755 |
| **2021** | 2,235 | 3,790 | 7,325 | 6,180 | 8,095 | 3,775 | 5,745 | 6,715 | 6,095 |
| **2022** | 2,515 | 4,205 | 8,960 | 7,020 | 9,440 | 4,155 | 6,865 | 7,630 | 7,055 |
| **2023** | 2,760 | 4,455 | 9,800 | 7,235 | 11,290 | 4,350 | 7,820 | 8,485 | 7,905 |
| **2024** | 2,790 | 4,630 | 9,885 | 7,425 | 11,715 | 4,280 | 8,010 | 8,955 | 8,145 |
| **2025** | 2,695 | 4,385 | 9,810 | 6,740 | 11,265 | 3,980 | 7,630 | 8,755 | 7,745 |

Table continued on next page.

## Appendix Table 4. Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2025[a] (continued)

| Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State [b] |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - - | | | | | | | | |
| **Center Pivot Irrigated Cropland[c]** | | | | | | | | | |
| **1978** | 771 | 678 | 956 | 877 | 1,484 | 813 | 1,023 | 1,286 | 1,015 |
| **1979** | 915 | 770 | 1164 | 1,076 | 1,690 | 895 | 1,291 | 1,590 | 1,201 |
| **1980** | 894 | 886 | 1,372 | 1,223 | 2,043 | 971 | 1,535 | 1,795 | 1,384 |
| **1981** | 973 | 816 | 1,456 | 1,312 | 2,110 | 1,105 | 1,732 | 1,900 | 1,470 |
| **1982** | 989 | 810 | 1,332 | 1,270 | 2,010 | 1,123 | 1,681 | 1,748 | 1,410 |
| **1983** | 847 | 769 | 1,217 | 1,016 | 1,727 | 926 | 1,391 | 1,643 | 1,222 |
| **1984** | 809 | 698 | 1,130 | 969 | 1,655 | 827 | 1,350 | 1,465 | 1,143 |
| **1985** | 691 | 581 | 875 | 850 | 1,243 | 691 | 1,055 | 1,020 | 899 |
| **1986** | 496 | 400 | 700 | 628 | 970 | 558 | 788 | 788 | 689 |
| **1987** | 417 | 396 | 703 | 541 | 888 | 487 | 665 | 723 | 626 |
| **1988** | 446 | 441 | 800 | 622 | 1,038 | 548 | 792 | 820 | 718 |
| **1989** | 532 | 604 | 993 | 779 | 1,320 | 683 | 1,021 | 1,056 | 910 |
| **1990** | 619 | 710 | 1,090 | 910 | 1,393 | 765 | 1,117 | 1,133 | 1,003 |
| **1991** | 651 | 714 | 1,129 | 1,053 | 1,461 | 748 | 1,229 | 1,194 | 1,060 |
| **1992** | 681 | 740 | 1,084 | 1,085 | 1,510 | 783 | 1,263 | 1,228 | 1,083 |
| **1993** | 641 | 745 | 1,156 | 1,160 | 1,593 | 799 | 1,356 | 1,346 | 1,140 |
| **1994** | 690 | 800 | 1,215 | 1,200 | 1,707 | 850 | 1,425 | 1,413 | 1,206 |
| **1995** | 693 | 825 | 1,254 | 1,268 | 1,793 | 882 | 1,454 | 1,474 | 1,254 |
| **1996** | 710 | 913 | 1,320 | 1,340 | 1,930 | 981 | 1,550 | 1,565 | 1,342 |
| **1997** | 748 | 962 | 1,427 | 1,507 | 2,111 | 1,058 | 1,696 | 1,725 | 1,465 |
| **1998** | 829 | 1,020 | 1,583 | 1,698 | 2,332 | 1,139 | 1,863 | 1,907 | 1,614 |
| **1999** | 750 | 984 | 1,581 | 1,616 | 2,288 | 1,124 | 1,830 | 1,806 | 1,569 |
| **2000** | 750 | 981 | 1,609 | 1,579 | 2,424 | 1,192 | 1,795 | 1,810 | 1,600 |
| **2001** | 742 | 965 | 1,653 | 1,602 | 2,420 | 1,152 | 1,778 | 1,898 | 1,608 |
| **2002** | 775 | 1,043 | 1,775 | 1,693 | 2,401 | 1,167 | 1,830 | 1,959 | 1,660 |
| **2003** | 750 | 1,075 | 1,840 | 1,785 | 2,460 | 1,033 | 1,846 | 1,981 | 1,679 |
| **2004** | 806 | 1,211 | 2,004 | 1,901 | 2,669 | 1,123 | 2,044 | 2,218 | 1,833 |
| **2005** | 924 | 1,342 | 2,234 | 2,140 | 3,042 | 1,279 | 2,145 | 2,414 | 2,045 |
| **2006** | 967 | 1,480 | 2,600 | 2,224 | 3,253 | 1,344 | 2,010 | 2,743 | 2,197 |
| **2007** | 1,112 | 1,733 | 3,077 | 2,521 | 3,646 | 1,575 | 2,254 | 3,055 | 2,509 |
| **2008** | 1,400 | 2,221 | 3,871 | 3,082 | 4,464 | 2,071 | 3,034 | 3,818 | 3,157 |
| **2009** | 1,535 | 2,378 | 3,912 | 3,277 | 4,422 | 2,391 | 3,474 | 3,850 | 3,304 |

Table continued on next page.

## Appendix Table 4. Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2025[a] (continued)

| Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State [b] |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - - | | | | | | | | |
| **Center Pivot Irrigated Cropland[c]** | | | | | | | | | |
| **2010** | 1,650 | 2,485 | 4,140 | 3,470 | 4,890 | 2,475 | 3,575 | 4,125 | 3,520 |
| **2011** | 1,975 | 2,955 | 5,100 | 4,530 | 6,175 | 2,760 | 4,470 | 5,020 | 4,343 |
| **2012** | 2,535 | 3,970 | 7,100 | 6,190 | 7,950 | 3,830 | 5,925 | 6,820 | 5,835 |
| **2013** | 3,115 | 5,225 | 8,715 | 8,120 | 10,025 | 5,200 | 8,350 | 9,400 | 7,590 |
| **2014** | 3,700 | 4,985 | 8,855 | 8,940 | 9,860 | 5,750 | 8,440 | 9,760 | 7,685 |
| **2015** | 3,625 | 4,835 | 8,150 | 7,825 | 9,575 | 5,790 | 8,270 | 9,425 | 7,315 |
| **2016** | 3,290 | 4,350 | 7,880 | 7,530 | 9,410 | 5,330 | 7,240 | 9,185 | 6,940 |
| **2017** | 2,815 | 4,150 | 7,445 | 6,885 | 8,700 | 4,510 | 6,700 | 7,820 | 6,295 |
| **2018** | 2,700 | 4,020 | 7,310 | 6,510 | 8,645 | 4,265 | 6,520 | 7,720 | 6,130 |
| **2019** | 2,565 | 3,905 | 7,210 | 6,390 | 8,485 | 4,110 | 6,150 | 7,470 | 5,970 |
| **2020** | 2,460 | 3,950 | 7,390 | 6,675 | 8,900 | 3,990 | 6,465 | 7,680 | 6,125 |
| **2021** | 2,565 | 4,285 | 8,145 | 7,265 | 9,535 | 4,170 | 6,885 | 8,390 | 6,610 |
| **2022** | 3,065 | 4,880 | 10,135 | 8,095 | 10,920 | 4,900 | 7,780 | 9,985 | 7,730 |
| **2023** | 3,280 | 5,065 | 11,710 | 8,895 | 12,970 | 5,495 | 8,370 | 11,415 | 8,760 |
| **2024** | 3,375 | 5,145 | 12,335 | 9,640 | 13,690 | 5,340 | 8,685 | 11,610 | 9,115 |
| **2025** | 3,215 | 5,030 | 11,970 | 8,955 | 12,890 | 5,245 | 8,325 | 11,280 | 8,730 |

Table continued on next page.

## Appendix Table 4. Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-20245[a] (continued)

| Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State [b] |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - - | | | | | | | | |
| **All-Land Average[d]** | | | | | | | | | |
| **1978** | 261 | 205 | 686 | 571 | 1,116 | 659 | 747 | 810 | 489 |
| **1979** | 290 | 248 | 846 | 669 | 1,348 | 402 | 914 | 1,005 | 584 |
| **1980** | 310 | 274 | 998 | 764 | 1,634 | 465 | 1,069 | 1,165 | 677 |
| **1981** | 366 | 275 | 1,078 | 826 | 1,709 | 531 | 1,206 | 1,219 | 729 |
| **1982** | 365 | 273 | 998 | 803 | 1,611 | 518 | 1,199 | 1,138 | 701 |
| **1983** | 319 | 251 | 898 | 687 | 1,411 | 46 | 997 | 1,068 | 621 |
| **1984** | 299 | 232 | 833 | 617 | 1,319 | 426 | 954 | 957 | 574 |
| **1985** | 244 | 182 | 661 | 511 | 996 | 338 | 765 | 669 | 446 |
| **1986** | 181 | 137 | 518 | 371 | 746 | 266 | 538 | 498 | 335 |
| **1987** | 157 | 116 | 505 | 318 | 700 | 231 | 466 | 167 | 305 |
| **1988** | 165 | 126 | 572 | 375 | 805 | 243 | 539 | 558 | 342 |
| **1989** | 199 | 173 | 697 | 478 | 998 | 306 | 675 | 688 | 428 |
| **1990** | 209 | 206 | 756 | 561 | 1,059 | 340 | 735 | 738 | 470 |
| **1991** | 217 | 216 | 762 | 627 | 1,103 | 341 | 792 | 743 | 490 |
| **1992** | 230 | 229 | 748 | 648 | 1,145 | 350 | 825 | 777 | 506 |
| **1993** | 229 | 229 | 804 | 683 | 1,206 | 351 | 884 | 825 | 528 |
| **1994** | 239 | 248 | 852 | 716 | 1,310 | 378 | 936 | 872 | 563 |
| **1995** | 240 | 256 | 879 | 739 | 1,368 | 389 | 949 | 903 | 581 |
| **1996** | 245 | 262 | 915 | 765 | 1,470 | 409 | 990 | 952 | 608 |
| **1997** | 261 | 281 | 985 | 839 | 1,595 | 432 | 1,071 | 1,033 | 657 |
| **1998** | 279 | 301 | 1,083 | 916 | 1,754 | 468 | 1,153 | 1,141 | 716 |
| **1999** | 266 | 291 | 1,081 | 878 | 1,722 | 457 | 1,121 | 1,098 | 697 |
| **2000** | 268 | 306 | 1,097 | 864 | 1,760 | 480 | 1,087 | 1,105 | 707 |
| **2001** | 265 | 318 | 1,136 | 879 | 1,771 | 484 | 1,091 | 1,129 | 719 |
| **2002** | 275 | 325 | 1,226 | 931 | 1,784 | 505 | 1,118 | 1,193 | 746 |
| **2003** | 270 | 312 | 1,270 | 976 | 1,860 | 471 | 1,130 | 1,201 | 756 |
| **2004** | 293 | 348 | 1,392 | 1,044 | 2,011 | 505 | 1,221 | 1,347 | 824 |
| **2005** | 317 | 385 | 1,542 | 1,156 | 2,284 | 550 | 1,296 | 1,507 | 914 |
| **2006** | 342 | 431 | 1,782 | 1,240 | 2,508 | 584 | 1,249 | 1,696 | 1,001 |
| **2007** | 388 | 513 | 2,145 | 1,384 | 2,813 | 644 | 1,377 | 1,942 | 1,145 |
| **2008** | 452 | 606 | 2,726 | 1,681 | 3,490 | 780 | 1,763 | 2,451 | 1,414 |
| **2009** | 461 | 604 | 2,692 | 1,698 | 3,418 | 847 | 1,977 | 2,503 | 1,431 |

