



AG MINDED HOUR – LAND VALUES



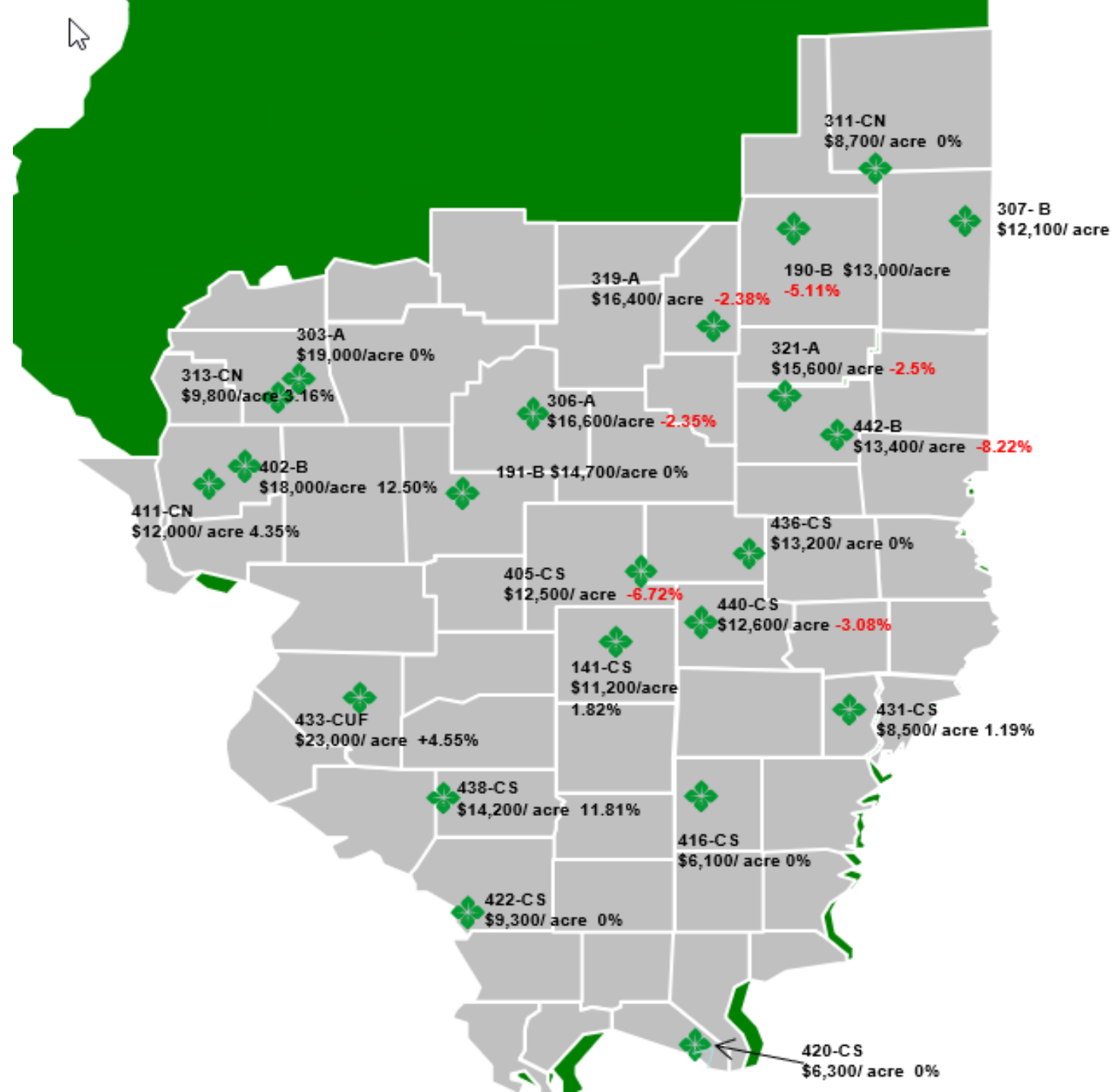
KENT REID – CHIEF APPRAISER



- September 1, 2026

FARM CREDIT ILLINOIS BENCHMARKS

Results as of July 1, 2026



Class	County	Size	2026	2025	2024	Annual % Change
A	Piatt	160	\$ 16,400	\$ 16,800	\$ 18,300	-2.38%
A	Coles	200	\$ 15,600	\$ 16,000	\$ 17,900	-2.50%
A	Morgan	160	\$ 19,000	\$ 19,000	\$ 19,400	0.00%
A	Greene	160	\$ 18,000	\$ 16,000	\$ 18,000	12.50%
A	Christian	160	\$ 16,600	\$ 17,000	\$ 19,000	-2.35%
B	Vermilion	268	\$ 12,100	\$ 12,100	\$ 13,000	0.00%
B	Coles	248.4	\$ 13,400	\$ 14,600	\$ 15,500	-8.22%
B	Champaign	80	\$ 13,000	\$ 13,700	\$ 14,400	-5.11%
B	Montgomery	121.98	\$ 14,700	\$ 14,700	\$ 16,000	0.00%
B	St Clair	78	\$ 23,000	\$ 22,000	\$ 21,500	4.55%
CNORTH	Iroquois	182	\$ 8,700	\$ 8,700	\$ 8,200	0.00%
CNORTH	Greene	269	\$ 12,000	\$ 11,500	\$ 12,500	4.35%
CNORTH	Morgan	180	\$ 9,800	\$ 9,500	\$ 11,000	3.16%
CSOUTH	Hamilton	148	\$ 6,100	\$ 6,100	\$ 5,797	0.00%
CSOUTH	Massac	105	\$ 6,300	\$ 6,300	\$ 5,600	0.00%
CSOUTH	Jackson	163	\$ 9,300	\$ 9,300	\$ 7,301	0.00%
CSOUTH	Perry	80	\$ 14,200	\$ 12,700	\$ 13,200	11.81%
CSOUTH	Marion	280	\$ 11,200	\$ 11,000	\$ 11,000	1.82%
CSOUTH	Edwards	50	\$ 8,500	\$ 8,400	\$ 8,400	1.19%
CSOUTH	Clay	140	\$ 12,600	\$ 13,000	\$ 12,200	-3.08%
CSOUTH	Fayette	160	\$ 12,500	\$ 13,400	\$ 14,000	-6.72%
CSOUTH	Effingham	120	\$ 13,200	\$ 13,200	\$ 14,000	0.00%
			\$ 12,871	\$ 12,869	\$ 13,463	0.0%

BENCHMARK RESULTS

July 1, 2026



BENCHMARK RESULTS: CROPLAND A

Class	County	Size	2026 \$/Acre	2025 \$/Acre	2024 \$/Acre	2023 \$/Acre	2022 \$/Acre	2021 \$/Acre	2020 \$/Acre	2019 \$/Acre	2015 \$/Acre	%/Change
A	Piatt	160	\$ 16,400	\$ 16,800	\$ 18,300	\$ 18,000	\$ 19,000	\$ 12,200	\$ 10,800	\$ 10,500	\$ 12,000	-2.38%
A	Coles	200	\$ 15,600	\$ 16,000	\$ 17,900	\$ 17,600	\$ 17,000	\$ 11,875	\$ 11,300	\$ 11,100	\$ 13,447	-2.50%
