

# Farmland Owners and Changing Demographics

Rising Farmland Values:

Causes and Cautions

Chicago Federal Reserve Bank

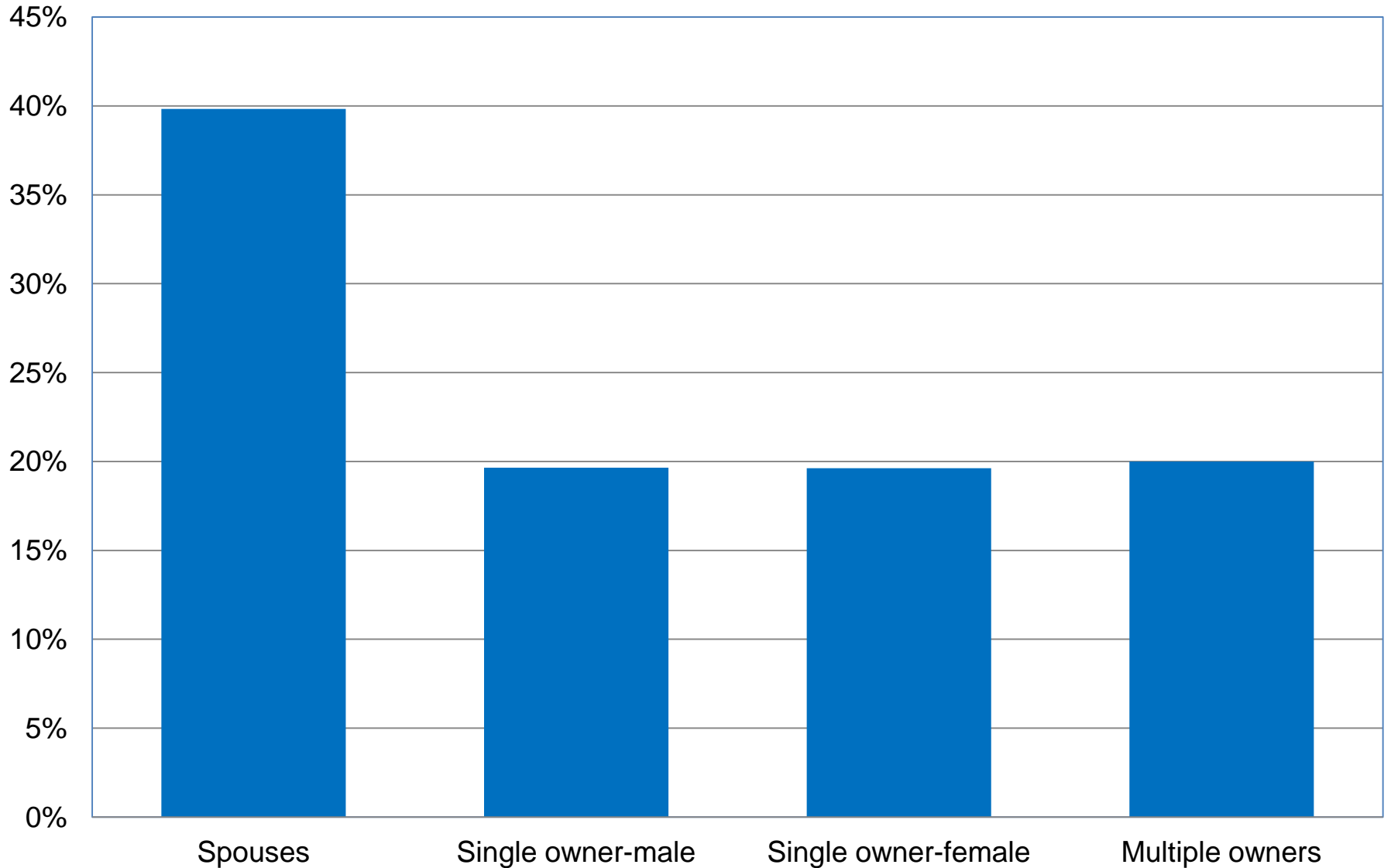
Michael Duffy, Director

