

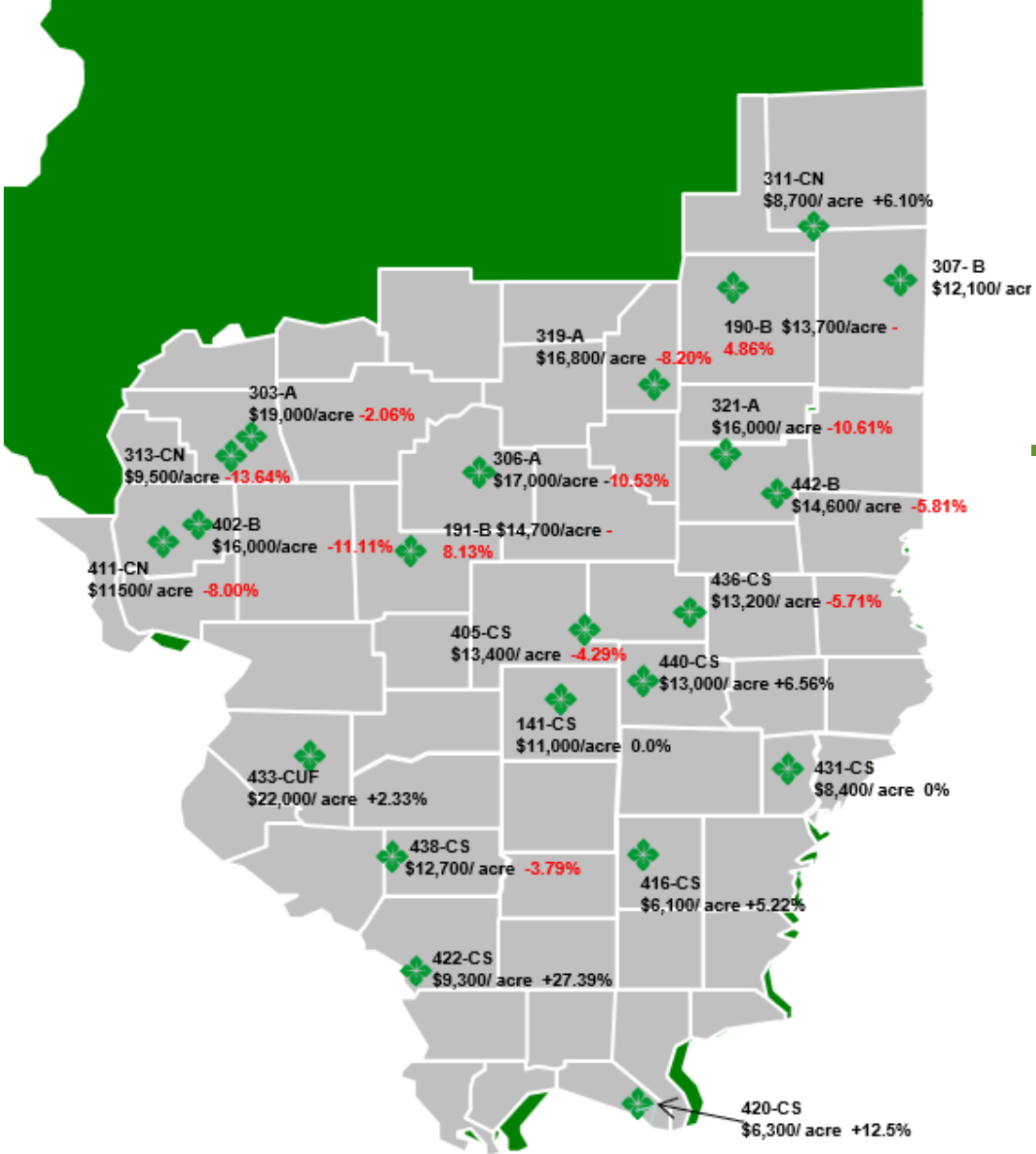


2025 BENCHMARK UPDATE



KENT REID – CHIEF APPRAISER





FCI BENCHMARKS

- Results as of July 1, 2025

Class	County	Size	\$/Acre	2025	2024	Annual % Change
A	Piatt	160	\$ 16,800	\$ 2,688,000	\$ 2,928,000	-8.20%
A	Coles	200	\$ 16,000	\$ 3,200,000	\$ 3,580,000	-10.61%
A	Morgan	160	\$ 19,000	\$ 3,040,000	\$ 3,104,000	-2.06%
A	Greene	160	\$ 16,000	\$ 2,560,000	\$ 2,880,000	-11.11%
A	Christian	160	\$ 17,000	\$ 2,720,000	\$ 3,040,000	-10.53%
B	Vermilion	268	\$ 12,100	\$ 3,242,800	\$ 3,484,000	-6.92%
B	Coles	248.4	\$ 14,600	\$ 3,626,640	\$ 3,850,200	-5.81%
B	Champaign	80	\$ 13,700	\$ 1,096,000	\$ 1,152,000	-4.86%
B	Montgomery	121.98	\$ 14,700	\$ 1,793,106	\$ 1,951,680	-8.13%
B	St Clair	78	\$ 22,000	\$ 1,716,000	\$ 1,677,000	2.33%
CNORTH	Iroquois	182	\$ 8,700	\$ 1,583,400	\$ 1,492,400	6.10%
CNORTH	Greene	269	\$ 11,500	\$ 3,093,500	\$ 3,362,500	-8.00%
CNORTH	Morgan	180	\$ 9,500	\$ 1,710,000	\$ 1,980,000	-13.64%
CSOUTH	Hamilton	148	\$ 6,100	\$ 902,800	\$ 858,000	5.22%
CSOUTH	Massac	105	\$ 6,300	\$ 661,500	\$ 588,000	12.50%
CSOUTH	Jackson	163	\$ 9,300	\$ 1,515,900	\$ 1,190,000	27.39%
CSOUTH	Perry	80	\$ 12,700	\$ 1,016,000	\$ 1,056,000	-3.79%
CSOUTH	Marion	280	\$ 11,000	\$ 3,080,000	\$ 3,080,000	0.00%
CSOUTH	Edwards	50	\$ 8,400	\$ 420,000	\$ 420,000	0.00%
CSOUTH	Clay	140	\$ 13,000	\$ 1,820,000	\$ 1,708,000	6.56%
CSOUTH	Fayette	160	\$ 13,400	\$ 2,144,000	\$ 2,240,000	-4.29%
CSOUTH	Effingham	120	\$ 13,200	\$ 1,584,000	\$ 1,680,000	-5.71%
				\$ 45,213,646	\$47,301,780	-4.41%
				\$ 12,869	\$ 13,463	Per Acre

BENCHMARK RESULTS

July 1, 2025



BENCHMARK RESULTS – CROPLAND A

County	Size	\$/Acre	2025 Value	2024 Value	2023 Value	2022 Value	2021 Value	2020 Value	2019 Value	2018 Value	2017 Value	2016 Value	2015 Value	%Change