A	Morgan	160	\$ 19,000	\$ 19,000	\$ 19,400	\$ 19,400	\$ 17,800	\$ 14,100	\$ 13,400	\$ 12,500	\$ 14,200	0.00%
A	Greene	160	\$ 18,000	\$ 16,000	\$ 18,000	\$ 17,500	\$ 16,000	\$ 12,500	\$ 11,750	\$ 12,000	\$ 13,500	12.50%
A	Christian	160	\$ 16,600	\$ 17,000	\$ 19,000	\$ 17,000	\$ 15,000	\$ 14,100	\$ 11,700	\$ 11,000	\$ 13,300	-2.35%
		Avg/\$ Acre	\$ 17,120									1.05%



BENCHMARK RESULTS: CROPLAND B

Class	County	Size	2026 \$/Acre	2025 \$/Acre	2024 \$/Acre	2023 \$/Acre	2022 \$/Acre	2021 \$/Acre	2020 \$/Acre	2019 \$/Acre	2015 \$/Acre	%/Change
B	Vermilion	268	\$ 12,100	\$ 12,100	\$ 13,000	\$ 11,900	\$ 11,000	\$ 8,200	\$ 7,892	\$ 7,520	\$ 9,000	0.00%
B	Coles	248.4	\$ 13,400	\$ 14,600	\$ 15,500	\$ 12,900	\$ 10,004	\$ 8,816	\$ 8,011	\$ 7,500	\$ 9,188	-8.22%
B	Champaign	80	\$ 13,000	\$ 13,700	\$ 14,400	\$ 12,325	\$ 11,700	\$ 9,700	\$ 8,200	\$ -		-5.11%
B	Montgomery	121.98	\$ 14,700	\$ 14,700	\$ 16,000	\$ 15,600	\$ -					0.00%
		Avg/\$ Acre	\$ 13,300									-3.33%



BENCHMARK RESULTS: ST. CLAIR COUNTY UF

Class	County	Size	2026 \$/Acre	2025 \$/Acre	2024 \$/Acre	2023 \$/Acre	2022 \$/Acre	2021 \$/Acre	2020 \$/Acre	2019 \$/Acre	2015 \$/Acre	%Change
UF	St Clair	78	\$ 23,000	\$ 22,000	\$ 21,500	\$ 17,700	\$ 16,700	\$ 13,200	\$ 12,000	\$ 11,800	\$ 13,600	4.55%



BENCHMARK RESULTS: CROPLAND C NORTH

Class	County	Size	2026 \$/Acre	2025 \$/Acre	2024 \$/Acre	2023 \$/Acre	2022 \$/Acre	2021 \$/Acre	2020 \$/Acre	2019 \$/Acre	2015 \$/Acre	%/Change
CNORTH	Iroquois	182	\$ 8,700	\$ 8,700	\$ 8,200	\$ 7,800	\$ 7,000	\$ 5,800	\$ 5,400	\$ 5,200	\$ 7,033	0.00%
CNORTH	Greene	269	\$ 12,000	\$ 11,500	\$ 12,500	\$ 11,800	\$ 10,750	\$ 8,800	\$ 8,500	\$ 8,699	\$ 8,400	4.35%
CNORTH	Morgan	180	\$ 9,800	\$ 9,500	\$ 11,000	\$ 10,400	\$ 9,000	\$ 6,750	\$ 6,400	\$ 6,250	\$ 7,400	3.16%
		Avg/\$ Acre	\$ 10,167									2.50%