Iowa State University

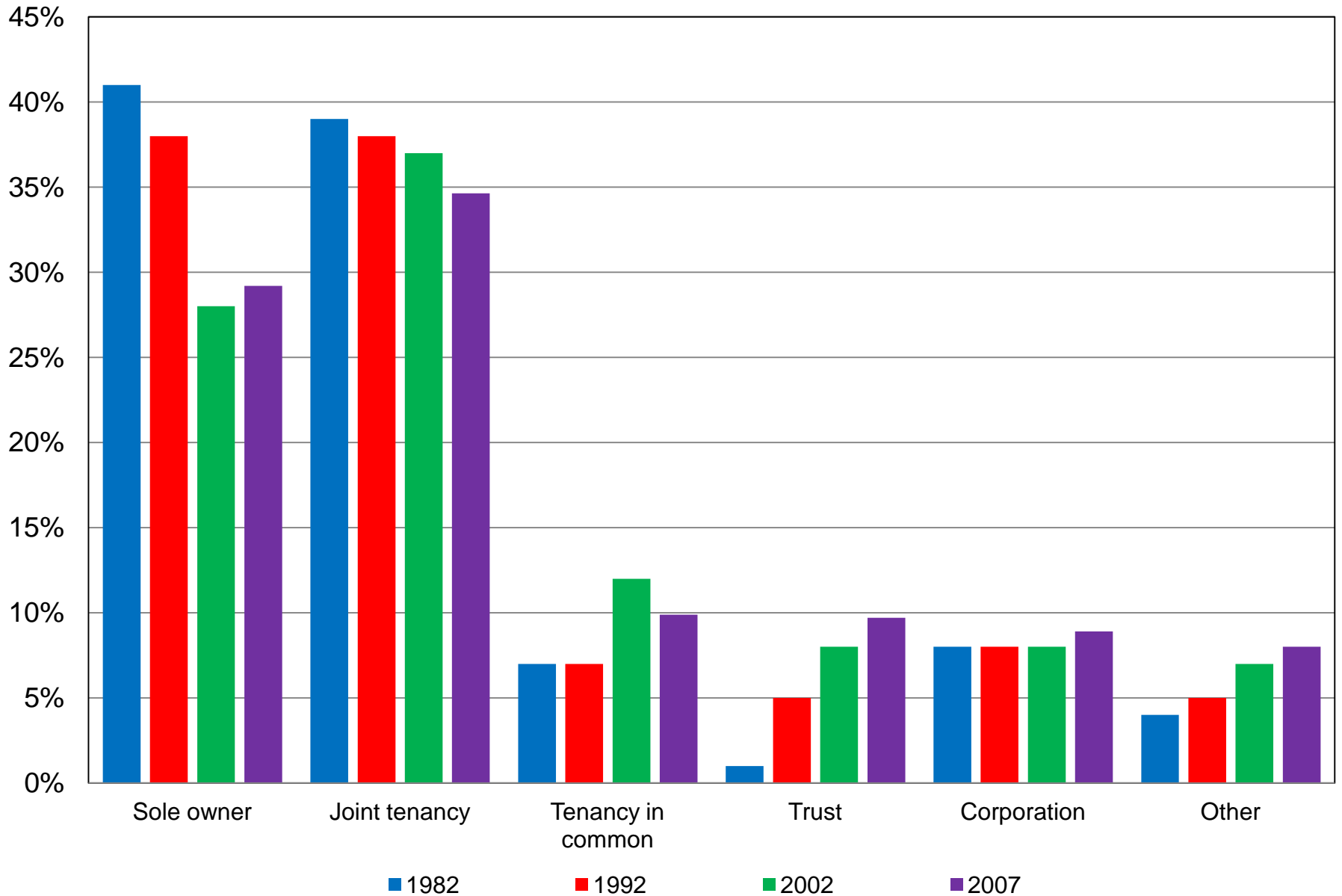
Beginning Farmer Center

November 15, 2011

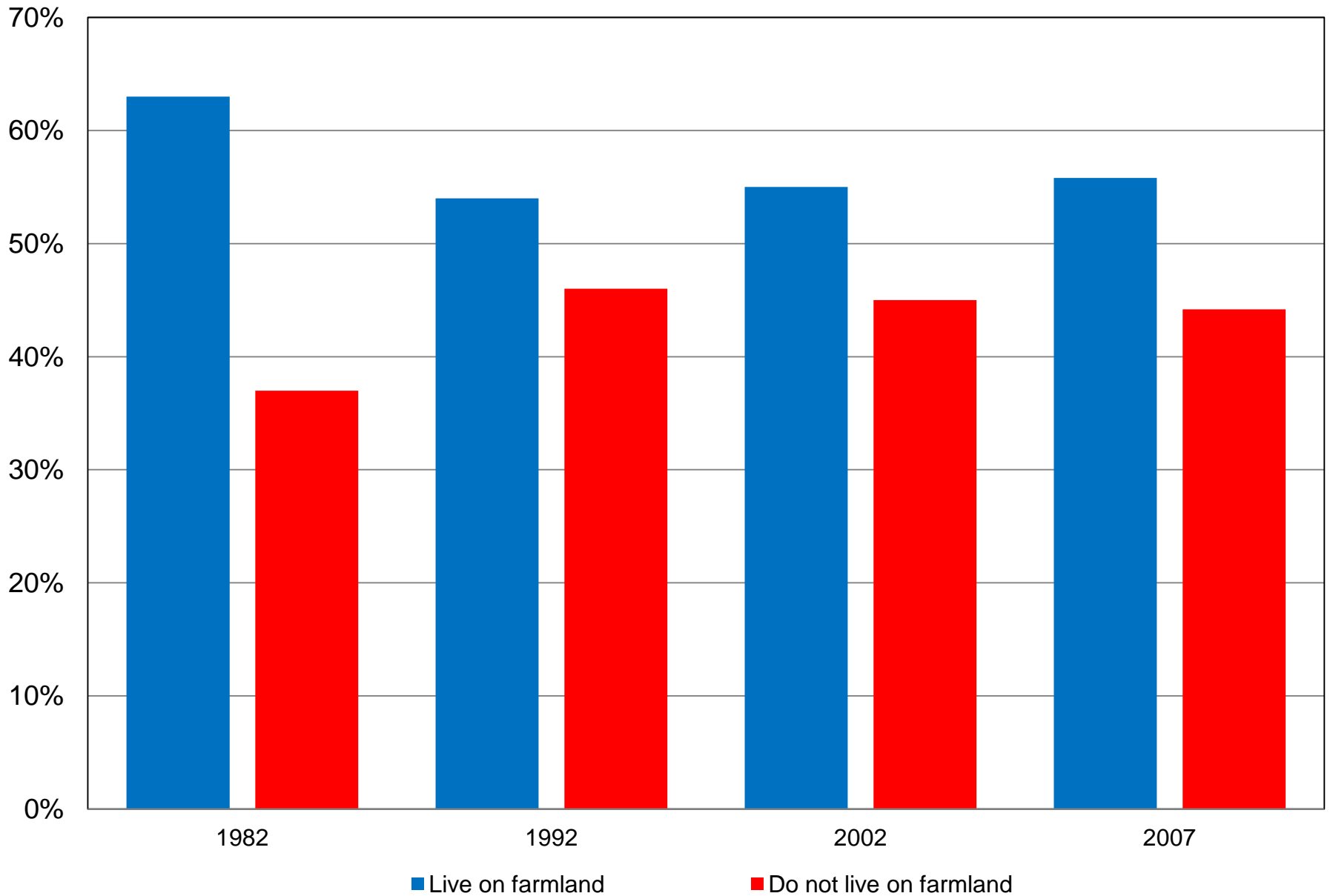
# Distribution of Iowa Farmland by Gender of Owner