Table continued on next page.

## Appendix Table 4. Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2025[a] (continued)

| Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State [b] |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - - | | | | | | | | |
| **All-Land Average[d]** | | | | | | | | | |
| **2010** | 463 | 598 | 2,898 | 1,748 | 3,762 | 870 | 2,029 | 2,596 | 1,503 |
| **2011** | 520 | 706 | 3,624 | 2,183 | 4,225 | 991 | 2,535 | 3,160 | 1,833 |
| **2012** | 635 | 875 | 4,975 | 2,945 | 6,080 | 1,335 | 3,355 | 4,280 | 2,425 |
| **2013** | 715 | 1,055 | 6,165 | 3,750 | 7,185 | 1,750 | 4,460 | 5,400 | 3,040 |
| **2014** | 855 | 1,220 | 6,460 | 4,195 | 7,285 | 1,985 | 4,815 | 6,185 | 3,315 |
| **2015** | 860 | 1,330 | 6,140 | 3,955 | 7,100 | 2,065 | 4,625 | 5,990 | 3,250 |
| **2016** | 820 | 1,245 | 5,980 | 3,780 | 6,990 | 1,960 | 4,255 | 5,675 | 3,115 |
| **2017** | 755 | 1,170 | 5,505 | 3,385 | 6,395 | 1,745 | 3,875 | 4,880 | 2,820 |
| **2018** | 715 | 1,090 | 5,395 | 3,165 | 6,240 | 1,650 | 3,750 | 4,815 | 2,720 |
| **2019** | 680 | 1,050 | 5,230 | 3,090 | 6,185 | 1,565 | 3,535 | 4,700 | 2,645 |
| **2020** | 685 | 1,090 | 5,370 | 3,180 | 6,495 | 1,550 | 3,620 | 4,865 | 2,725 |
| **2021** | 715 | 1,160 | 5,765 | 3,395 | 6,840 | 1,600 | 3,805 | 5,235 | 2,895 |
| **2022** | 825 | 1,290 | 6,950 | 3,810 | 8,110 | 1,805 | 4,375 | 6,070 | 3,360 |
| **2023** | 935 | 1,450 | 8,035 | 4,210 | 9,320 | 2,025 | 4,850 | 7,090 | 3,835 |
| **2024** | 960 | 1,555 | 8,540 | 4,435 | 9,730 | 2,065 | 5,060 | 7,320 | 4,015 |
| **2025** | 965 | 1,545 | 8,305 | 4,340 | 9,435 | 2,045 | 4,990 | 7,170 | 3,935 |

Source: [a] Average reported from the UNL Nebraska Farm Real Estate Market Surveys, 1978-2025.

[b] Weighted average based upon acreage in each land type.

[c] Pivot not included in per acre value.

[d] All-land average for the state may not conform to USDA series due to different acreage weighting. In addition, the USDA series includes farm buildings in the per acre estimates of value.

## Appendix Table 5. Historical Per Acre Value Range for Different Types and Quality Grades of Land in Nebraska by Agricultural Statistics District, 2021-2025[a]

| District and Type of Land | Reported Value Per Acre | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Low Grade | | | | | High Grade | | | | |
| | 2021 | 2022 | 2023 | 2024 | 2025 | 2021 | 2022 | 2023 | 2024 | 2025 |
| | Dollars per Acre | | | | | | | | | |
| **Northwest:** | | | | | | | | | | |
| Dry Crop (No Irr. Potential) | 455 | 560 | 685 | 690 | 685 | 820 | 915 | 1,130 | 1,145 | 1,140 |
| Dry Crop (Irr. Pot.) | 570 | 635 | 720 | 725 | 705 | 985 | 1,095 | 1,270 | 1,260 | 1,265 |
| Grazing (Tillable) | 435 | 480 | 585 | 595 | 610 | 660 | 755 | 890 | 905 | 925 |
| Grazing (Nontillable) | 375 | 435 | 440 | 450 | 465 | 585 | 665 | 755 | 765 | 780 |
| Hayland | 565 | 595 | 775 | 780 | 785 | 895 | 1,015 | 1,095 | 1,110 | 1,115 |
| Gravity Irrigated | 1,630 | 1,720 | 1,870 | 1,880 | 1,830 | 2,955 | 3,370 | 3,545 | 3,565 | 3,475 |
| Center Pivot Irrigated[b] | 2,070 | 2,485 | 2,635 | 2,715 | 2,645 | 3,120 | 3,710 | 3,915 | 3,970 | 3,870 |
| **North:** | | | | | | | | | | |
| Dry Crop (No Irr. Potential) | 1,285 | 1,420 | 1,510 | 1,565 | 1,460 | 2,090 | 2,385 | 2,465 | 2,610 | 2,595 |
| Dry Crop (Irr. Pot.) | 1,830 | 1,875 | 1,895 | 1,915 | 1,785 | 2,455 | 2,620 | 2,950 | 3,095 | 2,930 |
| Grazing (Tillable) | 1,010 | 1,135 | 1,265 | 1,350 | 1,345 | 1,475 | 1,710 | 1,815 | 1,935 | 1,890 |
| Grazing (Nontillable) | 530 | 550 | 565 | 690 | 710 | 910 | 980 | 1,110 | 1,220 | 1,235 |
| Hayland | 1,020 | 1,055 | 1,335 | 1,435 | 1,505 | 1,545 | 1,785 | 2,050 | 2,170 | 2,180 |
| Gravity Irrigated | 2,985 | 3,245 | 3,485 | 3,425 | 3,165 | 4,540 | 5,125 | 5,690 | 5,855 | 5,625 |
| Center Pivot Irrigated[b] | 3,530 | 3,955 | 4,120 | 4,130 | 4,105 | 5,365 | 6,135 | 6,345 | 6,385 | 6,155 |
| **Northeast:** | | | | | | | | | | |
| Dry Crop (No Irr. Potential) | 4,135 | 4,985 | 6,055 | 6,120 | 5,915 | 7,110 | 8,655 | 9,925 | 9,985 | 9,770 |
| Dry Crop (Irr. Pot.) | 4,910 | 6,105 | 7,225 | 7,860 | 7,540 | 7,195 | 8,750 | 10,545 | 11,345 | 11,195 |
| Grazing (Tillable) | 2,620 | 2,805 | 2,970 | 3,215 | 3,220 | 3,845 | 4,560 | 5,435 | 5,470 | 5,465 |
| Grazing (Nontillable) | 1,705 | 1,865 | 2,120 | 2,135 | 2,270 | 2,840 | 3,020 | 3,365 | 3,560 | 3,725 |
| Hayland | 2,365 | 2,620 | 2,760 | 2,820 | 2,860 | 3,880 | 4,345 | 4,985 | 5,205 | 5,275 |
| Gravity Irrigated | 5,910 | 6,985 | 8,135 | 8,145 | 8,045 | 8,550 | 10,245 | 11,975 | 12,070 | 11,990 |
| Center Pivot Irrigated[b] | 6,710 | 8,360 | 9,485 | 9,810 | 9,680 | 9,445 | 11,845 | 14,060 | 14,565 | 14,235 |
| **Central:** | | | | | | | | | | |
| Dry Crop (No Irr. Potential) | 2,360 | 2,645 | 2,785 | 2,840 | 2,895 | 3,645 | 4,270 | 5,115 | 5,255 | 5,335 |
| Dry Crop (Irr. Pot.) | 2,685 | 2,930 | 3,305 | 3,335 | 3,325 | 4,050 | 4,715 | 5,470 | 5,570 | 5,580 |
| Grazing (Tillable) | 1,565 | 1,590 | 1,710 | 1,945 | 2,155 | 2,430 | 2,785 | 3,290 | 3,530 | 3,740 |
| Grazing (Nontillable) | 1,160 | 1,310 | 1,495 | 1,505 | 1,695 | 1,855 | 2,045 | 2,640 | 2,685 | 2,860 |
| Hayland | 1,630 | 1,815 | 2,125 | 2,195 | 2,415 | 2,325 | 2,670 | 3,170 | 3,340 | 3,540 |
| Gravity Irrigated | 4,870 | 5,430 | 5,680 | 5,730 | 5,105 | 7,065 | 8,965 | 9,215 | 9,310 | 8,615 |
| Center Pivot Irrigated[b] | 5,935 | 6,280 | 7,345 | 7,855 | 7,425 | 8,280 | 9,520 | 10,520 | 10,980 | 10,790 |

Table continued on next page.