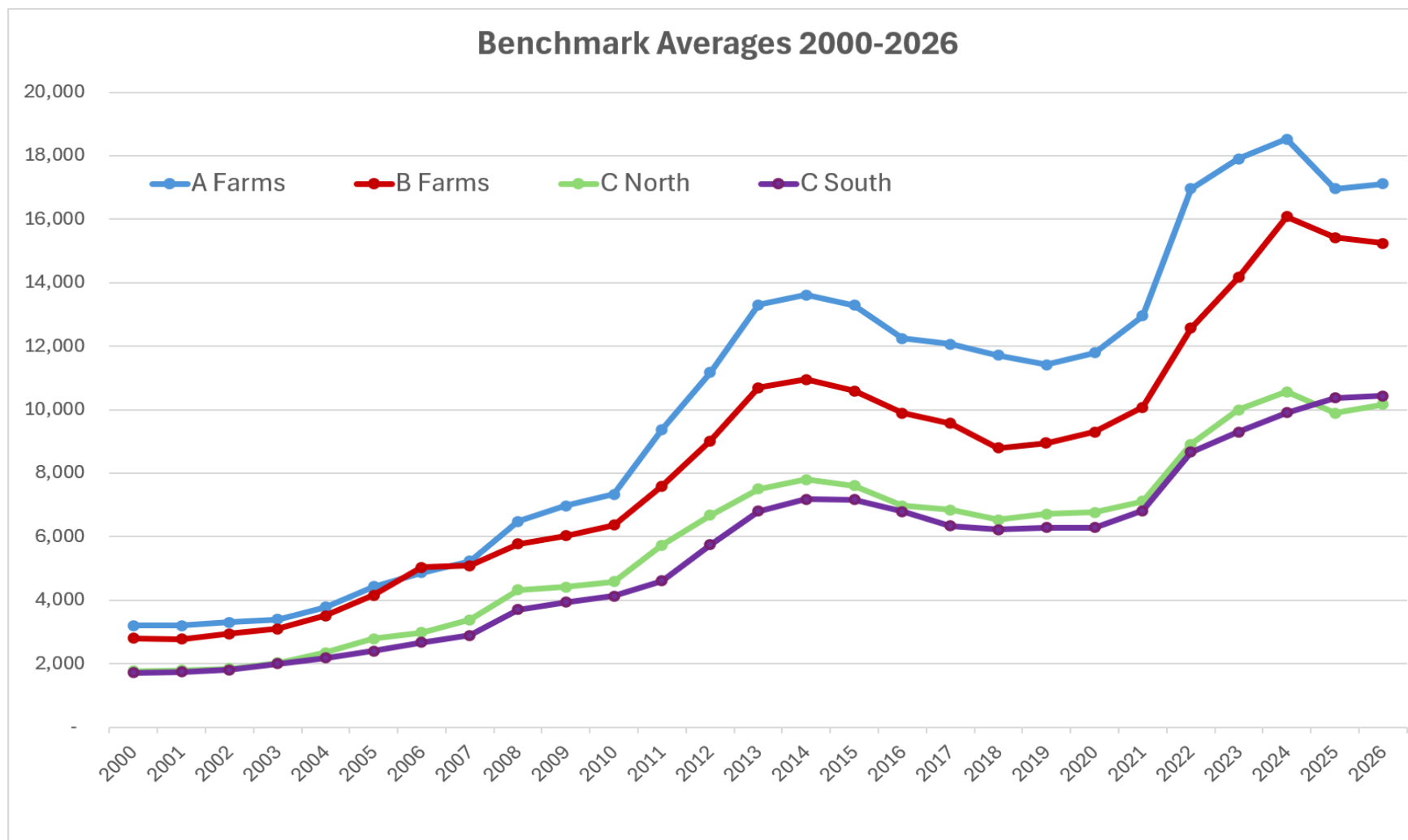


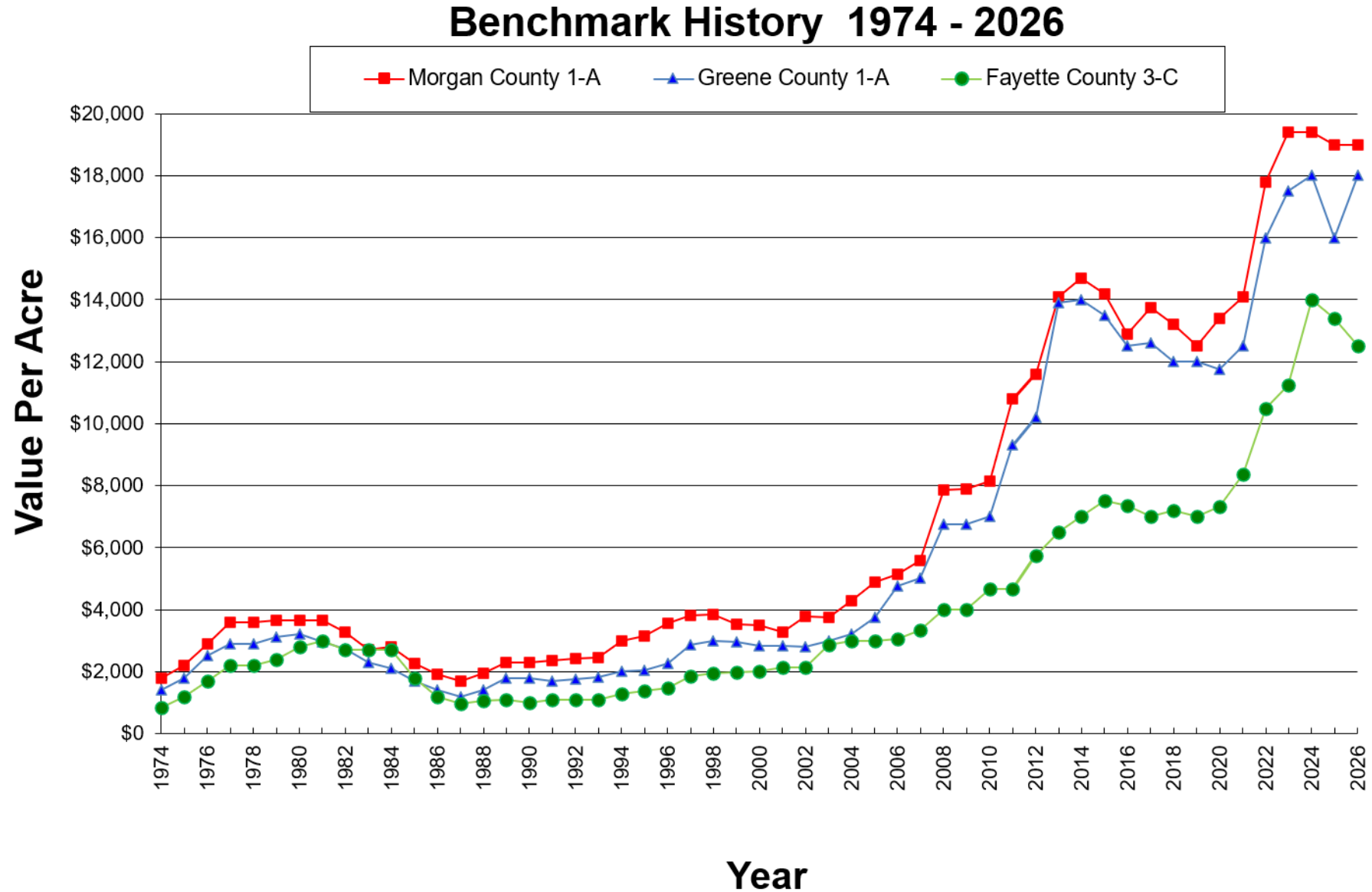
BENCHMARK RESULTS: CROPLAND C SOUTH

Class	County	Size	2026 \$/Acre	2025 \$/Acre	2024 \$/Acre	2023 \$/Acre	2022 \$/Acre	2021 \$/Acre	2020 \$/Acre	2019 \$/Acre	2015 \$/Acre	%/Change
CSOUTH	Hamilton	148	\$ 6,100	\$ 6,100	\$ 5,797	\$ 5,500	\$ 5,101	\$ 4,203	\$ 4,101	\$ 4,196	\$ 4,703	0.00%
CSOUTH	Massac	105	\$ 6,300	\$ 6,300	\$ 5,600	\$ 5,400	\$ 5,400	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,400	0.00%
CSOUTH	Jackson	163	\$ 9,300	\$ 9,300	\$ 7,301	\$ 7,301	\$ 7,301	\$ 7,301	\$ 7,301	\$ 7,301	\$ 8,147	0.00%