Piatt	160	\$ 16,800	\$ 2,688,000	\$ 2,928,000	\$ 2,880,000	\$ 3,040,000	\$ 1,952,000	\$ 1,728,000	\$ 1,680,000	\$ 1,744,000	\$ 1,760,000	\$ 1,840,000	\$ 1,920,000	-8.20%
Coles	200	\$ 16,000	\$ 3,200,000	\$ 3,580,000	\$ 3,520,000	\$ 3,400,000	\$ 2,375,000	\$ 2,260,000	\$ 2,220,000	\$ 2,300,000	\$ 2,400,000	\$ 2,465,600	\$ 2,689,400	-10.61%
Morgan	160	\$ 19,000	\$ 3,040,000	\$ 3,104,000	\$ 3,104,000	\$ 2,848,000	\$ 2,256,000	\$ 2,144,000	\$ 2,000,000	\$ 2,112,000	\$ 2,200,000	\$ 2,064,000	\$ 2,272,000	-2.06%
Greene	160	\$ 16,000	\$ 2,560,000	\$ 2,880,000	\$ 2,800,000	\$ 2,560,000	\$ 2,000,000	\$ 1,880,000	\$ 1,920,000	\$ 1,920,000	\$ 2,016,000	\$ 2,000,000	\$ 2,160,000	-11.11%
Christian	160	\$ 17,000	\$ 2,720,000	\$ 3,040,000	\$ 2,720,000	\$ 2,400,000	\$ 2,256,000	\$ 1,872,000	\$ 1,760,000	\$ 1,760,000	\$ 1,760,000	\$ 1,920,000	\$ 2,128,000	-10.53%
	Avg/\$ Acre	\$16,960											A FARMS	-8.50%



BENCHMARK RESULTS – CROPLAND B

County	Size	\$/Acre	2025 Value	2024 Value	2023 Value	2022 Value	2021 Value	2020 Value	2019 Value	2018 Value	2017 Value	2016 Value	2015 Value	%Change
Vermilion	268	\$ 12,100	\$ 3,242,800	\$ 3,484,000	\$ 3,189,200	\$ 2,948,000	\$ 2,197,600	\$ 2,115,000	\$ 2,015,360	\$ 1,900,000	\$ 2,090,400	\$ 2,090,400	\$ 2,412,000	-6.92%
Coles	248.4	\$ 14,600	\$ 3,626,640	\$ 3,850,200	\$ 3,204,400	\$ 2,485,000	\$ 2,190,000	\$ 1,990,000	\$ 1,863,000	\$ 1,912,700	\$ 2,285,500	\$ 2,353,400	\$ 2,282,300	-5.81%
St Clair	78	\$ 22,000	\$ 1,716,000	\$ 1,677,000	\$ 1,380,600	\$ 1,302,600	\$ 1,029,600	\$ 936,000	\$ 920,400	\$ 905,000	\$ 912,600	\$ 967,200	\$ 1,060,800	2.33%
Champaign	80	\$ 13,700	\$ 1,096,000	\$ 1,152,000	\$ 986,000	\$ 936,000	\$ 776,000	\$ 656,000						-4.86%
Montgomery	121.98	\$ 14,700	\$ 1,793,106	\$ 1,951,680	\$ 1,902,888									-8.13%
	Avg/\$ Acre	\$ 15,420											B FARMS	-4.68%