**Appendix Table 5. Historical Per Acre Value Range for Different Types and Quality Grades of Land in Nebraska by Agricultural Statistics District, 2021-2025[a] (continued)**

| District and Type of land | Reported Value Per Acre | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Low Grade | | | | | High Grade | | | | |
| | 2021 | 2022 | 2023 | 2024 | 2025 | 2021 | 2022 | 2023 | 2024 | 2025 |
| | Dollars per Acre | | | | | | | | | |
| **East:** | | | | | | | | | | |
| Dry Crop (No Irr. Potential) | 5,095 | 6,115 | 6,570 | 6,615 | 6,320 | 7,580 | 8,990 | 10,390 | 10,490 | 10,165 |
| Dry Crop (Irr. Pot.) | 5,345 | 6,650 | 7,780 | 8,020 | 7,860 | 7,900 | 9,885 | 11,210 | 11,755 | 11,610 |
| Grazing (Tillable) | 2,880 | 3,165 | 3,545 | 3,760 | 3,875 | 4,115 | 4,920 | 5,860 | 6,025 | 6,115 |
| Grazing (Nontillable) | 2,080 | 2,170 | 2,305 | 2,430 | 2,530 | 2,930 | 3,305 | 3,585 | 3,755 | 4,155 |
| Hayland | 2,495 | 2,830 | 3,310 | 3,570 | 3,670 | 3,440 | 4,140 | 4,740 | 5,085 | 5,225 |
| Gravity Irrigated | 7,140 | 7,950 | 9,160 | 9,290 | 8,920 | 9,215 | 10,780 | 13,835 | 13,935 | 13,585 |
| Center Pivot Irrigated[b] | 7,800 | 8,815 | 10,715 | 11,325 | 10,570 | 10,520 | 12,395 | 15,265 | 15,705 | 15,315 |
| **Southwest:** | | | | | | | | | | |
| Dry Crop (No Irr. Potential) | 1,020 | 1,195 | 1,260 | 1,285 | 1,255 | 1,735 | 2,035 | 2,145 | 2,360 | 2,305 |
| Dry Crop (Irr. Pot.) | 1,355 | 1,410 | 1,495 | 1,565 | 1,430 | 1,870 | 2,125 | 2,655 | 2,690 | 2,575 |
| Grazing (Tillable) | 835 | 845 | 920 | 940 | 960 | 1,190 | 1,270 | 1,375 | 1,485 | 1,495 |
| Grazing (Nontillable) | 625 | 685 | 775 | 795 | 815 | 845 | 940 | 1,090 | 1,170 | 1,290 |
| Hayland | 1,105 | 1,265 | 1,390 | 1,510 | 1,530 | 1,565 | 1,910 | 2,235 | 2,355 | 2,365 |
| Gravity Irrigated | 3,020 | 3,365 | 3,645 | 3,595 | 3,255 | 4,330 | 4,925 | 5,170 | 5,020 | 4,740 |
| Center Pivot Irrigated[b] | 3,690 | 4,135 | 4,310 | 4,260 | 4,230 | 4,865 | 5,720 | 6,755 | 6,575 | 6,465 |
| **South:** | | | | | | | | | | |
| Dry Crop (No Irr. Potential) | 2,385 | 2,670 | 3,005 | 3,170 | 3,225 | 3,755 | 4,210 | 4,870 | 5,325 | 5,470 |
| Dry Crop (Irr. Pot.) | 2,915 | 3,365 | 3,520 | 3,750 | 3,780 | 4,265 | 4,990 | 5,785 | 5,815 | 5,955 |
| Grazing (Tillable) | 1,515 | 1,620 | 1,935 | 2,165 | 2,285 | 2,310 | 2,635 | 3,040 | 3,390 | 3,430 |
| Grazing (Nontillable) | 1,235 | 1,245 | 1,260 | 1,310 | 1,435 | 1,785 | 1,865 | 2,155 | 2,235 | 2,320 |
| Hayland | 1,340 | 1,420 | 1,685 | 1,765 | 1,945 | 2,515 | 2,755 | 2,815 | 2,920 | 3,185 |
| Gravity Irrigated | 4,545 | 5,015 | 5,965 | 6,070 | 5,790 | 6,870 | 8,370 | 9,340 | 9,645 | 9,265 |
| Center Pivot Irrigated[b] | 5,725 | 6,010 | 6,725 | 7,095 | 6,855 | 7,910 | 9,265 | 9,980 | 10,330 | 10,110 |
| **Southeast:** | | | | | | | | | | |
| Dry Crop (No Irr. Potential) | 3,515 | 4,230 | 5,120 | 5,235 | 5,350 | 6,140 | 6,865 | 7,935 | 7,955 | 8,115 |
| Dry Crop (Irr. Pot.) | 4,390 | 5,155 | 6,365 | 6,580 | 6,265 | 6,830 | 8,520 | 9,940 | 10,225 | 9,740 |
| Grazing (Tillable) | 2,460 | 2,640 | 2,850 | 2,930 | 3,015 | 3,625 | 4,015 | 4,385 | 4,515 | 4,590 |
| Grazing (Nontillable) | 1,870 | 1,990 | 2,240 | 2,465 | 2,590 | 2,405 | 2,825 | 3,215 | 3,490 | 3,575 |
| Hayland | 2,085 | 2,380 | 2,655 | 2,745 | 2,755 | 3,430 | 3,945 | 4,530 | 4,765 | 4,830 |
| Gravity Irrigated | 5,460 | 6,295 | 7,315 | 7,405 | 7,370 | 8,020 | 9,435 | 10,255 | 10,330 | 10,120 |
| Center Pivot Irrigated[b] | 7,340 | 7,990 | 9,160 | 9,180 | 8,960 | 7,580 | 8,990 | 10,390 | 10,490 | 13,595 |

Source: [a] Averages reported from the UNL Nebraska Farm Real Estate Market Surveys, 2021-2025.
[b] Pivot not included in per acre value.

## Appendix Table 6. Estimated Annual Net Rates of Return to Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1990-2025[ab]

| Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - |
| **Dryland Cropland** | | | | | | | | | |
| **1990** | 6.2 | 6.3 | 5.9 | 6.4 | 5.9 | 4.7 | 6.1 | 6.3 | 6.0 |
| **1991** | 5.9 | 5.0 | 6.0 | 5.9 | 5.8 | 4.7 | 6.1 | 5.8 | 5.7 |
| **1992** | 4.8 | 5.0 | 5.6 | 5.9 | 5.7 | 5.6 | 5.2 | 6.1 | 5.5 |
| **1993** | 5.0 | 4.3 | 5.8 | 5.7 | 5.3 | 5.3 | 6.1 | 5.2 | 5.4 |
| **1994** | 4.5 | 5.2 | 6.0 | 5.4 | 5.2 | 5.2 | 5.3 | 5.4 | 5.3 |
| **1995** | 4.2 | 6.0 | 6.2 | 5.3 | 5.2 | 5.1 | 5.4 | 5.0 | 5.3 |
| **1996** | 4.1 | 5.0 | 6.3 | 5.6 | 5.0 | 5.3 | 5.5 | 5.2 | 5.3 |
| **1997** | 5.1 | 5.8 | 6.4 | 5.6 | 5.3 | 5.3 | 5.4 | 5.4 | 5.5 |
| **1998** | 4.5 | 5.5 | 5.8 | 5.3 | 4.8 | 4.8 | 5.4 | 5.0 | 5.1 |
| **1999** | 4.3 | 4.9 | 5.4 | 5.1 | 4.5 | 3.9 | 4.5 | 4.9 | 4.7 |
| **2000** | 4.0 | 5.2 | 5.4 | 5.1 | 4.7 | 4.5 | 4.7 | 5.0 | 4.8 |
| **2001** | 4.1 | 5.3 | 5.5 | 5.0 | 4.6 | 4.3 | 4.6 | 4.7 | 4.8 |
| **2002** | 4.0 | 4.6 | 5.3 | 5.1 | 4.5 | 4.7 | 4.6 | 4.9 | 4.7 |
| **2003** | 3.6 | 4.5 | 4.8 | 4.6 | 4.1 | 4.1 | 4.7 | 4.4 | 4.4 |
| **2004** | 3.5 | 4.4 | 4.5 | 4.3 | 3.8 | 3.9 | 4.4 | 4.6 | 4.2 |
| **2005** | 3.6 | 3.9 | 4.2 | 4.5 | 3.5 | 4.0 | 4.6 | 4.4 | 4.1 |
| **2006** | 3.5 | 4.4 | 3.6 | 4.2 | 3.4 | 3.8 | 4.6 | 4.1 | 4.0 |
| **2007** | 4.1 | 4.4 | 4.3 | 4.6 | 3.4 | 3.7 | 4.8 | 4.0 | 4.1 |
| **2008** | 4.5 | 4.8 | 4.4 | 4.7 | 3.9 | 4.0 | 5.0 | 4.4 | 4.5 |
| **2009** | 4.0 | 4.0 | 4.0 | 4.3 | 3.5 | 3.5 | 4.1 | 3.8 | 3.9 |
| **2010** | 4.1 | 3.5 | 4.1 | 3.7 | 3.2 | 4.1 | 4.0 | 3.7 | 3.8 |
| **2011** | 3.8 | 3.7 | 3.8 | 3.8 | 3.5 | 3.5 | 4.0 | 3.5 | 3.7 |
| **2012** | 4.0 | 4.0 | 3.3 | 3.7 | 3.2 | 3.2 | 3.3 | 3.2 | 3.5 |
| **2013** | 3.5 | 2.9 | 3.3 | 2.8 | 2.8 | 3.0 | 1.9 | 2.7 | 2.9 |
| **2014** | 3.5 | 2.4 | 3.0 | 2.5 | 3.0 | 2.6 | 2.2 | 2.5 | 2.8 |
| **2015** | 3.4 | 2.4 | 2.9 | 2.4 | 2.6 | 2.5 | 2.3 | 2.4 | 2.6 |
| **2016** | 3.6 | 2.5 | 3.0 | 2.7 | 2.6 | 2.4 | 2.2 | 2.5 | 2.7 |
| **2017** | 3.5 | 2.4 | 2.8 | 2.5 | 2.3 | 2.5 | 2.2 | 2.4 | 2.6 |
| **2018** | 3.3 | 2.5 | 2.7 | 2.6 | 2.2 | 2.4 | 2.4 | 2.3 | 2.5 |
| **2019** | 3.1 | 2.4 | 2.6 | 2.5 | 2.4 | 2.2 | 2.3 | 2.2 | 2.5 |
| **2020** | 2.9 | 2.3 | 2.6 | 2.4 | 2.3 | 2.0 | 2.2 | 2.4 | 2.4 |
| **2021** | 3.1 | 2.5 | 2.8 | 2.5 | 2.4 | 2.0 | 2.3 | 2.6 | 2.5 |
| **2022** | 3.3 | 2.6 | 2.9 | 2.7 | 2.6 | 2.3 | 2.5 | 2.9 | 2.7 |
| **2023** | 3.5 | 2.7 | 3.1 | 2.8 | 2.7 | 2.3 | 2.7 | 3.0 | 2.8 |
| **2024** | 3.3 | 2.5 | 3.0 | 2.7 | 2.6 | 2.1 | 2.5 | 2.9 | 2.7 |
| **2025** | 3.2 | 2.3 | 2.9 | 2.7 | 2.5 | 2.0 | 2.3 | 2.8 | 2.6 |

Table continued on next page.