CSOUTH	Perry	80	\$ 14,200	\$ 12,700	\$ 13,200	\$ 10,700	\$ 10,600	\$ 8,500	\$ 8,000	\$ 7,800	\$ 8,100	11.81%
CSOUTH	Marion	280	\$ 11,200	\$ 11,000	\$ 11,000	\$ 10,000	\$ 10,000	\$ 7,571	\$ 6,389	\$ 6,486	\$ 8,000	1.82%
CSOUTH	Edwards	50	\$ 8,500	\$ 8,400	\$ 8,400	\$ 8,400	\$ 6,400	\$ 5,000	\$ 4,800	\$ 4,800	\$ 6,150	1.19%
CSOUTH	Clay	140	\$ 12,600	\$ 13,000	\$ 12,200	\$ 11,100	\$ 11,100	\$ 7,400	\$ 6,600	\$ 6,550	\$ 8,500	-3.08%
CSOUTH	Fayette	160	\$ 12,500	\$ 13,400	\$ 14,000	\$ 11,250	\$ 10,500	\$ 8,375	\$ 7,313	\$ 7,000	\$ 7,500	-6.72%
CSOUTH	Effingham	120	\$ 13,200	\$ 13,200	\$ 14,000	\$ 14,000	\$ 11,600	\$ 8,000	\$ 7,125	\$ 7,417	\$ 8,000	0.00%
Avg/\$ Acr			\$ 10,433									0.56%