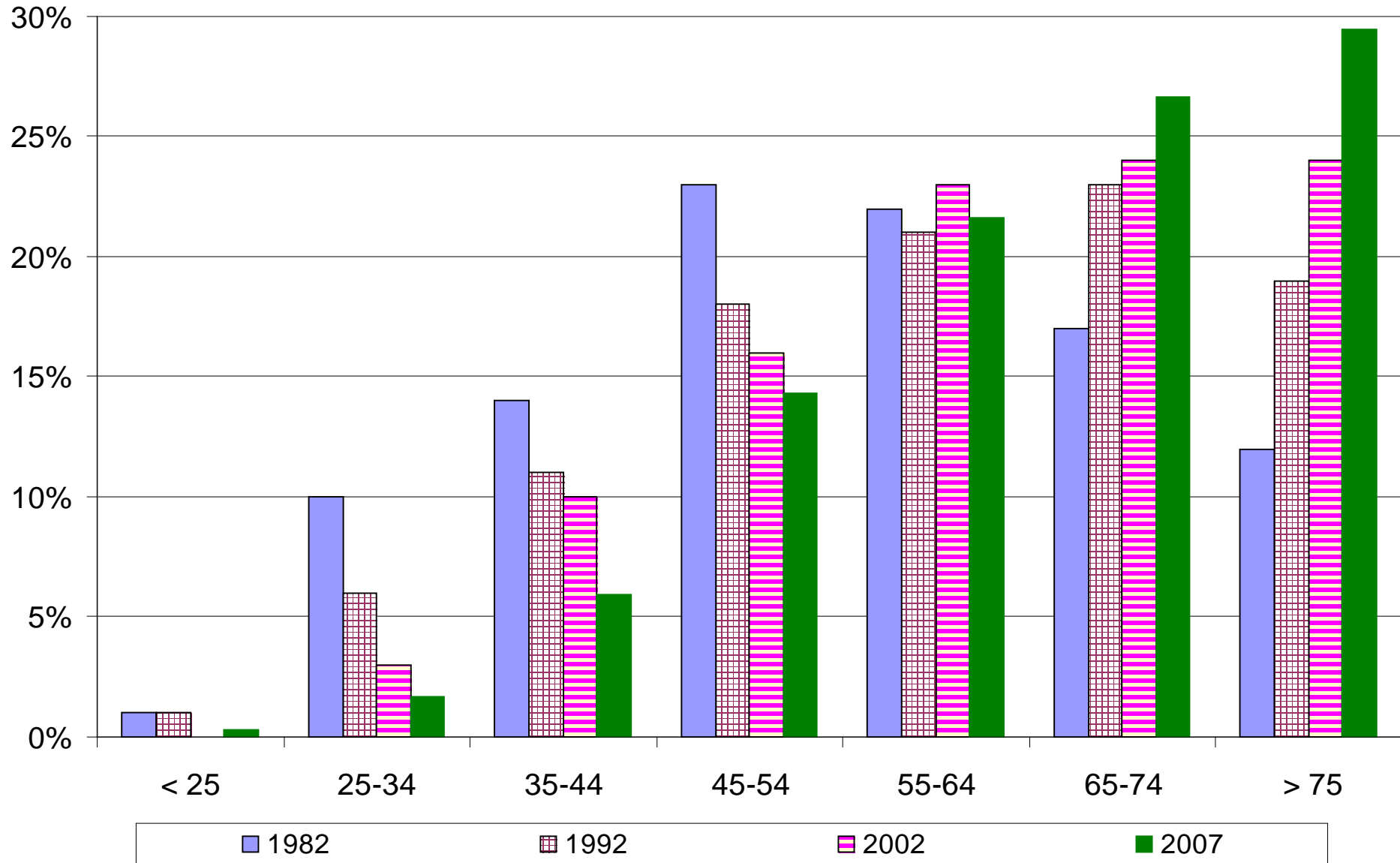
# Percent of Iowa Farmland by Type of Owner and Year



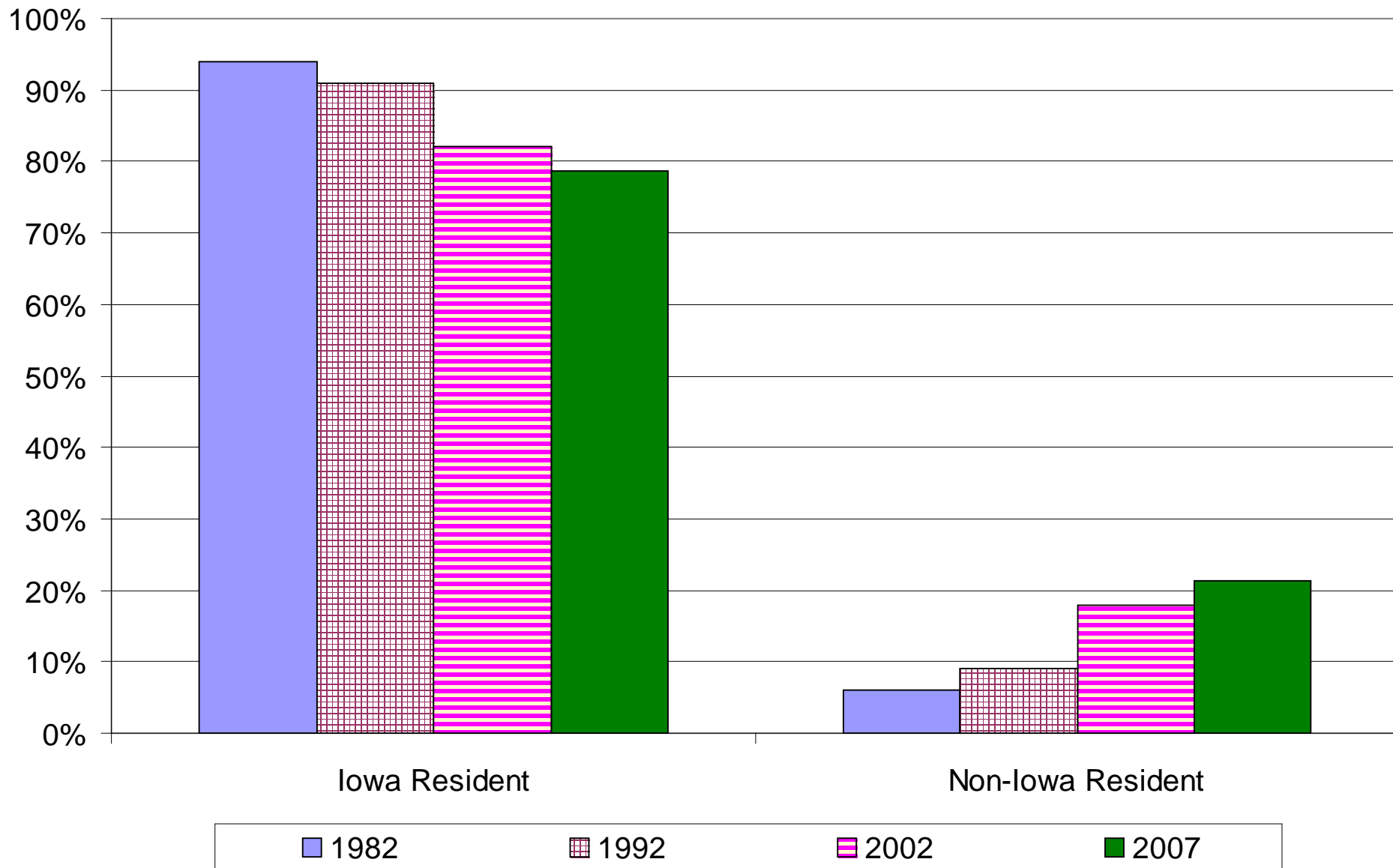
# Percent of Iowa Farmland by Year and Residence of Owner