## Appendix Table 6. Estimated Annual Net Rates of Return to Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1990-2025[ab] (continued)

| Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State |
| | Dollars per Acre | | | | | | | | |
| **Irrigated Cropland** | | | | | | | | | |
| **1990** | 8.3 | 9.3 | 6.9 | 6.8 | 6.7 | 6.3 | 6.3 | 6.0 | 7.1 |
| **1991** | 8.7 | 8.0 | 6.8 | 6.5 | 6.4 | 6.4 | 6.2 | 5.9 | 6.9 |
| **1992** | 6.8 | 6.5 | 6.6 | 6.6 | 6.0 | 6.5 | 6.0 | 6.1 | 6.4 |
| **1993** | 6.6 | 6.0 | 6.5 | 6.1 | 5.7 | 6.5 | 6.5 | 6.0 | 6.2 |
| **1994** | 6.9 | 6.5 | 6.3 | 6.3 | 5.6 | 6.2 | 5.7 | 5.7 | 6.2 |
| **1995** | 6.6 | 6.8 | 6.5 | 5.9 | 5.3 | 5.9 | 6.0 | 5.0 | 6.0 |
| **1996** | 6.7 | 6.3 | 6.9 | 5.8 | 5.2 | 6.5 | 6.2 | 5.4 | 6.1 |
| **1997** | 7.2 | 7.0 | 7.0 | 6.0 | 5.3 | 6.7 | 6.3 | 5.7 | 6.4 |
| **1998** | 6.7 | 6.7 | 6.0 | 5.8 | 5.0 | 6.6 | 5.7 | 5.4 | 6.0 |
| **1999** | 6.0 | 5.9 | 5.9 | 5.3 | 4.6 | 6.1 | 4.9 | 5.0 | 5.5 |
| **2000** | 6.0 | 6.2 | 6.0 | 5.6 | 5.0 | 6.3 | 5.5 | 5.0 | 5.7 |
| **2001** | 5.6 | 6.2 | 5.9 | 5.4 | 4.9 | 6.5 | 5.2 | 5.0 | 5.6 |
| **2002** | 5.4 | 5.9 | 5.5 | 5.3 | 4.5 | 6.2 | 5.3 | 5.1 | 5.4 |
| **2003** | 5.3 | 5.8 | 5.2 | 5.2 | 4.4 | 6.3 | 5.4 | 5.1 | 5.3 |
| **2004** | 5.3 | 6.1 | 5.2 | 5.2 | 4.7 | 5.6 | 5.3 | 5.3 | 5.3 |
| **2005** | 5.9 | 5.9 | 4.9 | 5.0 | 4.0 | 5.6 | 5.4 | 5.0 | 5.2 |
| **2006** | 5.5 | 5.8 | 4.2 | 4.9 | 3.7 | 5.4 | 5.3 | 4.4 | 4.9 |
| **2007** | 5.4 | 5.9 | 4.7 | 5.0 | 3.9 | 6.0 | 5.6 | 4.9 | 5.0 |
| **2008** | 6.0 | 6.0 | 4.9 | 5.2 | 4.2 | 5.8 | 5.6 | 5.1 | 5.4 |
| **2009** | 5.8 | 5.0 | 4.8 | 4.7 | 3.9 | 4.8 | 4.9 | 4.6 | 4.8 |
| **2010** | 5.2 | 4.7 | 4.7 | 4.6 | 3.5 | 5.0 | 4.2 | 4.2 | 4.4 |
| **2011** | 5.1 | 4.5 | 4.3 | 4.4 | 3.9 | 4.8 | 4.5 | 4.2 | 4.5 |
| **2012** | 4.9 | 4.8 | 3.7 | 3.6 | 3.3 | 4.0 | 3.3 | 3.6 | 3.9 |
| **2013** | 4.4 | 3.5 | 3.8 | 3.1 | 3.3 | 3.7 | 2.8 | 3.0 | 3.4 |
| **2014** | 4.6 | 2.7 | 3.6 | 2.5 | 3.4 | 3.4 | 2.4 | 3.1 | 3.2 |
| **2015** | 4.4 | 2.6 | 3.5 | 2.4 | 3.0 | 3.3 | 2.4 | 2.8 | 3.1 |
| **2016** | 4.3 | 2.5 | 3.6 | 2.6 | 2.9 | 3.2 | 2.3 | 2.8 | 3.0 |
| **2017** | 4.0 | 2.6 | 3.4 | 2.7 | 2.8 | 3.1 | 2.4 | 2.7 | 3.0 |
| **2018** | 3.9 | 2.7 | 3.2 | 2.5 | 2.7 | 3.1 | 2.5 | 2.6 | 2.9 |
| **2019** | 3.6 | 2.6 | 3.1 | 2.4 | 2.5 | 2.9 | 2.4 | 2.5 | 2.8 |
| **2020** | 3.3 | 2.4 | 3.0 | 2.3 | 2.4 | 2.7 | 2.3 | 2.5 | 2.6 |
| **2021** | 3.7 | 2.7 | 3.2 | 2.6 | 2.5 | 2.8 | 2.5 | 2.7 | 2.9 |
| **2022** | 3.8 | 2.9 | 3.3 | 2.8 | 2.7 | 3.2 | 2.8 | 3.0 | 3.1 |
| **2023** | 3.9 | 3.2 | 3.5 | 3.0 | 2.8 | 3.3 | 2.9 | 3.2 | 3.3 |
| **2024** | 3.8 | 3.0 | 3.3 | 2.9 | 2.7 | 3.2 | 2.9 | 3.1 | 3.1 |
| **2025** | 3.6 | 2.8 | 3.2 | 2.8 | 2.6 | 2.9 | 2.7 | 3.0 | 2.9 |

Table continued on next page.

## Appendix Table 6. Estimated Annual Net Rates of Return to Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1990-2025[ab] (continued)

| Year | Agricultural Statistics District | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast | State |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - - | | | | | | | | |
| **Grazing Land** | | | | | | | | | |
| **1990** | 4.0 | 5.8 | 4.6 | 4.9 | 5.0 | 4.5 | 5.4 | 5.0 | 4.9 |
| **1991** | 5.5 | 5.9 | 5.4 | 5.0 | 5.3 | 5.8 | 5.5 | 5.5 | 5.4 |
| **1992** | 4.0 | 5.3 | 4.9 | 4.6 | 4.4 | 5.1 | 5.0 | 5.0 | 4.8 |
| **1993** | 4.3 | 4.6 | 5.0 | 4.6 | 4.3 | 4.6 | 4.5 | 4.6 | 4.6 |
| **1994** | 4.7 | 4.5 | 5.1 | 4.4 | 4.3 | 4.7 | 4.1 | 4.5 | 4.5 |
| **1995** | 3.7 | 4.7 | 4.9 | 4.0 | 4.2 | 4.5 | 4.2 | 4.0 | 4.3 |
| **1996** | 3.8 | 4.3 | 4.9 | 4.3 | 4.0 | 4.3 | 3.8 | 4.1 | 4.2 |
| **1997** | 3.6 | 4.3 | 4.9 | 4.5 | 4.0 | 4.0 | 3.6 | 4.2 | 4.1 |
| **1998** | 3.4 | 4.2 | 4.6 | 4.1 | 3.9 | 4.2 | 4.0 | 3.8 | 4.0 |
| **1999** | 3.1 | 3.5 | 4.4 | 4.2 | 3.6 | 3.2 | 3.6 | 3.9 | 3.7 |
| **2000** | 3.3 | 4.4 | 4.6 | 3.7 | 3.8 | 3.6 | 4.0 | 4.1 | 3.9 |
| **2001** | 2.9 | 4.0 | 4.3 | 3.9 | 4.0 | 3.4 | 3.5 | 4.1 | 3.8 |
| **2002** | 2.8 | 4.1 | 4.4 | 3.8 | 3.7 | 4.0 | 3.8 | 4.1 | 3.8 |
| **2003** | 2.4 | 3.3 | 3.8 | 3.3 | 3.4 | 3.4 | 3.9 | 3.8 | 3.4 |
| **2004** | 2.8 | 3.1 | 3.6 | 3.3 | 3.7 | 3.3 | 3.4 | 4.1 | 3.4 |
| **2005** | 2.6 | 3.3 | 3.7 | 3.8 | 2.9 | 3.1 | 3.6 | 4.3 | 3.4 |
| **2006** | 2.7 | 3.1 | 3.0 | 3.6 | 3.0 | 3.1 | 3.7 | 3.8 | 3.3 |
| **2007** | 2.3 | 2.5 | 3.0 | 2.9 | 2.9 | 2.8 | 3.5 | 3.0 | 2.9 |
| **2008** | 2.8 | 3.1 | 3.3 | 2.9 | 3.4 | 2.9 | 3.3 | 3.6 | 3.2 |
| **2009** | 2.6 | 2.7 | 3.0 | 2.9 | 2.5 | 2.5 | 2.9 | 3.1 | 2.8 |
| **2010** | 2.0 | 2.5 | 3.1 | 2.1 | 2.3 | 2.9 | 3.0 | 2.9 | 2.6 |
| **2011** | 2.0 | 2.9 | 2.6 | 2.5 | 2.7 | 2.5 | 3.0 | 2.5 | 2.6 |
| **2012** | 2.0 | 2.4 | 2.4 | 2.4 | 2.0 | 2.2 | 3.1 | 2.2 | 2.4 |
| **2013** | 1.9 | 2.3 | 2.4 | 1.6 | 2.0 | 1.8 | 1.7 | 1.7 | 1.9 |
| **2014** | 2.1 | 2.0 | 2.1 | 1.7 | 1.9 | 2.1 | 1.7 | 1.4 | 1.7 |
| **2015** | 2.3 | 2.6 | 2.7 | 2.1 | 2.2 | 2.6 | 2.2 | 1.7 | 2.3 |
| **2016** | 2.2 | 2.7 | 2.6 | 2.1 | 2.0 | 2.3 | 2.1 | 1.5 | 2.2 |
| **2017** | 2.1 | 2.5 | 2.4 | 2.0 | 1.7 | 2.1 | 1.9 | 1.6 | 2.0 |
| **2018** | 2.1 | 2.6 | 2.2 | 1.9 | 1.8 | 2.0 | 1.8 | 1.7 | 2.0 |
| **2019** | 2.0 | 2.3 | 2.1 | 1.7 | 1.8 | 1.9 | 2.0 | 1.6 | 1.9 |
| **2020** | 1.9 | 2.2 | 2.0 | 1.5 | 1.9 | 1.8 | 2.0 | 1.7 | 1.9 |
| **2021** | 1.8 | 2.2 | 1.9 | 1.4 | 2.0 | 1.9 | 1.7 | 1.5 | 1.8 |
| **2022** | 1.7 | 2.3 | 1.8 | 1.6 | 2.0 | 1.8 | 1.5 | 1.6 | 1.8 |
| **2023** | 1.8 | 2.5 | 1.9 | 1.7 | 2.2 | 2.0 | 1.6 | 1.7 | 1.9 |
| **2024** | 1.9 | 2.5 | 2.0 | 1.8 | 2.3 | 1.9 | 1.6 | 1.8 | 2.0 |
| **2025** | 2.0 | 2.4 | 2.1 | 1.9 | 2.3 | 2.2 | 1.7 | 1.9 | 2.1 |