BENCHMARK RESULTS: LAND CLASSES

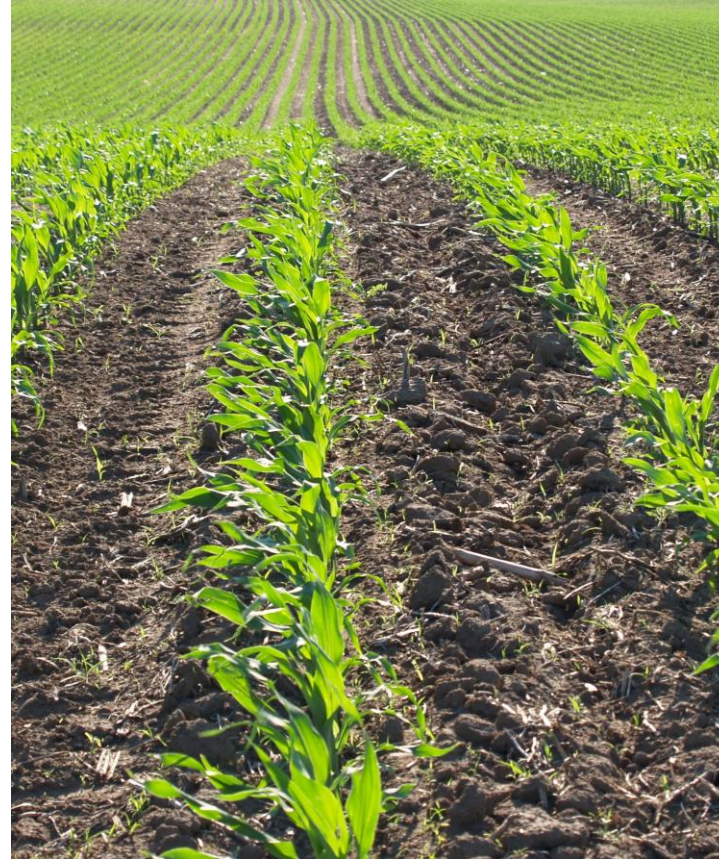


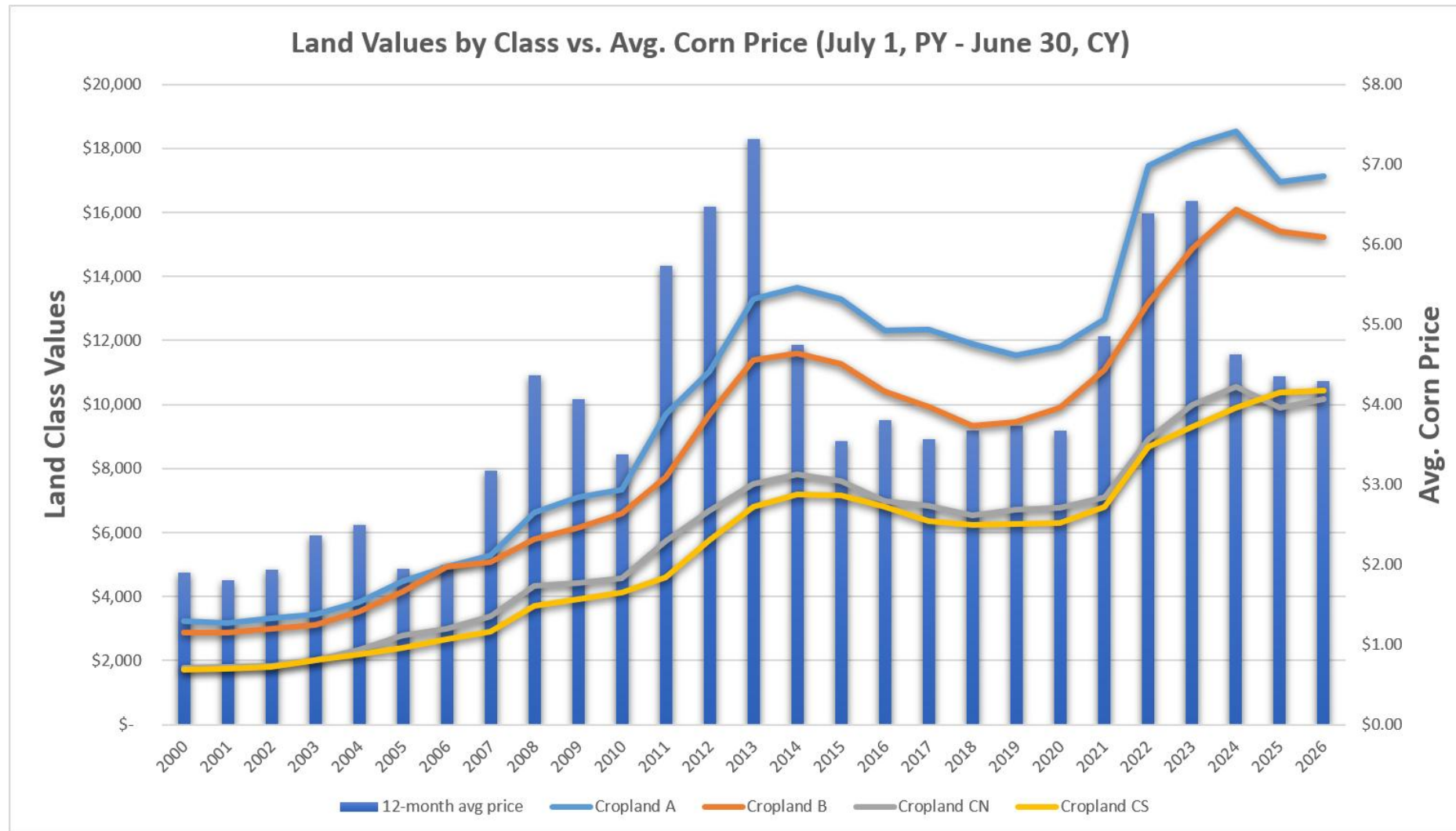




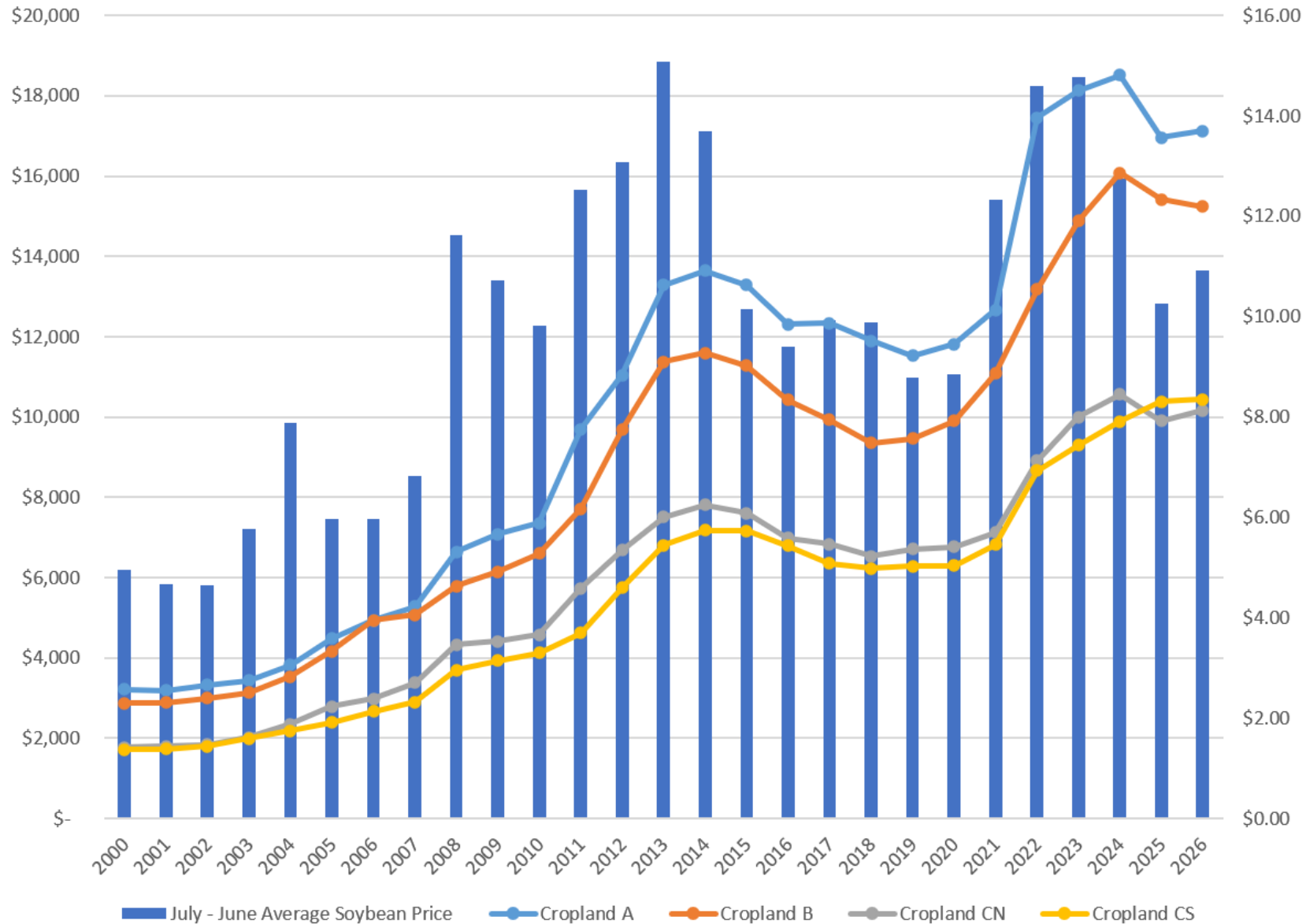
2026 BENCHMARK SUMMARY

- Benchmark results were mixed across the territory
- **7 benchmarks declined, 7 increased and 8 were unchanged.**
- Changes ranged from **-8.22% to +12.5%**
- **Overall benchmark values were stable in 2026, following an overall decline of 4.41% in 2025**