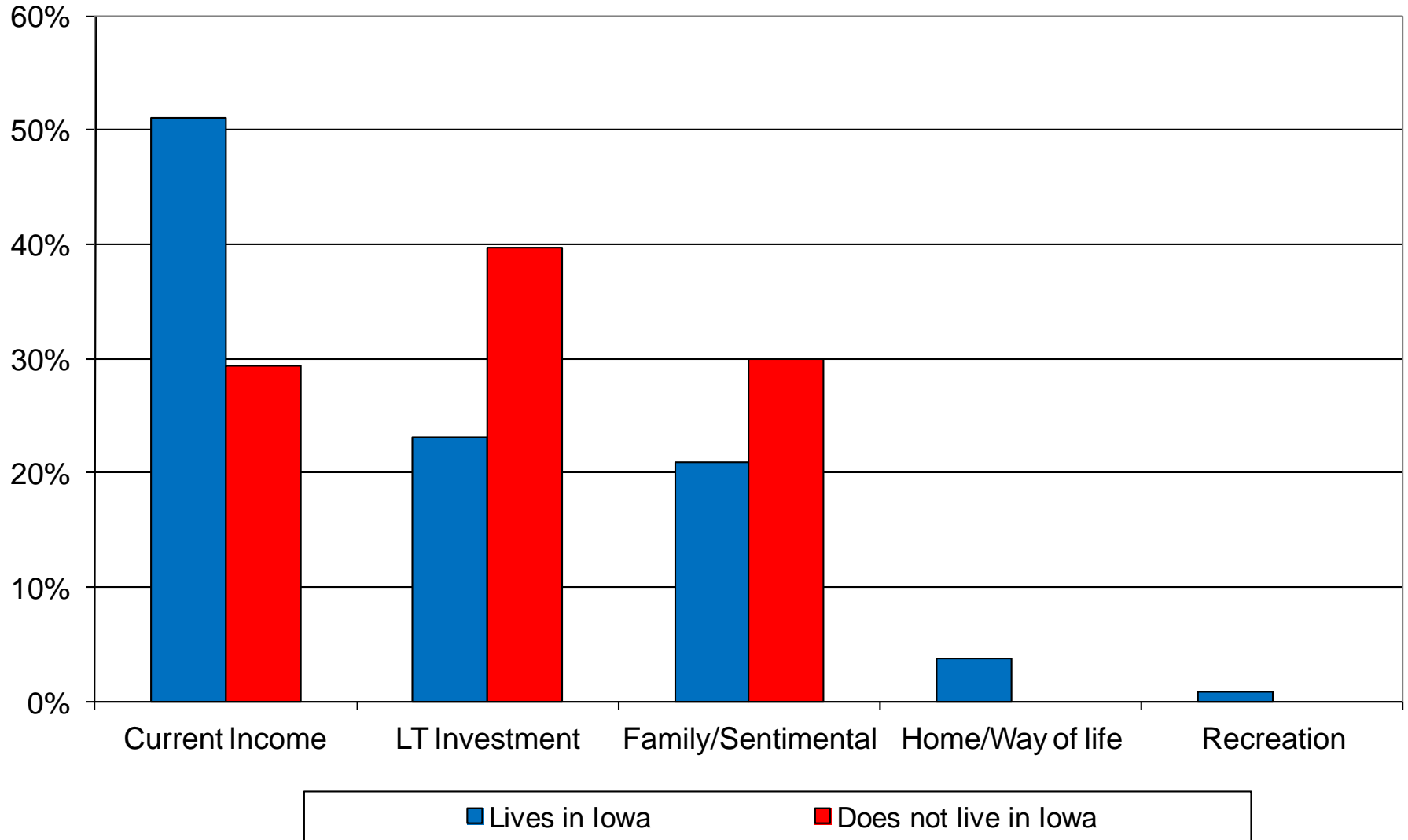
# Distribution of Iowa Farmland by Age of Owner and Year



# Percent of Iowa Farmland by Residence of Owner



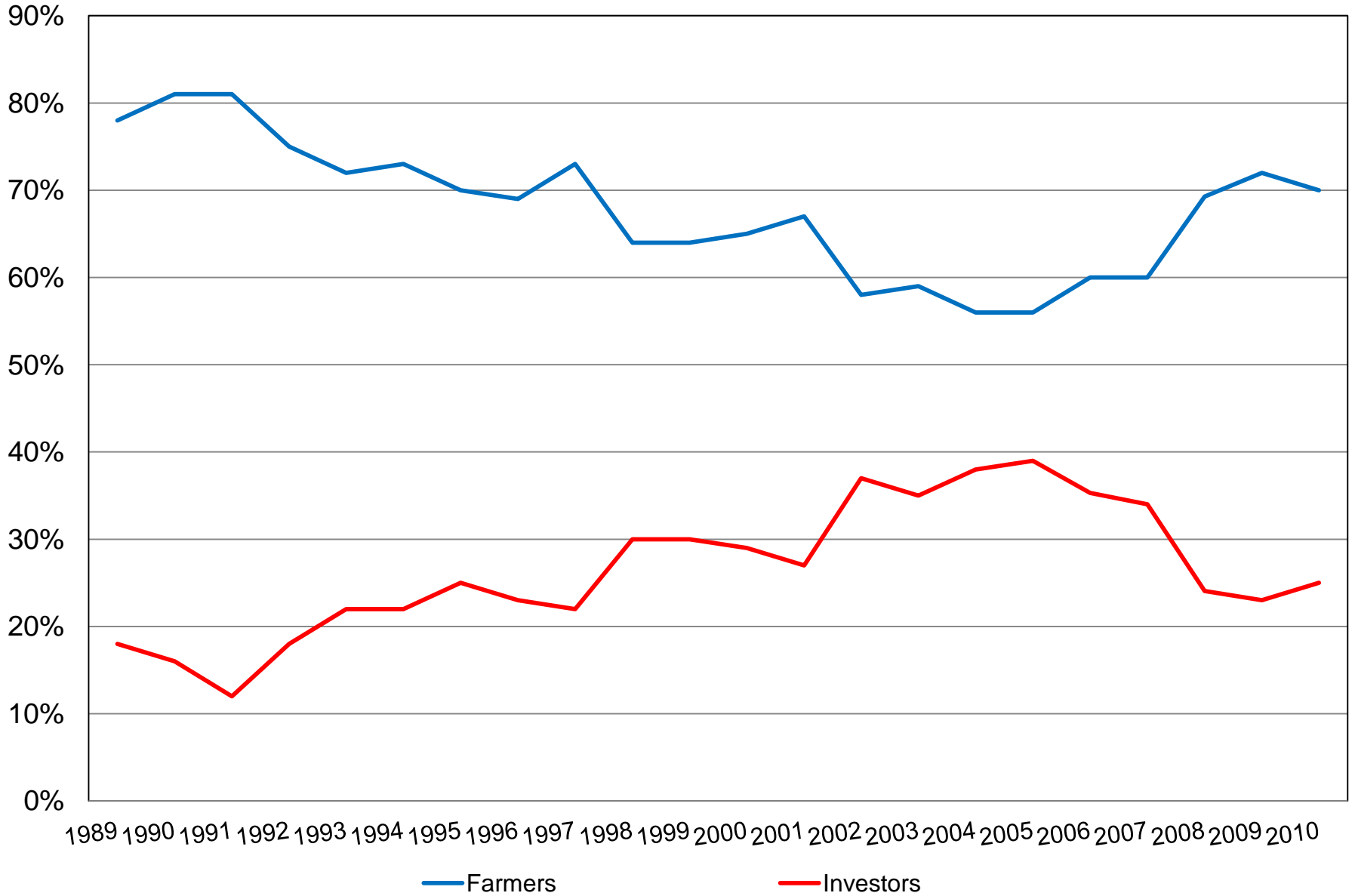
## Primary Reason for Owning Farmland Based on Place of Residence