Source: [a] Panel members reported annual estimates of net rates of return in the annual UNL Nebraska Farm Real Estate Market Surveys, 1990-2025.

[b] Panel members reported estimates of annual net returns as percentage rates of current land values. Real estate appraisers refer to this percentage as the market-derived capitalization rate.

## Appendix Table 7. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2025[a]

| Type of Land and Year | Agricultural Statistics District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - |
| **Dryland Cropland** | | | | | | | | |
| **1981** | b | b | 60 | 43 | 68 | 35 | 38 | 55 |
| **1982** | b | b | 67 | 38 | 71 | 34 | 38 | 60 |
| **1983** | b | b | 63 | 43 | 66 | 25 | 41 | 57 |
| **1984** | b | b | 63 | 41 | 72 | 29 | 44 | 57 |
| **1985** | b | b | 55 | 38 | 65 | 26 | 40 | 50 |
| **1986** | b | b | 52 | 29 | 58 | 25 | 35 | 45 |
| **1987** | b | b | 55 | 29 | 58 | 23 | 35 | 45 |
| **1988** | b | b | 58 | 35 | 62 | 25 | 38 | 48 |
| **1989** | b | b | 65 | 42 | 70 | 26 | 43 | 52 |
| **1990** | b | b | 65 | 44 | 72 | 31 | 41 | 54 |
| **1991** | b | b | 64 | 45 | 73 | 27 | 41 | 58 |
| **1992** | b | b | 60 | 47 | 73 | 28 | 43 | 57 |
| **1993** | 24 | 28 | 65 | 46 | 74 | 28 | 47 | 60 |
| **1994** | b | 33 | 66 | 44 | 79 | 32 | 45 | 62 |
| **1995** | 21 | 36 | 69 | 48 | 79 | 29 | 46 | 61 |
| **1996** | 21 | 35 | 69 | 49 | 81 | 31 | 47 | 62 |
| **1997** | 22 | 38 | 74 | 53 | 85 | 32 | 49 | 65 |
| **1998** | 22 | 39 | 79 | 53 | 88 | 32 | 51 | 70 |
| **1999** | 21 | 38 | 79 | 51 | 85 | 30 | 49 | 67 |
| **2000** | 20 | 38 | 79 | 53 | 86 | 29 | 49 | 66 |
| **2001** | 20 | 37 | 78 | 53 | 87 | 29 | 51 | 64 |
| **2002** | 21 | 38 | 85 | 54 | 87 | 31 | 53 | 69 |
| **2003** | 22 | 32 | 86 | 59 | 89 | 32 | 52 | 71 |
| **2004** | 22 | 35 | 91 | 60 | 94 | 33 | 55 | 75 |
| **2005** | 24 | 37 | 92 | 62 | 99 | 33 | 56 | 79 |
| **2006** | 24 | 38 | 97 | 63 | 102 | 31 | 52 | 83 |
| **2007** | 26 | 41 | 109 | 71 | 113 | 34 | 56 | 93 |
| **2008** | 33 | 50 | 134 | 86 | 135 | 40 | 69 | 113 |
| **2009** | 29 | 49 | 136 | 81 | 136 | 38 | 72 | 112 |

Table continued on next page.

## Appendix Table 7. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2025[a] (continued)

| Type of Land and Year | Agricultural Statistics District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast |
| | - - - - - - - - - - - - - Dollars per Acre - - - - - - - - - - - |
| **Dryland Cropland** | | | | | | | | |
| **2010** | 31 | b | 144 | 83 | 146 | 41 | 74 | 116 |
| **2011** | 35 | 52 | 180 | 94 | 178 | 48 | 96 | 142 |
| **2012** | 39 | 55 | 212 | 110 | 204 | 56 | 116 | 162 |
| **2013** | 40 | 57 | 234 | 118 | 219 | 59 | 125 | 174 |
| **2014** | 40 | 70 | 245 | 110 | 215 | 50 | 90 | 175 |
| **2015** | 35 | 65 | 235 | 105 | 205 | 45 | 85 | 170 |
| **2016** | 32 | 60 | 225 | 96 | 200 | 42 | 80 | 165 |
| **2017** | 29 | 55 | 215 | 88 | 195 | 39 | 72 | 155 |
| **2018** | 28 | 53 | 210 | 89 | 190 | 41 | 76 | 160 |
| **2019** | 27 | 50 | 205 | 84 | 200 | 38 | 73 | 155 |
| **2020** | 28 | 52 | 215 | 91 | 205 | 37 | 76 | 165 |
| **2021** | 30 | 57 | 225 | 98 | 220 | 42 | 84 | 170 |
| **2022** | 33 | 65 | 245 | 120 | 235 | 49 | 100 | 190 |
| **2023** | 37 | 76 | 265 | 135 | 245 | 56 | 115 | 200 |
| **2024** | 36 | 79 | 270 | 130 | 240 | 59 | 120 | 195 |
| **2025** | 35 | 76 | 250 | 125 | 235 | 58 | 115 | 190 |

Table continued on next page.

**Appendix Table 7. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2025[a] (continued)**

| Type of Land and Year | Agricultural Statistics District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - |
| **Gravity Irrigated Cropland** | | | | | | | | |
| **1981** | b | b | 107 | 114 | 114 | 97 | 117 | 115 |
| **1982** | 100 | 96 | b | 119 | 116 | 97 | 115 | 115 |
| **1983** | 93 | 95 | b | 110 | 111 | 92 | 110 | 112 |
| **1984** | 110 | 95 | 100 | 115 | 113 | 89 | 115 | 113 |
| **1985** | 91 | 90 | 89 | 105 | 99 | 80 | 103 | 98 |
| **1986** | 78 | 73 | 80 | 90 | 97 | 77 | 93 | 88 |
| **1987** | b | 67 | 83 | 88 | 96 | 76 | 91 | 85 |
| **1988** | b | 70 | 94 | 94 | 103 | 76 | 95 | 93 |
| **1989** | b | 87 | 102 | 111 | 115 | 88 | 106 | 97 |
| **1990** | 74 | 88 | 99 | 113 | 113 | 96 | 106 | 104 |
| **1991** | 84 | 95 | 99 | 119 | 118 | 101 | 112 | 103 |
| **1992** | 83 | 101 | 98 | 109 | 119 | 99 | 118 | 109 |
| **1993** | 77 | 93 | 107 | 118 | 124 | 94 | 124 | 114 |
| **1994** | 83 | 100 | 110 | 121 | 131 | 107 | 124 | 122 |
| **1995** | 80 | 98 | 108 | 120 | 127 | 101 | 123 | 116 |
| **1996** | 78 | 99 | 108 | 124 | 127 | 104 | 126 | 118 |
| **1997** | 80 | 105 | 114 | 129 | 136 | 108 | 132 | 125 |
| **1998** | 91 | 105 | 116 | 129 | 136 | 103 | 133 | 128 |
| **1999** | 85 | 102 | 111 | 123 | 133 | 98 | 130 | 119 |
| **2000** | 82 | 98 | 118 | 123 | 133 | 100 | 128 | 120 |
| **2001** | 84 | 98 | 122 | 128 | 133 | 106 | 127 | 126 |
| **2002** | 84 | 100 | 124 | 128 | 136 | 104 | 128 | 131 |
| **2003** | 86 | 98 | 120 | 129 | 135 | 97 | 125 | 128 |
| **2004** | 88 | 105 | 129 | 134 | 138 | 101 | 128 | 131 |
| **2005** | 94 | 104 | 133 | 134 | 142 | 105 | 130 | 134 |
| **2006** | 97 | 105 | 135 | 135 | 144 | 101 | 130 | 138 |
| **2007** | 103 | 115 | 156 | 150 | 160 | 107 | 139 | 152 |
| **2008** | 126 | 142 | 188 | 173 | 189 | 116 | 168 | 185 |
| **2009** | 110 | 139 | 190 | 169 | 196 | 117 | 171 | 187 |

Table continued on next page.