BENCHMARK RESULTS – CROPLAND C NORTH

County	Size	\$/Acre	2025 Value	2024 Value	2023 Value	2022 Value	2021 Value	2020 Value	2019 Value	2018 Value	2017 Value	2016 Value	2015 Value	%Change
Iroquois	182	\$ 8,700	\$ 1,583,400	\$ 1,492,400	\$ 1,419,600	\$ 1,274,000	\$ 1,055,600	\$ 982,800	\$ 946,400	\$ 1,001,000	\$ 1,004,900	\$ 1,081,160	\$ 1,280,000	6.10%
Greene	269	\$11,500	\$ 3,093,500	\$ 3,362,500	\$ 3,174,200	\$ 2,891,750	\$ 2,367,200	\$ 2,286,500	\$ 2,340,000	\$ 2,152,000	\$ 2,286,500	\$ 2,286,500	\$ 2,259,600	-8.00%
Morgan	180	\$ 9,500	\$ 1,710,000	\$ 1,980,000	\$ 1,872,000	\$ 1,620,000	\$ 1,215,000	\$ 1,152,000	\$ 1,125,000	\$ 1,098,000	\$ 1,170,000	\$ 1,170,000	\$ 1,332,000	-13.64%
	Avg/\$ Acre	\$ 9,900											C NORTH	-5.18%