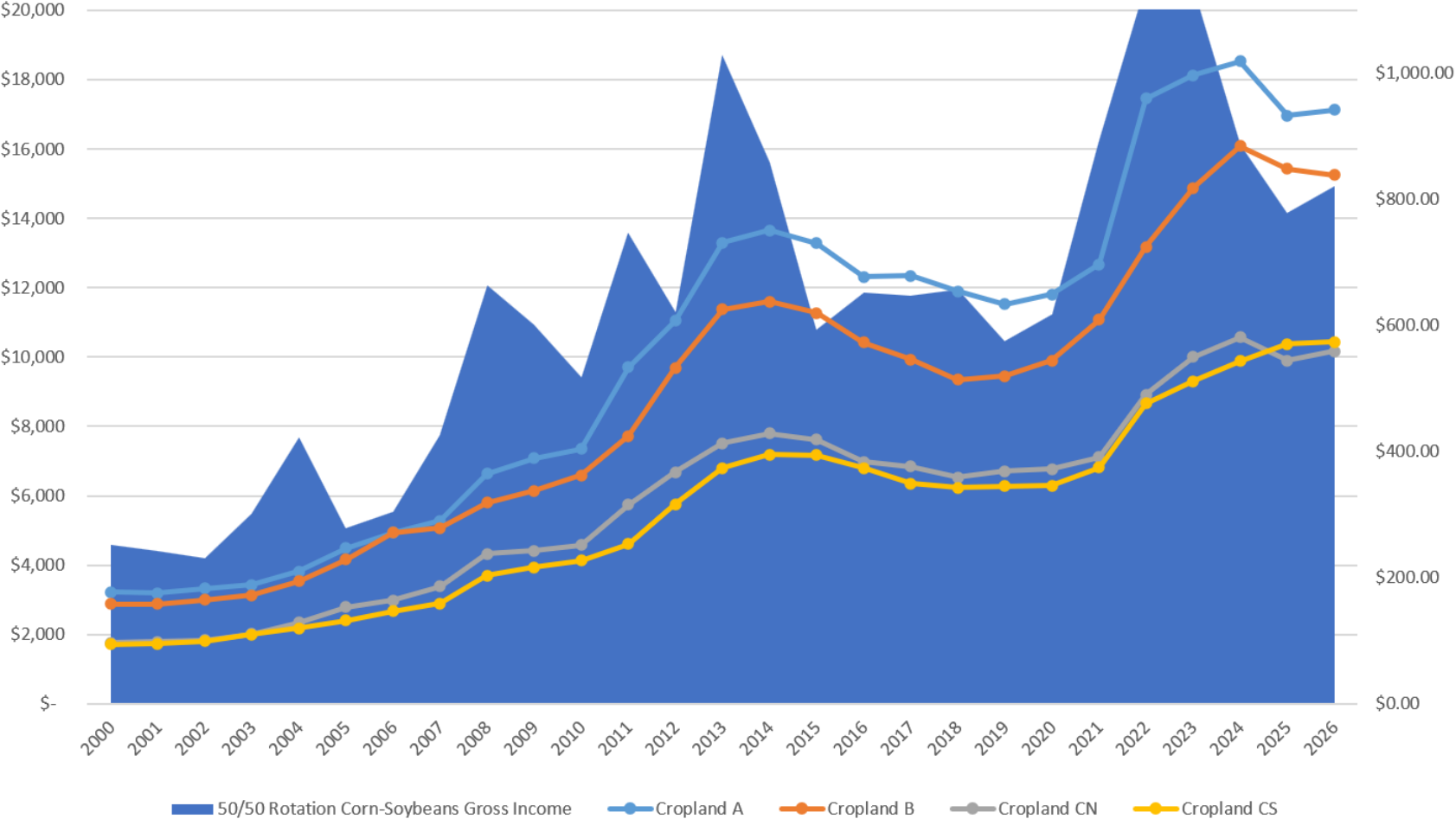


Land Value by Class v. Avg. Soybean price (July 1, PY - June 30, CY)





Land Values by Class v. Gross Income





CAP RATES BY LAND CLASS

Property Type	PI Quality	% Change (+/-) in NOI	Cap Rate %
1A	PI: 133 - 147	-1.87%	1.97%
2B	PI: 117 - 132	-0.62%	1.99%
North 3C	PI: 100 - 116	-0.40%	2.22%
South 3C	PI: 100 - 116	-0.81%	1.73%