## Appendix Table 7. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2025[a] (continued)

| Type of Land and Year | Agricultural Statistics District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast |
| | - - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - | | | | | | | |
| **Gravity Irrigated Cropland** | | | | | | | | |
| **2010** | 115 | b | 207 | 174 | 208 | 130 | 183 | 197 |
| **2011** | b | b | 248 | 197 | 259 | b | 211 | 236 |
| **2012** | b | b | 285 | 230 | 297 | 184 | 247 | 267 |
| **2013** | b | b | 319 | 260 | 320 | 210 | 275 | 299 |
| **2014** | 145 | 205 | 290 | 250 | 315 | 190 | 225 | 295 |
| **2015** | 135 | 195 | 285 | 235 | 300 | 185 | 220 | 255 |
| **2016** | 125 | 175 | 275 | 230 | 285 | 180 | 215 | 250 |
| **2017** | 120 | 165 | 255 | 220 | 260 | 170 | 205 | 235 |
| **2018** | 115 | 170 | 250 | 205 | 255 | 165 | 200 | 225 |
| **2019** | 110 | 165 | 255 | 195 | 245 | 155 | 190 | 220 |
| **2020** | 105 | 170 | 260 | 205 | 255 | 160 | 205 | 230 |
| **2021** | 115 | 180 | 280 | 215 | 260 | 170 | 210 | 240 |
| **2022** | 130 | 195 | 300 | 245 | 285 | 180 | 245 | 260 |
| **2023** | 145 | 210 | 315 | 270 | 305 | 195 | 260 | 290 |
| **2024** | 135 | 200 | 330 | 265 | 320 | 190 | 270 | 285 |
| **2025** | 130 | 190 | 325 | 250 | 310 | 185 | 260 | 280 |

Table continued on next page.

**Appendix Table 7. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2025[a] (continued)**

| Type of Land and Year | Agricultural Statistics District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - |
| **Center Pivot Irrigated Cropland** | | | | | | | | |
| **1981** | b | 71 | 117 | 102 | 118 | 91 | 126 | 119 |
| **1982** | 98 | 82 | 116 | 108 | 120 | 93 | 127 | 119 |
| **1983** | 90 | 86 | 101 | 100 | 114 | 83 | 117 | 116 |
| **1984** | 98 | 81 | 99 | 101 | 118 | 80 | 120 | 114 |
| **1985** | b | 69 | 93 | 90 | 104 | 81 | 111 | 96 |
| **1986** | b | 60 | 86 | 75 | 99 | 69 | 91 | 86 |
| **1987** | b | 62 | 83 | 77 | 97 | 66 | 82 | 86 |
| **1988** | b | 67 | 91 | 82 | 100 | 73 | 89 | 93 |
| **1989** | b | 88 | 99 | 98 | 110 | 81 | 101 | 100 |
| **1990** | 77 | 97 | 106 | 99 | 114 | 91 | 104 | 108 |
| **1991** | 85 | 98 | 108 | 109 | 120 | 94 | 115 | 110 |
| **1992** | 79 | 96 | 105 | 102 | 120 | 92 | 119 | 113 |
| **1993** | 79 | 83 | 107 | 108 | 124 | 93 | 124 | 114 |
| **1994** | 85 | 104 | 115 | 116 | 130 | 98 | 126 | 122 |
| **1995** | 86 | 100 | 118 | 117 | 128 | 101 | 127 | 122 |
| **1996** | 80 | 107 | 117 | 119 | 130 | 105 | 128 | 124 |
| **1997** | 90 | 115 | 124 | 130 | 142 | 110 | 138 | 132 |
| **1998** | 95 | 115 | 125 | 132 | 143 | 111 | 138 | 132 |
| **1999** | 90 | 109 | 122 | 124 | 143 | 110 | 136 | 127 |
| **2000** | 93 | 105 | 125 | 124 | 144 | 111 | 135 | 129 |
| **2001** | 94 | 106 | 130 | 129 | 144 | 113 | 132 | 134 |
| **2002** | 96 | 108 | 132 | 131 | 146 | 115 | 133 | 135 |
| **2003** | 97 | 105 | 137 | 134 | 145 | 115 | 135 | 138 |
| **2004** | 97 | 114 | 144 | 139 | 151 | 117 | 139 | 143 |
| **2005** | 107 | 119 | 142 | 139 | 155 | 121 | 143 | 147 |
| **2006** | 102 | 120 | 147 | 140 | 157 | 120 | 139 | 152 |
| **2007** | 118 | 136 | 173 | 156 | 176 | 128 | 154 | 169 |
| **2008** | 140 | 159 | 208 | 185 | 211 | 139 | 183 | 198 |
| **2009** | 135 | 158 | 207 | 182 | 216 | 160 | 190 | 208 |

Table continued on next page.

## Appendix Table 7. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2025[a] (continued)

| Type of Land and Year | Agricultural Statistics District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast |
| | - - - - - - - - - - - - Dollars per Acre- - - - - - - - - - - |
| **Center Pivot Irrigated Cropland** | | | | | | | | |
| **2010** | 140 | 168 | 232 | 193 | 234 | 162 | 198 | 214 |
| **2011** | 171 | 195 | 279 | 221 | 273 | 193 | 233 | 257 |
| **2012** | 200 | 234 | 330 | 256 | 315 | 236 | 279 | 305 |
| **2013** | 225 | 265 | 379 | 287 | 355 | 269 | 313 | 345 |
| **2014** | 200 | 250 | 370 | 260 | 355 | 305 | 270 | 335 |
| **2015** | 175 | 235 | 365 | 245 | 330 | 250 | 255 | 300 |
| **2016** | 170 | 220 | 345 | 240 | 320 | 225 | 240 | 290 |
| **2017** | 155 | 205 | 305 | 230 | 290 | 200 | 225 | 265 |
| **2018** | 150 | 200 | 290 | 220 | 280 | 190 | 215 | 260 |
| **2019** | 145 | 185 | 280 | 215 | 285 | 175 | 205 | 250 |
| **2020** | 140 | 195 | 290 | 230 | 280 | 185 | 220 | 265 |
| **2021** | 150 | 210 | 305 | 235 | 290 | 195 | 235 | 280 |
| **2022** | 175 | 230 | 340 | 275 | 330 | 225 | 280 | 315 |
| **2023** | 190 | 240 | 365 | 305 | 345 | 230 | 315 | 335 |
| **2024** | 185 | 245 | 370 | 290 | 355 | 220 | 320 | 340 |
| **2025** | 175 | 240 | 365 | 285 | 345 | 215 | 305 | 335 |

Table continued on next page.

## Appendix Table 7. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2025[a] (continued)

| Type of Land and Year | Agricultural Statistics District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast |
| | ---------- Dollars per Acre- ---------- | | | | | | | |
| **Dryland Alfalfa** | | | | | | | | |
| **1981** | b | b | 53 | 47 | 56 | 31 | 45 | 45 |
| **1982** | b | b | 57 | 47 | 64 | 31 | 43 | 47 |
| **1983** | b | b | 56 | 43 | 64 | 32 | 43 | 50 |
| **1984** | b | b | 50 | 46 | 63 | 36 | 44 | 45 |
| **1985** | b | b | 50 | 44 | 59 | 28 | 42 | 40 |
| **1986** | b | b | 47 | 32 | 52 | 25 | 44 | 40 |
| **1987** | b | b | 41 | 32 | 53 | b | 41 | 37 |
| **1988** | b | b | 52 | 36 | 58 | b | 42 | 39 |
| **1989** | b | b | 59 | 41 | 64 | b | 56 | 48 |
| **1990** | b | b | 62 | 49 | 67 | 30 | b | 48 |
| **1991** | b | 38 | 62 | 57 | 71 | 28 | b | 49 |
| **1992** | b | 36 | 56 | 46 | 58 | b | 50 | 48 |
| **1993** | b | 27 | 65 | 47 | 66 | 31 | 50 | 54 |
| **1994** | b | b | 65 | 46 | 70 | 37 | 51 | 52 |
| **1995** | b | b | 68 | 50 | 73 | b | 54 | 57 |
| **1996** | b | b | 68 | 52 | 78 | b | 51 | 54 |
| **1997** | b | b | 72 | 56 | 82 | b | 54 | 60 |
| **1998** | b | b | 79 | 58 | 86 | b | 59 | 64 |
| **1999** | b | b | 80 | 54 | 82 | b | b | 64 |
| **2000** | b | b | 80 | 56 | 82 | b | b | b |
| **2001** | b | b | 79 | 53 | 79 | b | b | b |
| **2002** | b | b | 86 | 55 | 82 | b | 56 | b |
| **2003** | b | b | 84 | 62 | 77 | b | 53 | 68 |
| **2004** | b | b | 92 | 63 | 85 | b | 53 | 74 |
| **2005** | b | b | 90 | 59 | 82 | b | 58 | b |
| **2006** | b | b | 89 | 54 | 87 | b | 59 | 80 |
| **2007** | b | b | 105 | 63 | 96 | b | b | b |
| **2008** | b | b | 126 | 73 | 120 | b | b | b |
| **2009** | b | b | 121 | 68 | 120 | b | b | b |

Table continued on next page.

## Appendix Table 7. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2025[a] (continued)

| Type of Land and Year | Agricultural Statistics District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast |
| | ---------- Dollars per Acre- ---------- | | | | | | | |
| **Dryland Alfalfa** | | | | | | | | |
| **2010** | b | b | 124 | 71 | 118 | b | b | b |
| **2011** | b | b | 152 | 81 | 140 | b | b | b |
| **2012** | b | b | 198 | 105 | 182 | b | b | b |
| **2013** | b | b | 235 | 122 | 200 | b | b | b |
| **2014** | 40 | 100 | 244 | 91 | 168 | 46 | 88 | 147 |
| **2015** | 30 | 75 | 220 | 85 | 165 | 35 | 80 | 140 |
| **2016** | 28 | 58 | 205 | 80 | 155 | 32 | 76 | 130 |
| **2017** | 26 | 47 | 190 | 75 | 160 | 30 | 71 | 120 |
| **2018** | 27 | 45 | 185 | 73 | 150 | 29 | 68 | 125 |
| **2019** | 24 | 44 | 180 | 71 | 155 | 28 | 65 | 120 |
| **2020** | 23 | 46 | 185 | 73 | 160 | 26 | 67 | 125 |
| **2021** | 25 | 48 | 195 | 79 | 170 | 28 | 73 | 130 |
| **2022** | 27 | 53 | 210 | 94 | 180 | 32 | 79 | 140 |
| **2023** | 32 | 65 | 240 | 110 | 195 | 37 | 92 | 155 |
| **2024** | 28 | 67 | 235 | 105 | 185 | 42 | 91 | 145 |
| **2025** | 27 | 65 | 225 | 100 | 180 | 39 | 87 | 140 |

Table continued on next page.