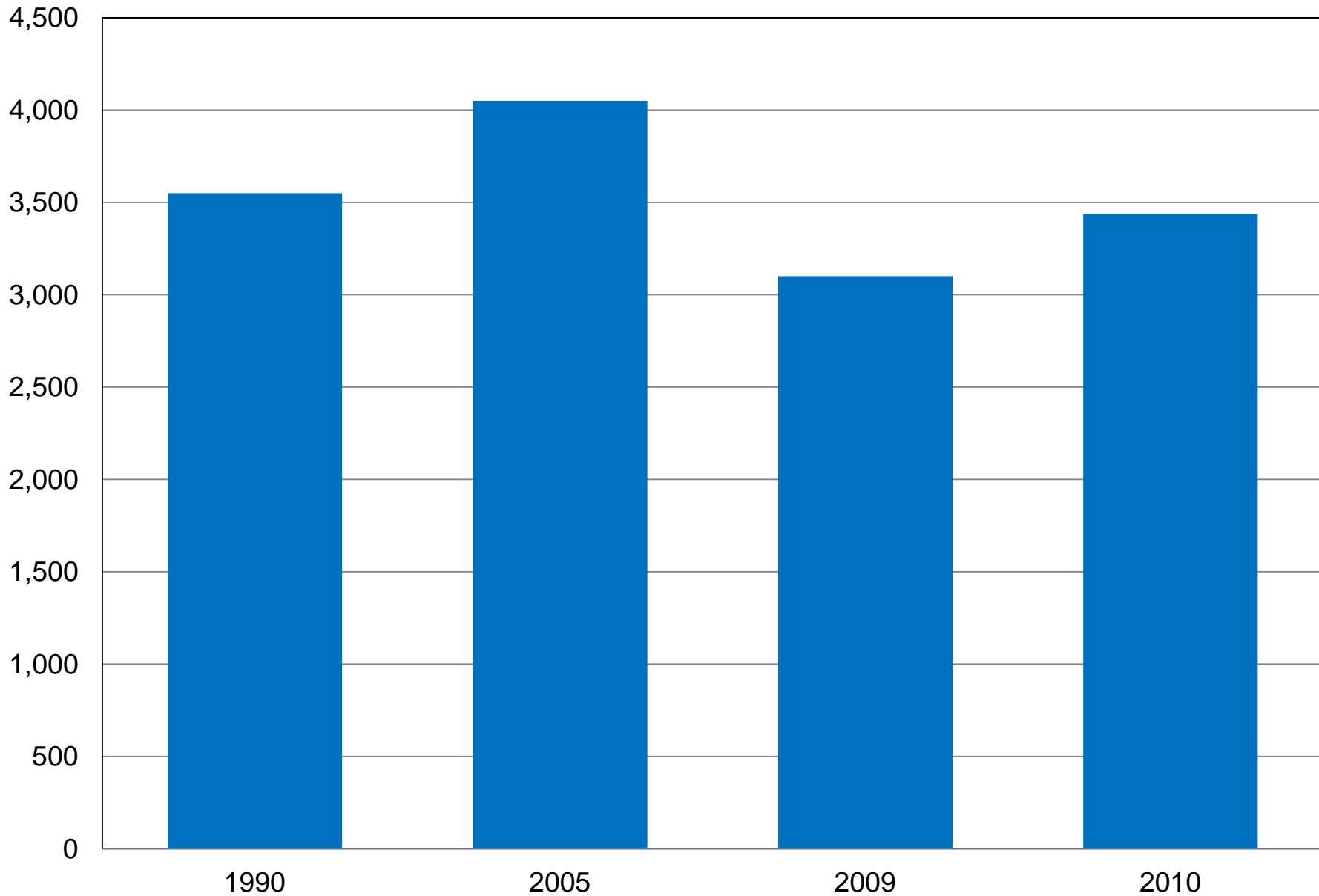
# Farm Land Sales



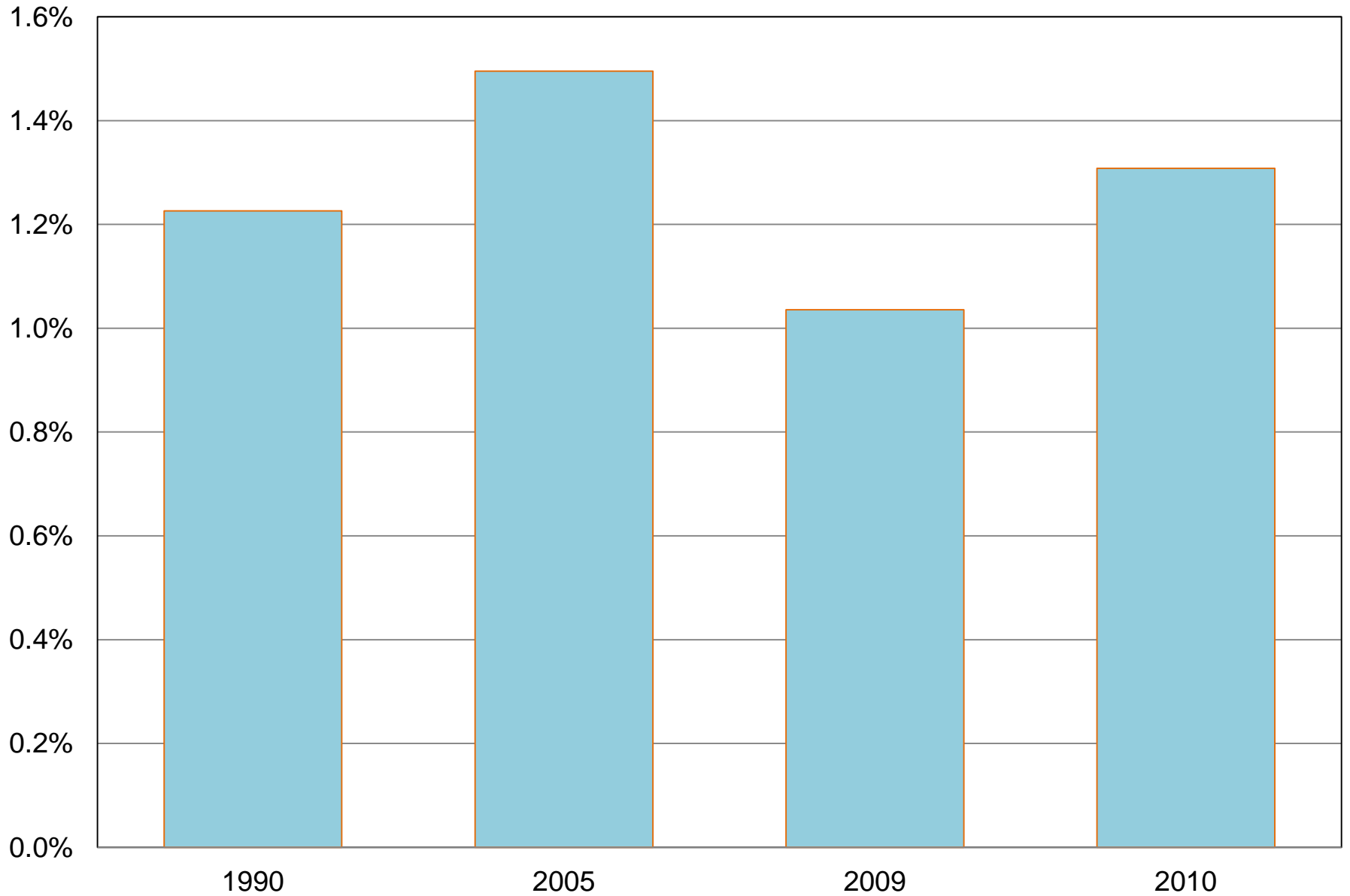
# Farm Land Purchasers



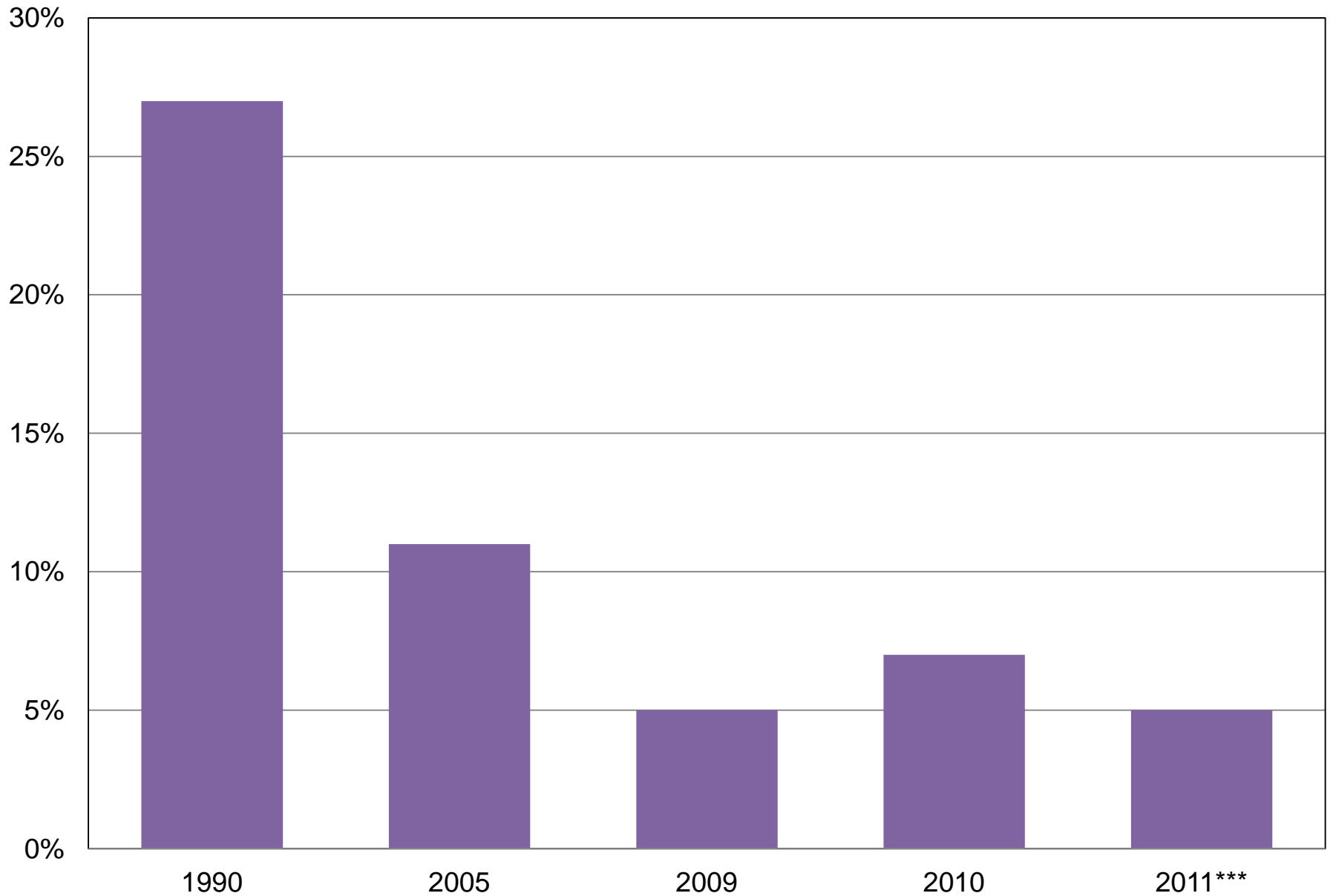
