



2021 Updated Index Numbers of Illinois Farm Real Estate Values

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Each year the National Agricultural Statistics Service of the USDA releases estimated average farm real estate values and cropland values by state. The estimates are based on surveys of farmers from selected geographical areas. The surveys follow strict statistical guidelines. Estimated values may be revised the following year based on additional information. Revisions may also be made based on data from the 5-year Census of Agriculture. The methodology and timing of the study has changed over time, but the statistical information provides some insight as to the changes in farm real estate values from year to year.

The farm real estate value data is used to construct index numbers of Illinois farmland values. The index below can also be found at the *farmdoc* website: <https://farmdoc.illinois.edu/handbook/index-numbers-of-illinois-farmland-values>. This index can be used to *estimate* a current or past value using purchase price or appraisal. The 2021 index value (using 1979=100) is 425 when using the Illinois Farm Real Estate Value of \$7,900. This value includes the value of cropland and farm buildings.

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Year	Index Numbers (1979=100)	Year	Index Numbers (1979=100)	Year	Index Numbers (1979=100)
1970	26	1990	76	2010	254
1971	27	1991	79	2011	290
1972	28	1992	83	2012	334
1973	31	1993	83	2013	382
1974	39	1994	90	2014	403
1975	46	1995	98	2015	400
1976	57	1996	102	2016	393
1977	78	1997	107	2017	385
1978	87	1998	115	2018	392
1979	100	1999	119	2019	392
1980	110	2000	122	2020	398
1981	118	2001	123	2021	425
1982	109	2002	126		
1983	99	2003	131		
1984	99	2004	138		
1985	74	2005	173		
1986	66	2006	193		
1987	62	2007	216		
1988	68	2008	245		
1989	75	2009	240		

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Detailed instructions on how to use the index can be found below. In addition to this index, excel tools that do the calculation for you can be found at <https://farmland.illinois.edu/tools-and-data/>. In addition, you can use a cropland index tool there as well.

How to Use Index Numbers of Illinois Farmland Values

1. Index numbers can be used to **estimate** what farmland values were in past years. Some people use this to establish a basis in farmland.

To **estimate** farmland values from past years use the following formula:

$$\text{Current land value} \times \frac{\text{Past year's index}}{\text{Current year's index}}$$

Example: Current land values are \$13,000 per acre. What was the value of this land in 1975?

$$\begin{aligned}
 & \$13,000 \times \underline{45.5} \quad \leftarrow (1975 \text{ index value}) \\
 & \quad \quad \quad 425 \quad \leftarrow (2021 \text{ index value}) \\
 & \text{Equals } \$1,392 \text{ per acre.}
 \end{aligned}$$

2. Index numbers can be used to **estimate** current values of farmland.

To estimate farmland values from past years use the following formula:

$$\begin{aligned}
 & \text{Past land value} \quad \times \quad \underline{\text{Current year's index}} \\
 & \quad \quad \quad \quad \quad \quad \quad \text{Past year's index}
 \end{aligned}$$

Example: I paid \$1,200 per acre for land in 1975. What is an estimated value of this land today?

$$\begin{aligned}
 & \$1,200 \times \underline{425} \quad \leftarrow (2021 \text{ index value}) \\
 & \quad \quad \quad 45.5 \quad \leftarrow (1975 \text{ index value}) \\
 & \text{Equals } \$11,209 \text{ per acre.}
 \end{aligned}$$