## Appendix Table 7. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2025[a] (continued)

| Type of Land and Year | Agricultural Statistics District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast |
| | Dollars per Acre | | | | | | | |
| **Irrigated Alfalfa** | | | | | | | | |
| **1981** | b | b | 88 | 92 | 96 | b | 90 | b |
| **1982** | b | b | 75 | 87 | 100 | 56 | 90 | b |
| **1983** | b | b | 78 | 89 | 105 | 70 | 84 | b |
| **1984** | b | b | 80 | 83 | 96 | 68 | 84 | b |
| **1985** | b | b | 74 | 80 | 87 | b | 69 | b |
| **1986** | b | b | 68 | 58 | 69 | b | 68 | b |
| **1987** | b | b | 61 | 62 | 70 | b | 68 | b |
| **1988** | b | b | 72 | 66 | 78 | b | 68 | b |
| **1989** | b | b | 89 | 88 | 92 | b | 100 | b |
| **1990** | b | b | 96 | 95 | 93 | 90 | 111 | b |
| **1991** | b | b | 98 | 98 | 102 | 78 | 98 | b |
| **1992** | b | b | 88 | 81 | 82 | b | 94 | b |
| **1993** | b | b | 96 | 96 | 92 | b | 100 | b |
| **1994** | b | b | 99 | 93 | 101 | b | 95 | b |
| **1995** | b | b | 99 | 102 | 101 | b | 103 | b |
| **1996** | b | b | 108 | 106 | 108 | b | 109 | b |
| **1997** | b | b | 113 | 106 | 119 | b | b | b |
| **1998** | b | b | 118 | 112 | 124 | b | b | b |
| **1999** | b | b | 112 | 108 | 115 | b | b | b |
| **2000** | b | b | 105 | 107 | 114 | b | b | b |
| **2001** | b | b | 118 | 107 | 118 | b | b | b |
| **2002** | b | b | 124 | 111 | 121 | b | 116 | b |
| **2003** | b | b | 125 | 121 | 124 | b | 117 | b |
| **2004** | b | b | 132 | 126 | 128 | b | 123 | 126 |
| **2005** | b | b | 130 | 121 | 119 | b | 124 | b |
| **2006** | b | b | 132 | 123 | 120 | b | 125 | b |
| **2007** | b | b | b | 138 | 162 | b | b | b |
| **2008** | b | b | 142 | 165 | 172 | b | b | b |
| **2009** | b | b | 158 | 159 | 170 | b | b | b |

Table continued on next page.

## Appendix Table 7. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2025[a] (continued)

| Type of Land and Year | Agricultural Statistics District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast |
| | Dollars per Acre | | | | | | | |
| **Irrigated Alfalfa** | | | | | | | | |
| **2010** | b | b | b | 153 | b | b | b | b |
| **2011** | b | b | b | 172 | b | b | b | b |
| **2012** | b | b | b | 197 | 265 | b | b | b |
| **2013** | b | b | b | 254 | 293 | b | b | b |
| **2014** | 198 | 250 | 350 | 216 | 275 | 211 | 240 | 335 |
| **2015** | 150 | 165 | 290 | 175 | 265 | 175 | 235 | 295 |
| **2016** | 145 | 155 | 260 | 170 | 255 | 165 | 215 | 280 |
| **2017** | 120 | 150 | 250 | 165 | 245 | 140 | 215 | 260 |
| **2018** | 115 | 140 | 245 | 195 | 240 | 135 | 195 | 230 |
| **2019** | 110 | 130 | 240 | 190 | 250 | 130 | 180 | 225 |
| **2020** | 100 | 135 | 250 | 200 | 245 | 125 | 185 | 235 |
| **2021** | 105 | 145 | 260 | 205 | 255 | 135 | 190 | 240 |
| **2022** | 125 | 165 | 295 | 230 | 280 | 155 | 205 | 265 |
| **2023** | 145 | 180 | 315 | 255 | 290 | 160 | 235 | 270 |
| **2024** | 135 | 185 | 320 | 265 | 295 | 150 | 240 | 280 |
| **2025** | 125 | 180 | 315 | 250 | 280 | 145 | 230 | 265 |

Table continued on next page.

**Appendix Table 7. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2025[a] (continued)**

| Type of Land and Year | Agricultural Statistics District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast |
| | Dollars per Acre | | | | | | | |
| **Other Hayland** | | | | | | | | |
| **1981** | b | 21 | b | 37 | 39 | 34 | b | 34 |
| **1982** | b | 18 | b | 30 | b | b | b | 34 |
| **1983** | b | b | b | 41 | b | b | b | 31 |
| **1984** | b | b | b | 32 | 44 | 29 | b | 36 |
| **1985** | b | b | b | 38 | 38 | b | b | 28 |
| **1986** | b | b | b | 26 | 29 | b | b | 26 |
| **1987** | b | b | b | 28 | 32 | b | b | 24 |
| **1988** | b | b | b | 26 | 31 | b | b | 31 |
| **1989** | b | b | b | 30 | 44 | b | b | 34 |
| **1990** | b | b | b | 39 | 44 | 34 | b | 38 |
| **1991** | b | 18 | 37 | 37 | 43 | 35 | b | 33 |
| **1992** | b | 21 | 31 | 30 | 34 | b | 27 | 30 |
| **1993** | b | 22 | 38 | 34 | 38 | b | 35 | 29 |
| **1994** | b | b | 38 | 37 | 39 | b | 33 | 29 |
| **1995** | b | b | 41 | 40 | 44 | b | 31 | 34 |
| **1996** | b | b | 42 | 40 | 40 | b | 31 | 36 |
| **1997** | b | b | 42 | 43 | 44 | b | 32 | 38 |
| **1998** | b | b | 48 | 43 | 50 | b | 35 | 40 |
| **1999** | b | b | 48 | 38 | 48 | b | b | b |
| **2000** | b | b | 48 | 35 | 43 | b | b | b |
| **2001** | b | b | 50 | 37 | 47 | b | b | b |
| **2002** | b | b | 50 | 38 | 51 | b | 36 | b |
| **2003** | b | b | 46 | 36 | 53 | b | 33 | b |
| **2004** | b | b | b | 42 | 57 | b | 36 | 42 |
| **2005** | b | b | 52 | 42 | 56 | b | 36 | b |
| **2006** | b | b | b | 39 | 55 | b | 39 | b |
| **2007** | b | b | b | 51 | b | b | b | b |
| **2008** | b | b | b | 59 | b | b | b | b |
| **2009** | 27 | 29 | 67 | 57 | 71 | b | b | b |

Table continued on next page.

**Appendix Table 7. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2025[a] (continued)**

| Type of Land and Year | Agricultural Statistics District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast |
| | Dollars per Acre | | | | | | | |
| **Other Hayland** | | | | | | | | |
| **2010** | 27 | 29 | 52 | 57 | 61 | b | b | b |
| **2011** | b | b | b | b | b | b | b | b |
| **2012** | b | b | b | b | b | b | b | b |
| **2013** | b | b | b | 92 | 75 | b | b | b |
| **2014** | 33 | 55 | 138 | 40 | 78 | 39 | 58 | 89 |
| **2015** | 30 | 55 | 105 | 65 | 95 | 45 | 55 | 65 |
| **2016** | 27 | 53 | 98 | 62 | 86 | 41 | 50 | 62 |
| **2017** | 25 | 48 | 95 | 55 | 83 | 42 | 45 | 59 |
| **2018** | 22 | 46 | 100 | 54 | 85 | 39 | 44 | 57 |
| **2019** | 21 | 45 | 98 | 55 | 82 | 37 | 43 | 60 |
| **2020** | 20 | 43 | 105 | 57 | 85 | 38 | 45 | 64 |
| **2021** | 22 | 45 | 110 | 59 | 86 | 39 | 48 | 66 |
| **2022** | 23 | 49 | 115 | 65 | 92 | 43 | 51 | 68 |
| **2023** | 25 | 53 | 120 | 70 | 98 | 47 | 52 | 76 |
| **2024** | 23 | 56 | 130 | 72 | 105 | 50 | 53 | 78 |
| **2025** | 22 | 59 | 135 | 74 | 110 | 48 | 55 | 83 |

Table continued on next page.

**Appendix Table 7. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2025[a] (continued)**

| Type of Land and Year | Agricultural Statistics District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast |
| | Dollars per Acre | | | | | | | |
| **Pastureland (Per Acre)** | | | | | | | | |
| **1981** | 6 | 8 | 33 | 16 | 28 | 10 | 14 | 26 |
| **1982** | 5 | 9 | 31 | 15 | 22 | 9 | 16 | 24 |
| **1983** | 6 | 9 | 26 | 16 | 21 | 9 | 14 | 24 |
| **1984** | 6 | 8 | 25 | 16 | 23 | 9 | 16 | 23 |
| **1985** | 5 | 6 | 20 | 13 | 23 | 7 | 14 | 20 |
| **1986** | 5 | b | 16 | 10 | 22 | 6 | 10 | 16 |
| **1987** | 4 | 4 | 18 | 10 | 20 | 5 | 11 | 15 |
| **1988** | 4 | 5 | 20 | 12 | 21 | 6 | 12 | 18 |
| **1989** | 5 | 7 | 23 | 15 | 23 | 7 | 15 | 19 |
| **1990** | 5 | 9 | 25 | 17 | 25 | 9 | 15 | 20 |
| **1991** | 6 | 10 | 26 | 20 | 27 | 10 | 17 | 22 |
| **1992** | 7 | 12 | 25 | 18 | 25 | 12 | 18 | 21 |
| **1993** | 6 | 10 | 24 | 21 | 27 | 10 | 19 | 21 |
| **1994** | 9 | 11 | 30 | 21 | 28 | 11 | 20 | 23 |
| **1995** | 7 | 11 | 31 | 21 | 27 | 12 | 19 | 24 |
| **1996** | 7 | 11 | 30 | 20 | 28 | 12 | 19 | 24 |
| **1997** | 8 | 12 | 30 | 21 | 29 | 12 | 20 | 25 |
| **1998** | 8 | 12 | 31 | 22 | 30 | 12 | 21 | 25 |
| **1999** | 7 | 12 | 31 | 21 | 29 | 11 | 20 | 23 |
| **2000** | 7 | 13 | 32 | 22 | 29 | 11 | 20 | 21 |
| **2001** | 7 | 12 | 32 | 23 | 30 | 11 | 20 | 22 |
| **2002** | 8 | 13 | 33 | 24 | 32 | 12 | 21 | 25 |
| **2003** | 7 | 11 | 33 | 23 | 28 | 11 | 22 | 24 |
| **2004** | 8 | 13 | 36 | 24 | 32 | 13 | 22 | 27 |
| **2005** | 8 | 13 | 37 | 25 | 32 | 12 | 23 | 27 |
| **2006** | 9 | 14 | 36 | 26 | 33 | 13 | 22 | 29 |
| **2007** | 9 | 15 | 38 | 26 | 36 | 12 | 21 | 30 |
| **2008** | 10 | 16 | 39 | 30 | 36 | 13 | 27 | 35 |
| **2009** | 11 | 16 | 39 | 28 | 36 | 13 | 30 | 34 |

Table continued on next page.