# Total Iowa Land Sales Reported by Iowa Land Sales Report



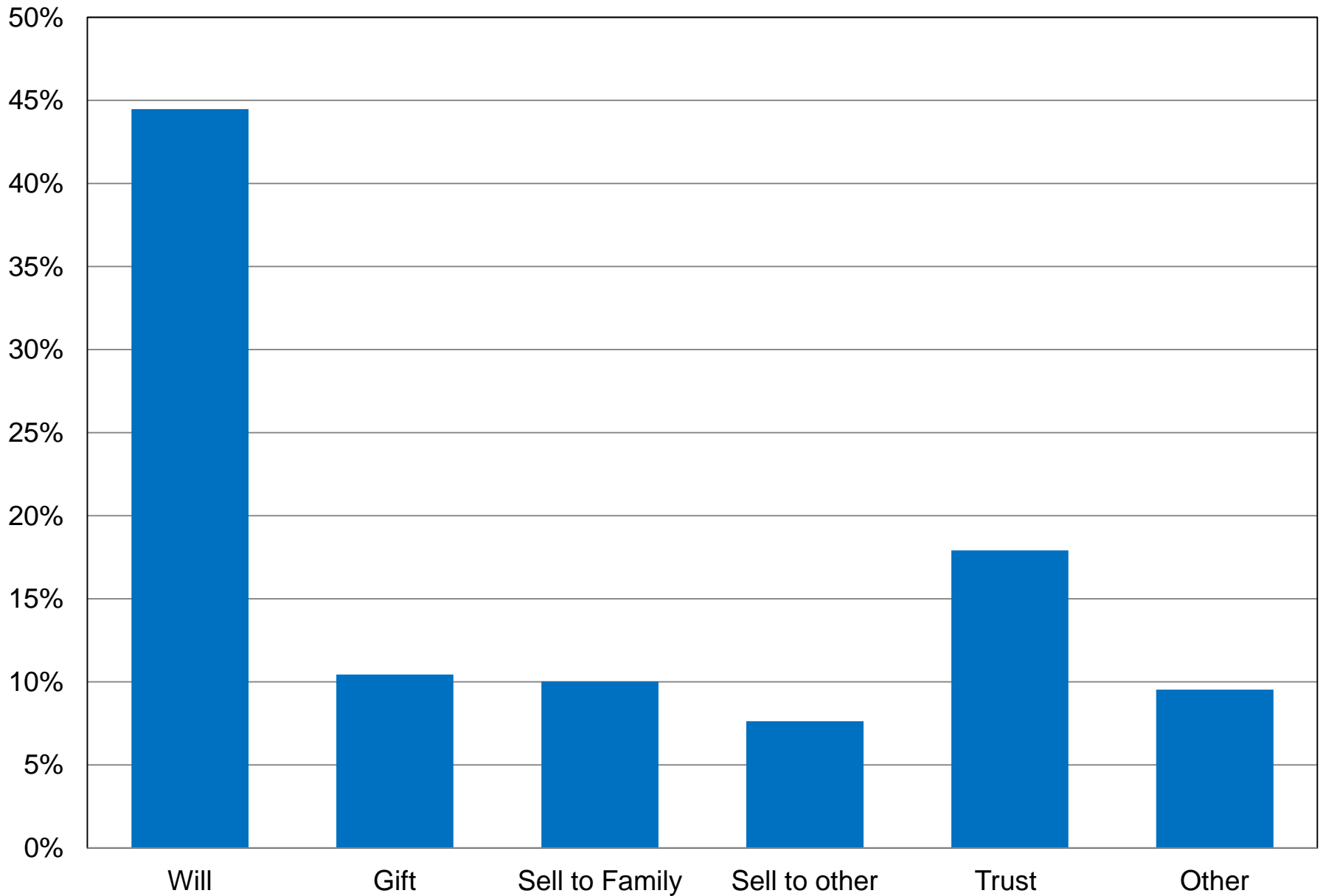
# Percent of Iowa Farm Land Sold per Year