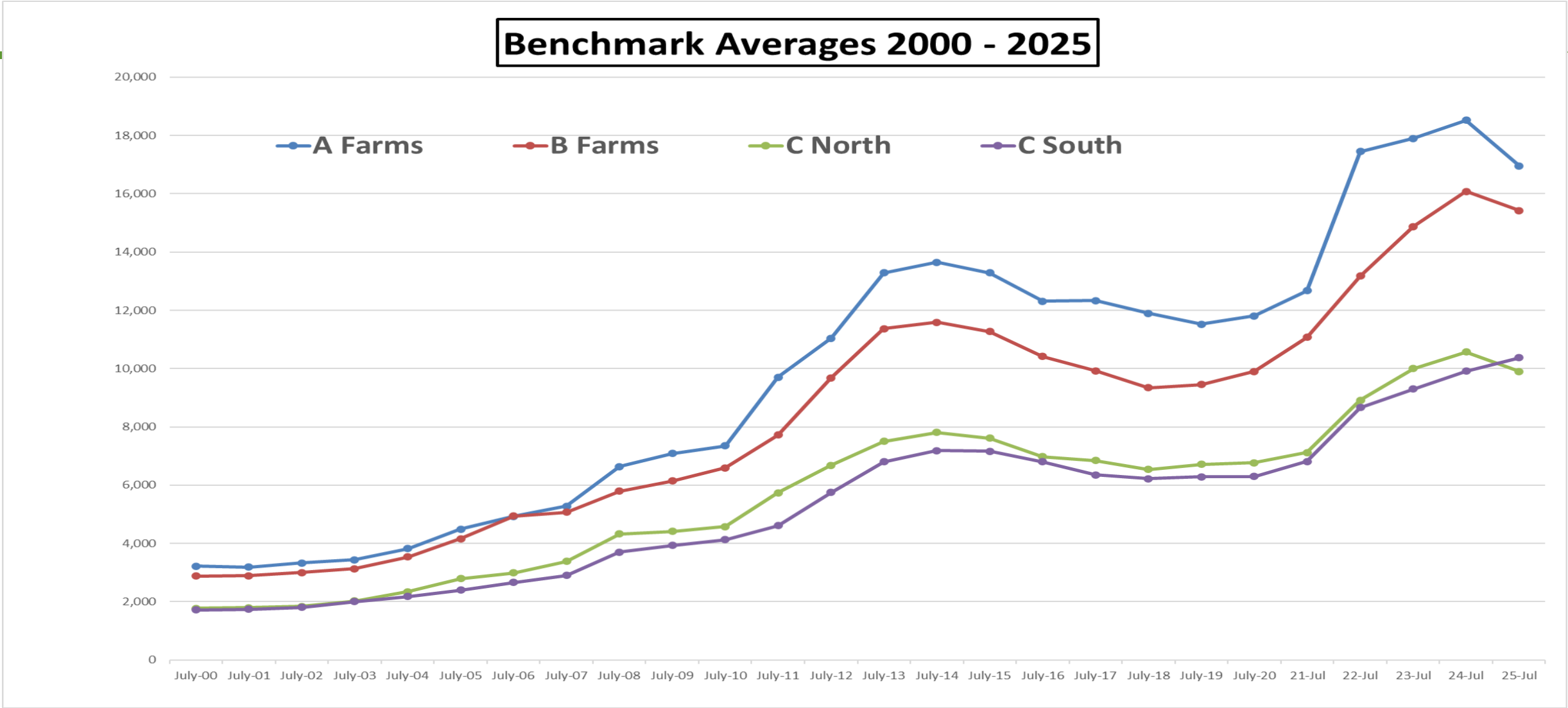


BENCHMARK RESULTS – CROPLAND C SOUTH

County	Size	\$/Acre	2025 Value	2024 Value	2023 Value	2022 Value	2021 Value	2020 Value	2019 Value	2018 Value	2017 Value	2016 Value	2015 Value	%Change
Hamilton	148	\$ 6,100	\$ 902,800	\$ 858,000	\$ 814,000	\$ 755,000	\$ 622,000	\$ 607,000	\$ 621,000	\$ 607,000	\$ 607,000	\$ 673,000	\$ 696,000	5.22%
Massac	105	\$ 6,300	\$ 661,500	\$ 588,000	\$ 567,000	\$ 567,000	\$ 525,000	\$ 525,000	\$ 525,000	\$ 546,000	\$ 567,000	\$ 567,000	\$ 567,000	12.50%
Jackson	163	\$ 9,300	\$ 1,515,900	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,141,000	\$ 1,141,000	\$ 1,190,000	\$ 1,328,000	27.39%
Perry	80	\$12,700	\$ 1,016,000	\$ 1,056,000	\$ 856,000	\$ 848,000	\$ 680,000	\$ 640,000	\$ 624,000	\$ 600,000	\$ 624,000	\$ 608,000	\$ 648,000	-3.79%
Marion	280	\$11,000	\$ 3,080,000	\$ 3,080,000	\$ 2,800,000	\$ 2,800,000	\$ 2,120,000	\$ 1,789,000	\$ 1,816,000	\$ 1,843,000	\$ 1,867,500	\$ 2,249,367	\$ 2,240,000	0.00%
Edwards	50	\$ 8,400	\$ 420,000	\$ 420,000	\$ 420,000	\$ 320,000	\$ 250,000	\$ 240,000	\$ 240,000	\$ 245,000	\$ 260,000	\$ 300,000	\$ 307,500	0.00%
Clay	140	\$13,000	\$ 1,820,000	\$ 1,708,000	\$ 1,554,000	\$ 1,554,000	\$ 1,036,000	\$ 924,000	\$ 917,000	\$ 868,000	\$ 938,000	\$ 1,022,000	\$ 1,190,000	6.56%
Fayette	160	\$13,400	\$ 2,144,000	\$ 2,240,000	\$ 1,800,000	\$ 1,680,000	\$ 1,340,000	\$ 1,170,000	\$ 1,120,000	\$ 1,150,000	\$ 1,120,000	\$ 1,176,000	\$ 1,200,000	-4.29%
Effingham	120	\$13,200	\$ 1,584,000	\$ 1,680,000	\$ 1,680,000	\$ 1,392,000	\$ 960,000	\$ 855,000	\$ 890,000	\$ 882,000	\$ 870,000	\$ 918,000	\$ 960,000	-5.71%
Avg/\$ Acr		\$10,378											C SOUTH	4.21%