**Appendix Table 7. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2025[a] (continued)**

| Type of Land and Year | Agricultural Statistics District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast |
| | Dollars per Acre | | | | | | | |
| **Pastureland (Per Acre)** | | | | | | | | |
| **2010** | 11 | 14 | 40 | 27 | 35 | 13 | 29 | 32 |
| **2011** | 11 | 14 | 47 | 30 | 37 | 14 | 32 | 34 |
| **2012** | 13 | 16 | 51 | 33 | 42 | 16 | 36 | 39 |
| **2013** | 13 | 16 | 53 | 35 | 49 | 17 | 37 | 42 |
| **2014** | 10 | 25 | 70 | 30 | 55 | 20 | 35 | 50 |
| **2015** | 14 | 30 | 90 | 40 | 65 | 25 | 40 | 55 |
| **2016** | 12 | 26 | 75 | 36 | 61 | 24 | 37 | 54 |
| **2017** | 11 | 25 | 62 | 34 | 53 | 22 | 35 | 49 |
| **2018** | 10 | 26 | 61 | 33 | 49 | 21 | 36 | 47 |
| **2019** | 11 | 24 | 59 | 31 | 47 | 19 | 34 | 46 |
| **2020** | 12 | 26 | 63 | 35 | 51 | 20 | 37 | 48 |
| **2021** | 13 | 28 | 66 | 37 | 53 | 22 | 38 | 49 |
| **2022** | 14 | 30 | 69 | 41 | 55 | 25 | 40 | 53 |
| **2023** | 15 | 33 | 72 | 46 | 60 | 26 | 41 | 56 |
| **2024** | 16 | 37 | 75 | 49 | 65 | 28 | 44 | 61 |
| **2025** | 16 | 38 | 77 | 48 | 66 | 29 | 45 | 63 |

Table continued on next page.

## Appendix Table 7. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2025[a] (continued)

| Type of Land and Year | Agricultural Statistics District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast |
| | - - - - - - - - - - - - - Dollars per Month- - - - - - - - - - |
| **Cow-Calf Pair (Per-Month)** | | | | | | | | |
| **1981** | 13.00 | 13.30 | 12.85 | 15.80 | 12.65 | 14.40 | 13.75 | 12.90 |
| **1982** | 13.00 | 12.50 | 15.25 | 15.95 | 13.85 | 16.00 | 15.00 | 14.95 |
| **1983** | 13.40 | 16.60 | 16.50 | 16.65 | 14.50 | 15.45 | 15.21 | 15.81 |
| **1984** | 13.20 | 15.90 | 15.30 | 16.55 | 14.10 | 15.25 | 14.75 | 15.60 |
| **1985** | 12.20 | 12.70 | 12.90 | 13.00 | 12.80 | 13.60 | 12.80 | 13.60 |
| **1986** | 10.70 | 10.50 | 11.00 | 10.60 | 10.10 | 10.40 | 10.70 | 11.30 |
| **1987** | 9.55 | 10.35 | 10.10 | 10.55 | 10.20 | 10.25 | 10.50 | 10.50 |
| **1988** | 9.50 | 11.00 | 10.90 | 11.30 | 13.00 | 12.70 | 12.65 | 13.50 |
| **1989** | 11.35 | 14.50 | 14.00 | 14.50 | 13.25 | 12.80 | 14.20 | 13.70 |
| **1990** | 12.90 | 16.75 | 15.55 | 17.80 | 15.70 | 17.40 | 15.00 | 15.35 |
| **1991** | 14.85 | 20.00 | 18.00 | 20.30 | 19.50 | 18.25 | 17.50 | 18.00 |
| **1992** | 14.60 | 21.00 | 18.80 | 19.95 | 17.40 | 17.65 | 19.00 | 18.00 |
| **1993** | 16.40 | 21.30 | 18.50 | 22.35 | 19.85 | 20.75 | 20.40 | 19.85 |
| **1994** | 17.20 | 23.25 | 19.70 | 23.00 | 21.55 | 23.00 | 23.00 | 21.60 |
| **1995** | 16.75 | 23.40 | 19.90 | 23.00 | 20.50 | 22.30 | 22.20 | 20.30 |
| **1996** | 16.40 | 23.00 | 18.35 | 21.80 | 21.00 | 20.35 | 21.15 | 20.05 |
| **1997** | 17.00 | 23.50 | 20.50 | 22.25 | 22.30 | 21.20 | 21.20 | 20.75 |
| **1998** | 18.10 | 23.70 | 21.00 | 23.40 | 23.60 | 23.40 | 22.20 | 21.70 |
| **1999** | 16.70 | 23.00 | 21.60 | 23.25 | 21.90 | 23.25 | 22.00 | 20.40 |
| **2000** | 18.25 | 23.15 | 23.80 | 23.80 | 22.50 | 24.50 | 22.00 | 21.35 |
| **2001** | 19.65 | 25.10 | 23.40 | 24.45 | 24.00 | 25.00 | 22.20 | 22.75 |
| **2002** | 20.35 | 26.35 | 23.80 | 25.10 | 24.30 | 25.00 | 23.30 | 24.40 |
| **2003** | 19.15 | 26.15 | 25.10 | 24.90 | 24.45 | 24.60 | 23.00 | 23.15 |
| **2004** | 21.00 | 27.65 | 26.80 | 26.35 | 26.00 | 26.25 | 24.00 | 25.15 |
| **2005** | 23.15 | 28.30 | 28.10 | 28.55 | 27.90 | 26.70 | 24.60 | 25.15 |
| **2006** | 23.00 | 29.40 | 29.70 | 28.70 | 28.00 | 26.70 | 26.00 | 25.80 |
| **2007** | 25.00 | 29.55 | 29.15 | 27.75 | 26.00 | 25.70 | 25.00 | 25.15 |
| **2008** | 26.25 | 33.65 | 31.90 | 33.10 | 31.60 | 31.40 | 27.75 | 29.85 |
| **2009** | 26.90 | 33.60 | 33.00 | 33.35 | 30.70 | 30.50 | 30.00 | 29.50 |

Table continued on next page.

## Appendix Table 7. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2025[a] (continued)

| Type of Land and Year | Agricultural Statistics District | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | Northwest | North | Northeast | Central | East | Southwest | South | Southeast |
| | - - - - - - - - - - - - - Dollars per Month- - - - - - - - - - - |
| **Cow-Calf Pair (Per-Month)** | | | | | | | | |
| **2010** | 26.40 | 33.00 | 33.60 | 32.90 | 31.25 | 29.50 | 28.50 | 30.80 |
| **2011** | 28.00 | 34.00 | 35.70 | 33.30 | 35.80 | 33.85 | 32.00 | 32.90 |
| **2012** | 30.80 | 38.60 | 40.00 | 38.10 | 38.35 | 37.00 | 38.30 | 38.20 |
| **2013** | 30.50 | 39.00 | 42.35 | 40.75 | 41.30 | 39.20 | 39.00 | 39.40 |
| **2014** | 32.30 | 48.55 | 55.00 | 59.95 | 49.00 | 45.45 | 32.10 | 43.00 |
| **2015** | 39.40 | 65.55 | 62.05 | 67.10 | 64.55 | 60.70 | 57.50 | 58.90 |
| **2016** | 36.15 | 63.80 | 59.70 | 58.10 | 56.40 | 57.20 | 49.10 | 52.00 |
| **2017** | 35.05 | 61.05 | 53.20 | 53.30 | 51.10 | 51.65 | 47.30 | 48.50 |
| **2018** | 35.65 | 58.95 | 52.55 | 52.30 | 48.25 | 49.50 | 46.45 | 47.05 |
| **2019** | 36.15 | 57.50 | 54.90 | 50.70 | 49.15 | 46.35 | 44.10 | 45.15 |
| **2020** | 37.90 | 61.45 | 57.80 | 54.70 | 51.35 | 49.90 | 47.10 | 50.45 |
| **2021** | 39.55 | 63.10 | 60.75 | 58.95 | 55.20 | 51.65 | 49.80 | 54.90 |
| **2022** | 43.15 | 67.05 | 65.80 | 61.45 | 58.35 | 56.70 | 51.20 | 57.40 |
| **2023** | 46.05 | 69.80 | 67.35 | 66.70 | 62.55 | 58.60 | 56.85 | 60.20 |
| **2024** | 51.20 | 73.95 | 70.10 | 68.05 | 66.45 | 60.55 | 57.30 | 64.35 |
| **2025** | 54.65 | 77.90 | 73.25 | 69.30 | 67.05 | 62.65 | 59.80 | 65.45 |

Source: [a] Panel members reported annual estimates of cash rental rates in the annual UNL Nebraska Farm Real Estate Market Surveys, 1981-2025.

[b] Insufficient number of reports.

[c] A cow-calf pair is typically considered to be 1.25 to 1.30 animal units. However, this may vary depending on weight of cow and age of calf.

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