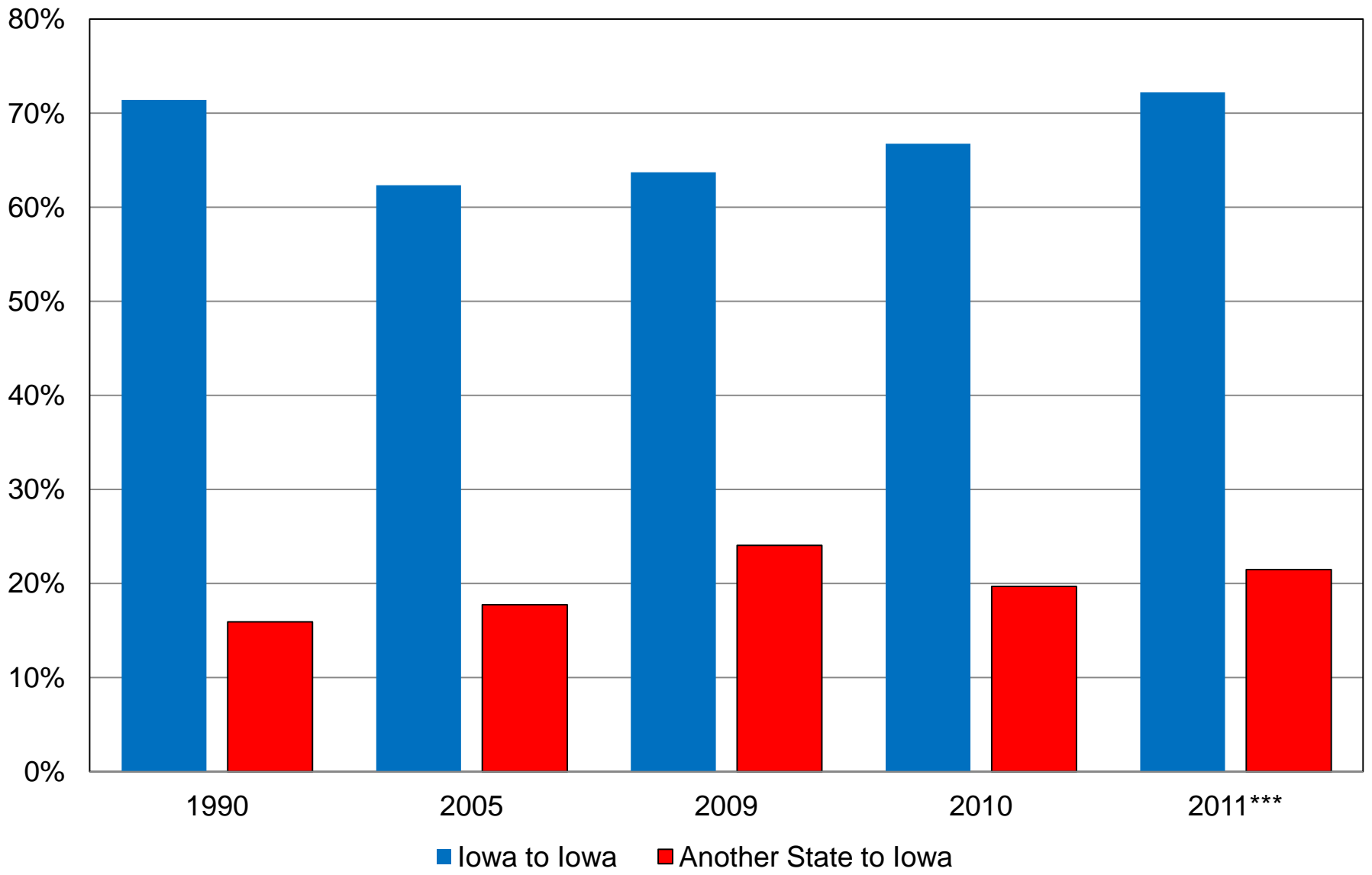
# Percent of Land Sales That Were Contract for Deed