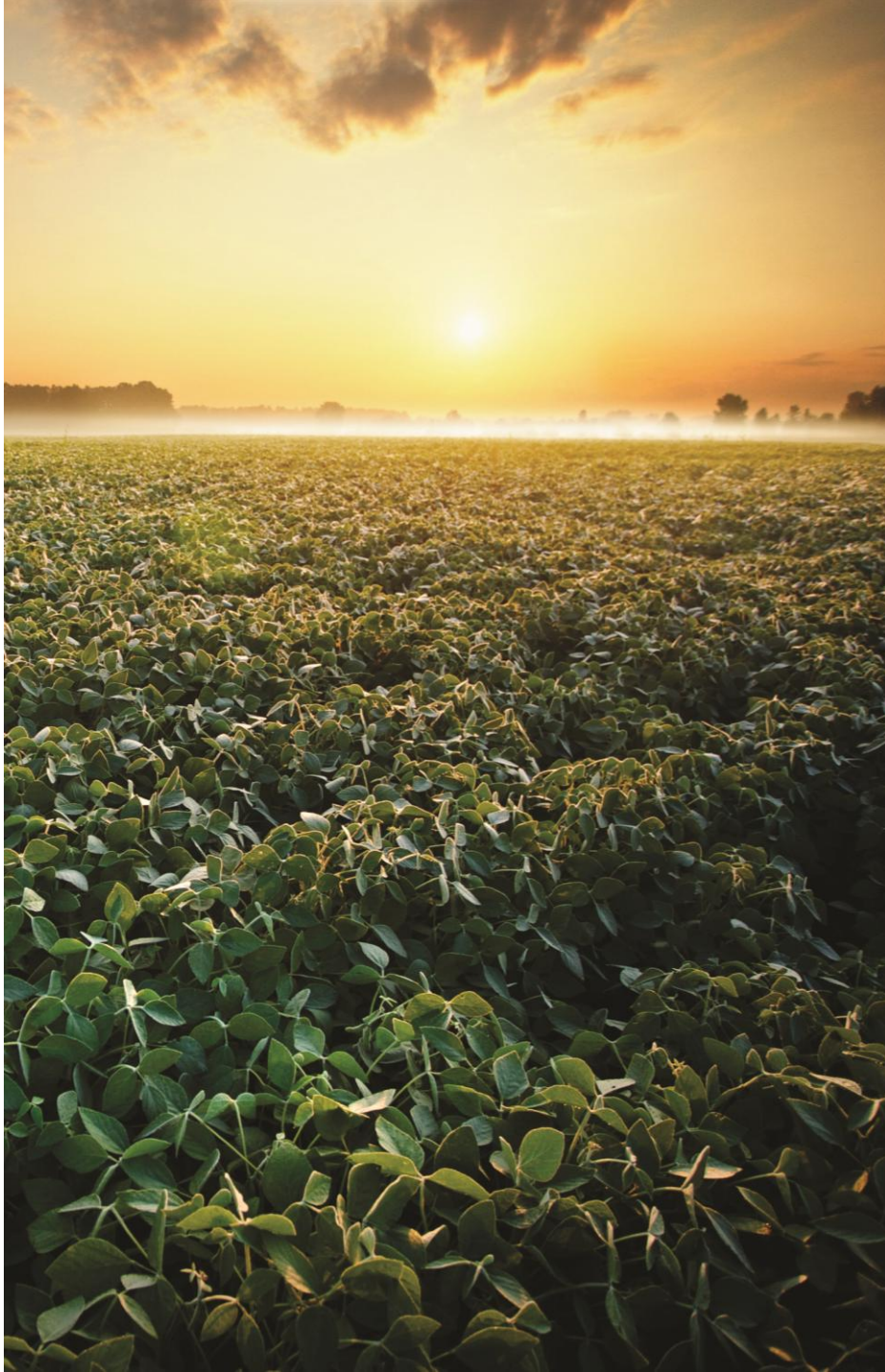
FCI Benchmarks: 2014 vs. 2026

Class	County	Size	\$/Acre	2026	2014	%
A	Piatt	160	\$ 16,400	\$ 2,624,000	\$ 2,032,000	29%
A	Coles	200	\$ 15,600	\$ 3,120,000	\$ 2,640,000	18%
A	Morgan	160	\$ 19,000	\$ 3,040,000	\$ 2,352,000	29%
A	Greene	160	\$ 18,000	\$ 2,880,000	\$ 2,240,000	29%
A	Christian	160	\$ 16,600	\$ 2,656,000	\$ 2,160,000	23%
B	Vermilion	268	\$ 12,100	\$ 3,242,800	\$ 2,626,400	23%
B	Coles	248.4	\$ 13,400	\$ 3,328,560	\$ 2,450,000	36%
CUF	St Clair	78	\$ 23,000	\$ 1,794,000	\$ 1,029,600	74%
CNORTH	Iroquois	182	\$ 8,700	\$ 1,583,400	\$ 1,512,800	5%
CNORTH	Greene	269	\$ 12,000	\$ 3,228,000	\$ 2,178,900	48%
CNORTH	Morgan	180	\$ 9,800	\$ 1,764,000	\$ 1,260,000	40%
CSOUTH	Hamilton	148	\$ 6,100	\$ 902,800	\$ 703,000	28%
CSOUTH	Massac	105	\$ 6,300	\$ 661,500	\$ 555,000	19%
CSOUTH	Jackson	163	\$ 9,300	\$ 1,515,900	\$ 1,304,000	16%
CSOUTH	Perry	80	\$ 14,200	\$ 1,136,000	\$ 684,000	66%
CSOUTH	Marion	280	\$ 11,200	\$ 3,136,000	\$ 2,016,000	56%
CSOUTH	Edwards	50	\$ 8,500	\$ 425,000	\$ 355,000	20%
CSOUTH	Clay	140	\$ 12,600	\$ 1,764,000	\$ 1,141,000	55%
CSOUTH	Fayette	160	\$ 12,500	\$ 2,000,000	\$ 1,120,000	79%
CSOUTH	Effingham	120	\$ 13,200	\$ 1,584,000	\$ 1,032,000	53%
			Total \$	\$42,385,960	\$ 31,391,700	
			\$/Acre	\$ 12,800	\$ 9,480	35%



CHIEF APPRAISER OUTLOOK

- Land values overall stable
- Transaction volume remains below historical levels
- Farm profitability continues to be influenced by commodity prices, input costs and producer working capital
- Interest rates, trade policy, and global uncertainty remain important factors affecting farmland values
- Solar development could influence value in select areas



QUESTIONS



kent.reid@farmcreditIL.com



farmcreditIL.com



FARM CREDIT
ILLINOIS

Helping Farm Families Succeed