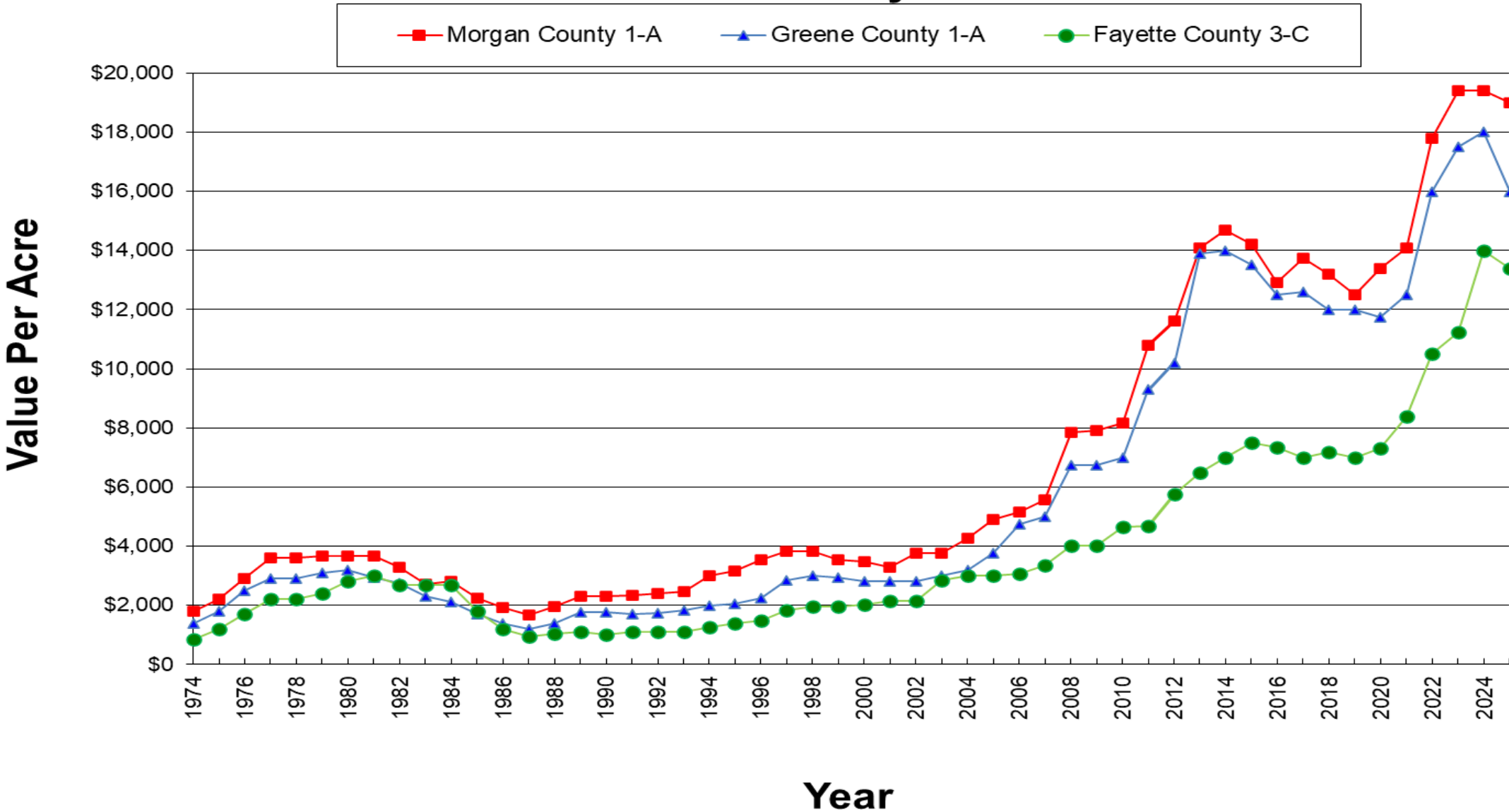


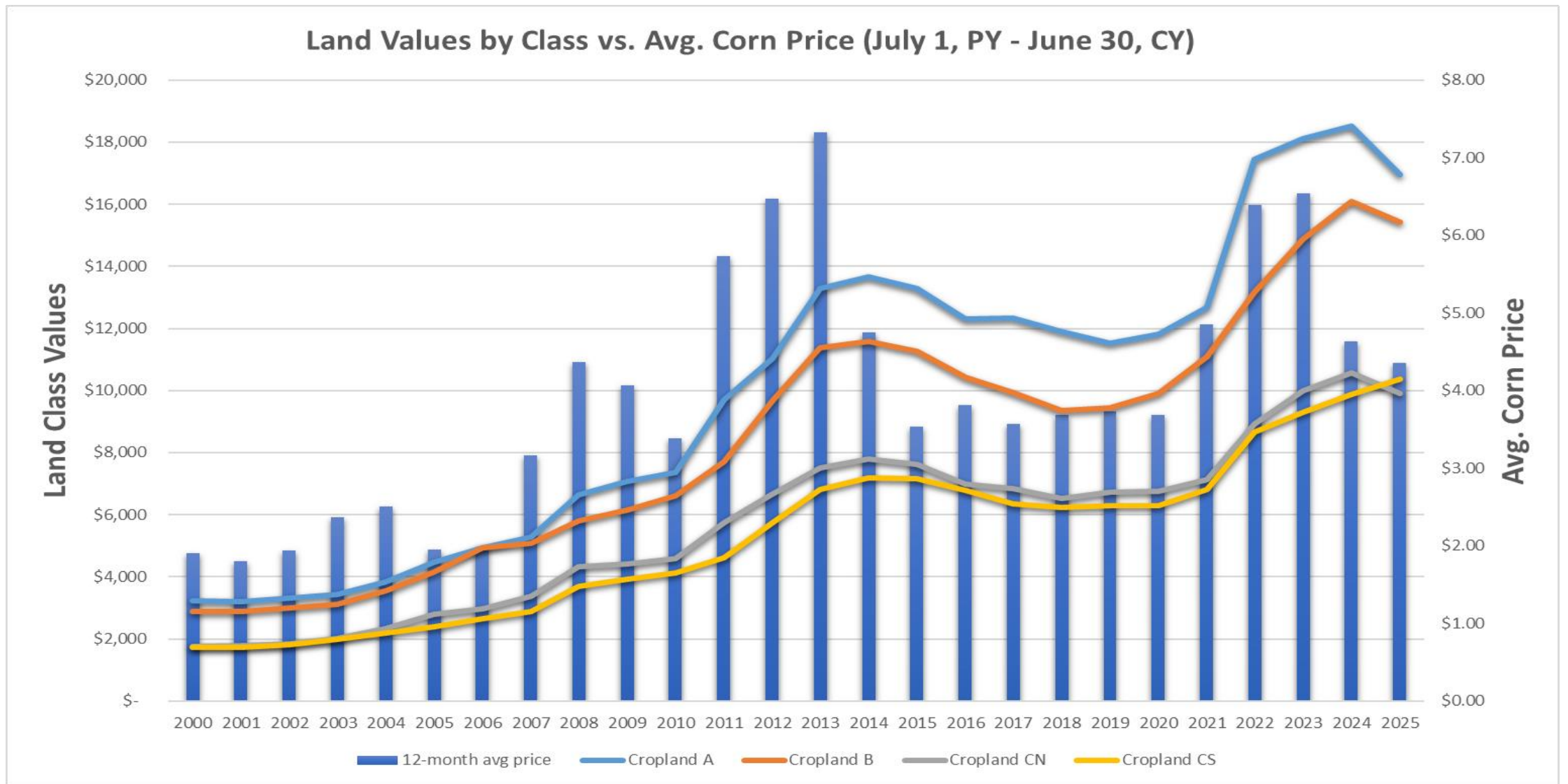
BENCHMARK RESULTS – LAND CLASSES

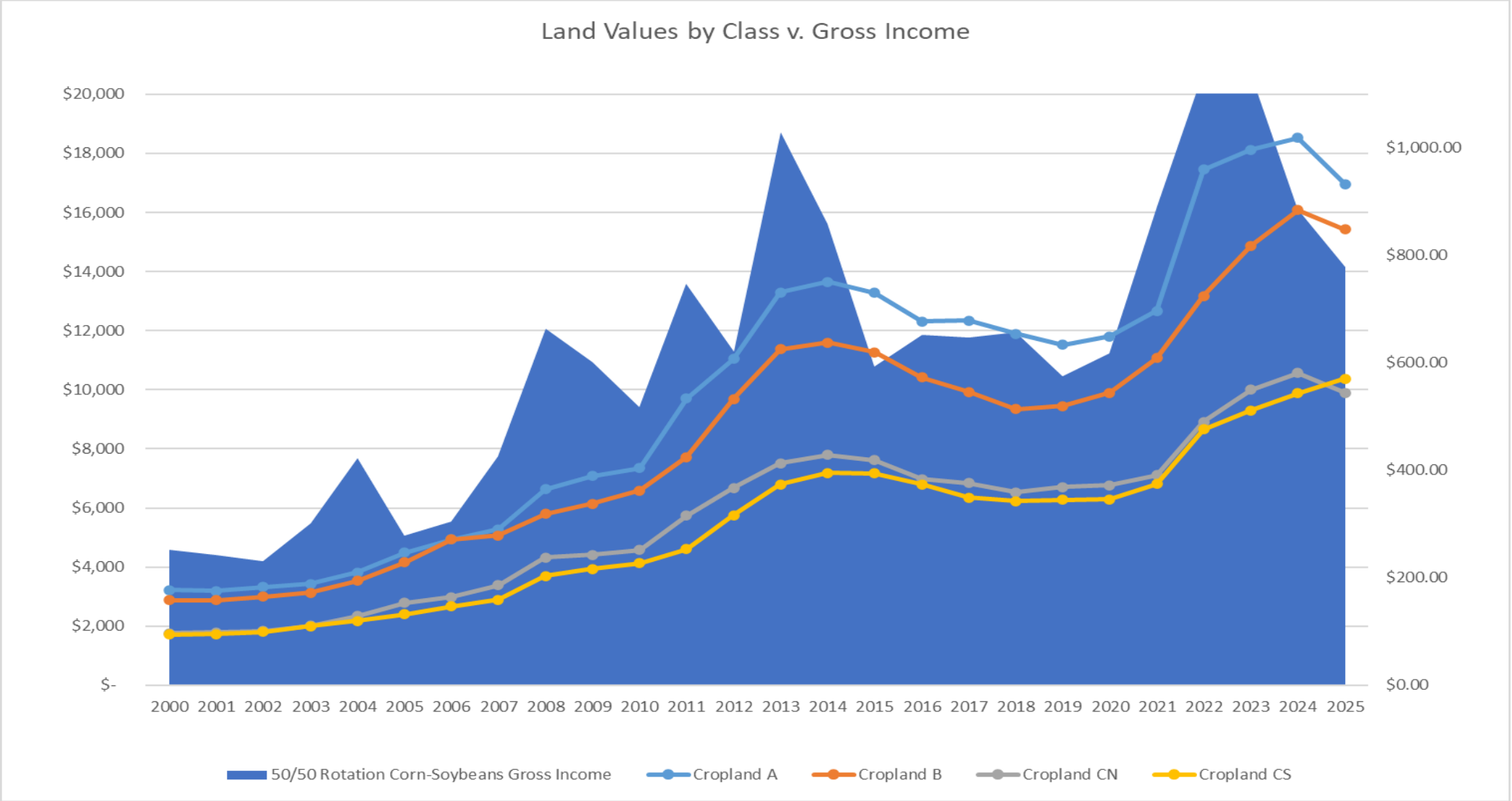




Benchmark History 1974 - 2025



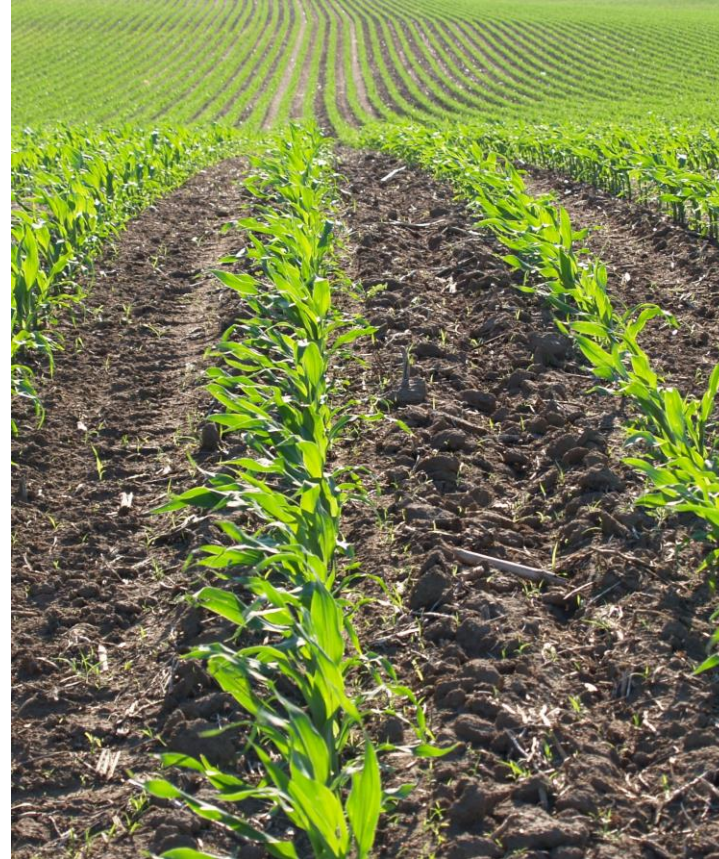






2025 SUMMARY

- 14 Benchmarks were down
 - -2.06% to -13.64%
- 6 Benchmarks were up
 - 2.33% – 27.39%
- 2 Benchmarks Unchanged
- Results – -4.41% Average Decline
 - 7.50% Increase in 2024
 - 8.10% Increase in 2023
 - 27.88% Increase in 2022

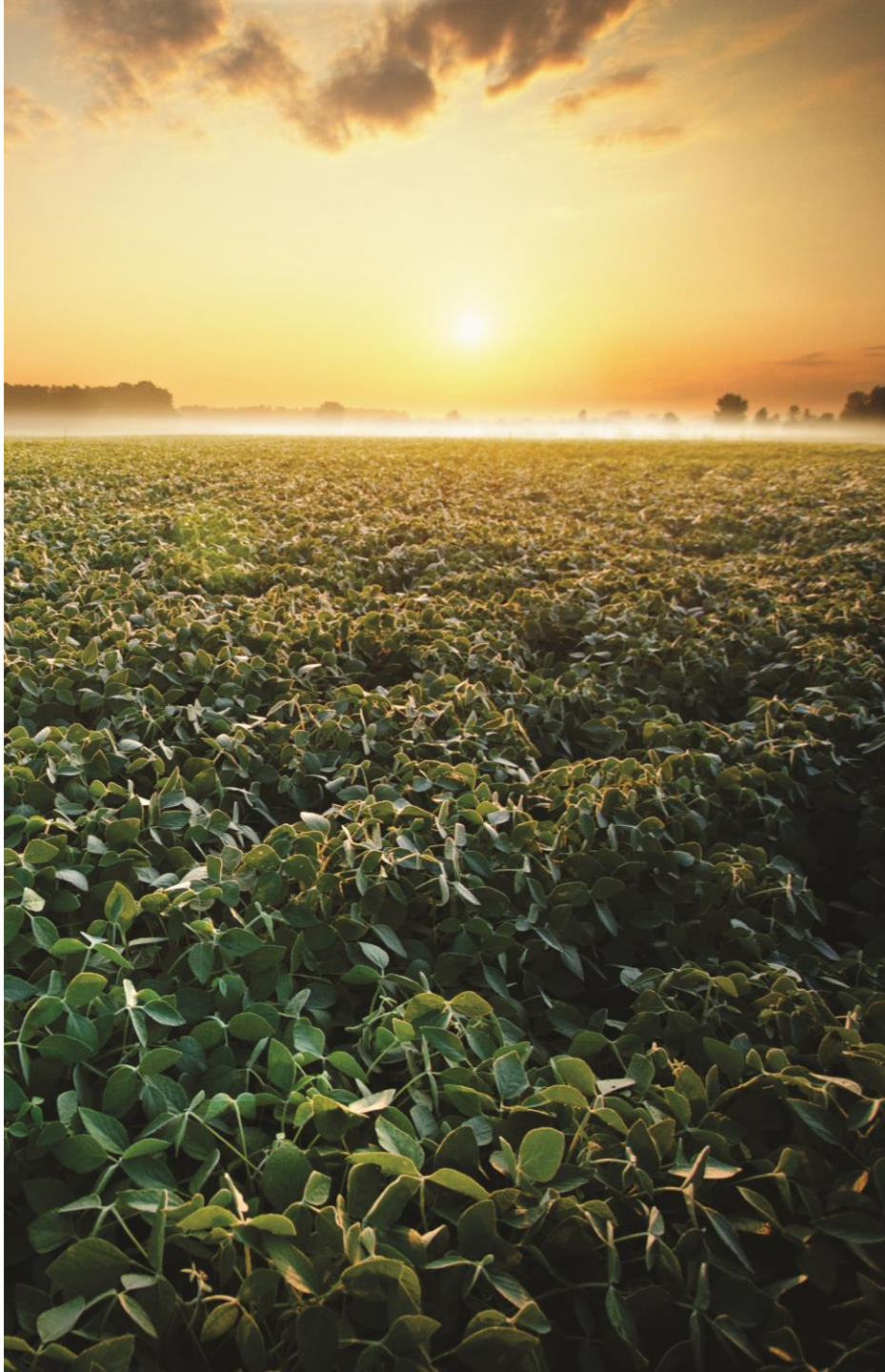


Class	County	Size	\$/Acre	2025	2014 Value	%
A	Piatt	160	\$ 16,800	\$ 2,688,000	\$ 2,032,000	32%
A	Coles	200	\$ 16,000	\$ 3,200,000	\$ 2,640,000	21%
A	Morgan	160	\$ 19,000	\$ 3,040,000	\$ 2,352,000	29%
A	Greene	160	\$ 16,000	\$ 2,560,000	\$ 2,240,000	14%
A	Christian	160	\$ 17,000	\$ 2,720,000	\$ 2,160,000	26%
B	Vermilion	268	\$ 12,100	\$ 3,242,800	\$ 2,626,400	23%
B	Coles	248.4	\$ 14,600	\$ 3,626,640	\$ 2,450,000	48%
CUF	St Clair	78	\$ 22,000	\$ 1,716,000	\$ 1,029,600	67%
CNORTH	Iroquois	182	\$ 8,700	\$ 1,583,400	\$ 1,512,800	5%
CNORTH	Greene	269	\$ 11,500	\$ 3,093,500	\$ 2,178,900	42%
CNORTH	Morgan	180	\$ 9,500	\$ 1,710,000	\$ 1,260,000	36%
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	\$ 12,700	\$ 1,016,000	\$ 684,000	49%
CSOUTH	Marion	280	\$ 11,000	\$ 3,080,000	\$ 2,016,000	53%
CSOUTH	Edwards	50	\$ 8,400	\$ 420,000	\$ 355,000	18%
CSOUTH	Clay	140	\$ 13,000	\$ 1,820,000	\$ 1,141,000	60%
CSOUTH	Fayette	160	\$ 13,400	\$ 2,144,000	\$ 1,120,000	91%
CSOUTH	Effingham	120	\$ 13,200	\$ 1,584,000	\$ 1,032,000	53%
			Total \$	\$ 42,324,540	\$ 31,391,700	
			\$/Acre	\$ 12,781	\$ 9,480	35%



CHIEF APPRAISER OUTLOOK

- Factors to consider
 - Supply & Demand
 - Transactions lower over past two years
 - Commodity Prices
 - Working Capital
 - Tariffs & World Unrest
 - Interest Rates
 - Solar Energy
- Land Values – Where to next?



QUESTIONS



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