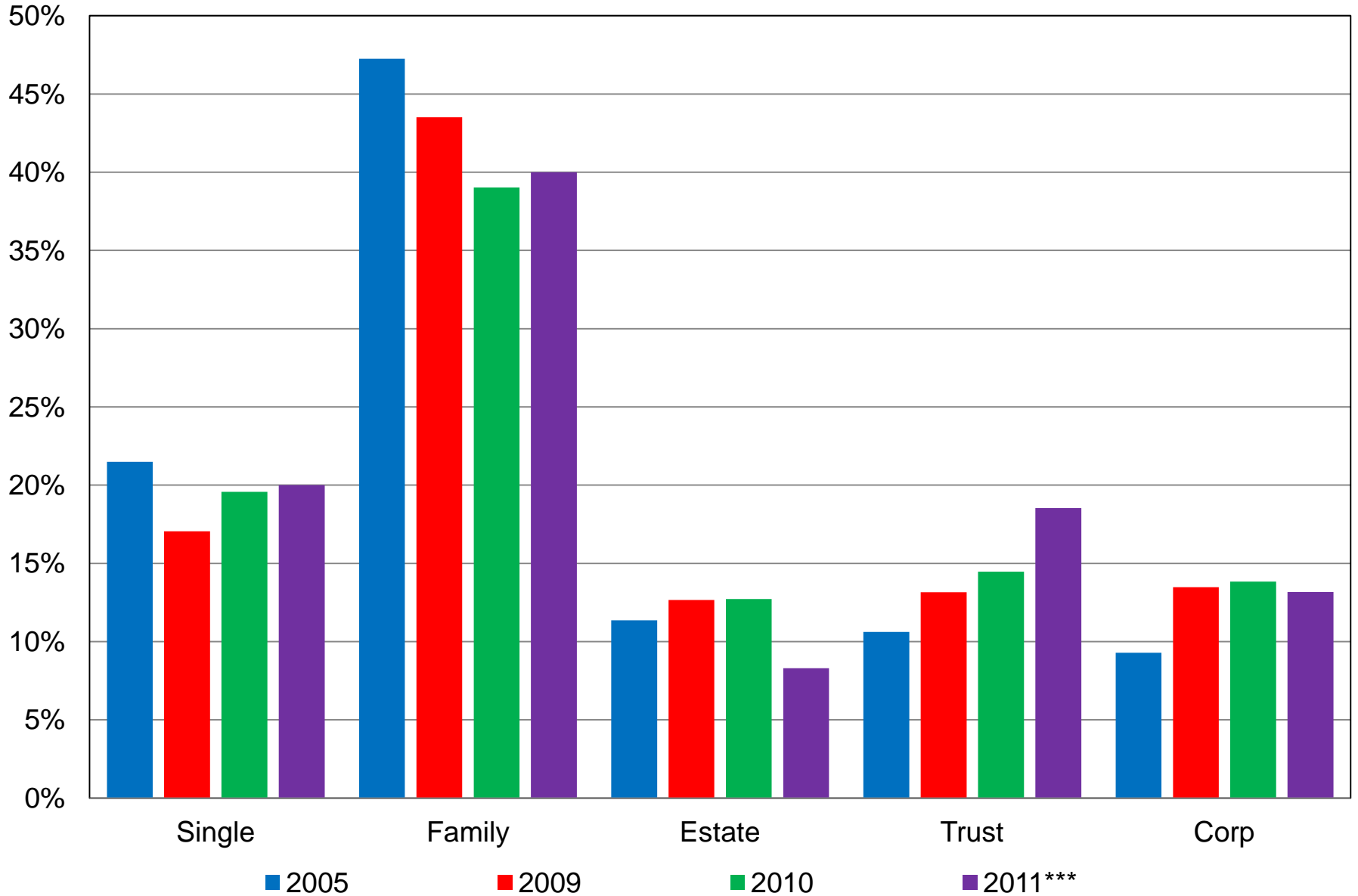
# Percent of Iowa Farm Land By Anticipated Method of Disposal



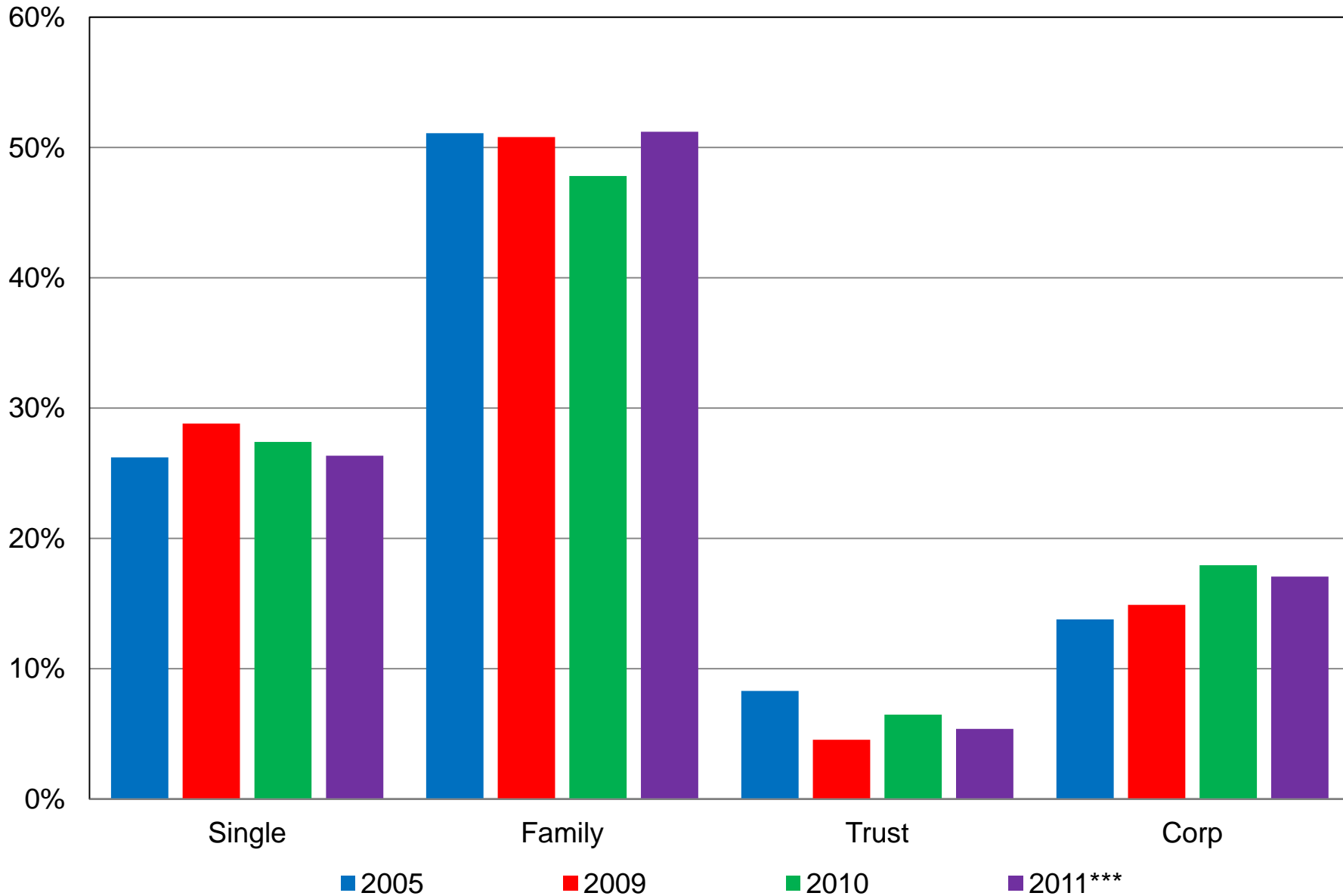
# Location of Sellers and Buyers of Iowa Farmland by State



# Iowa Farmland Sold by Type of Seller

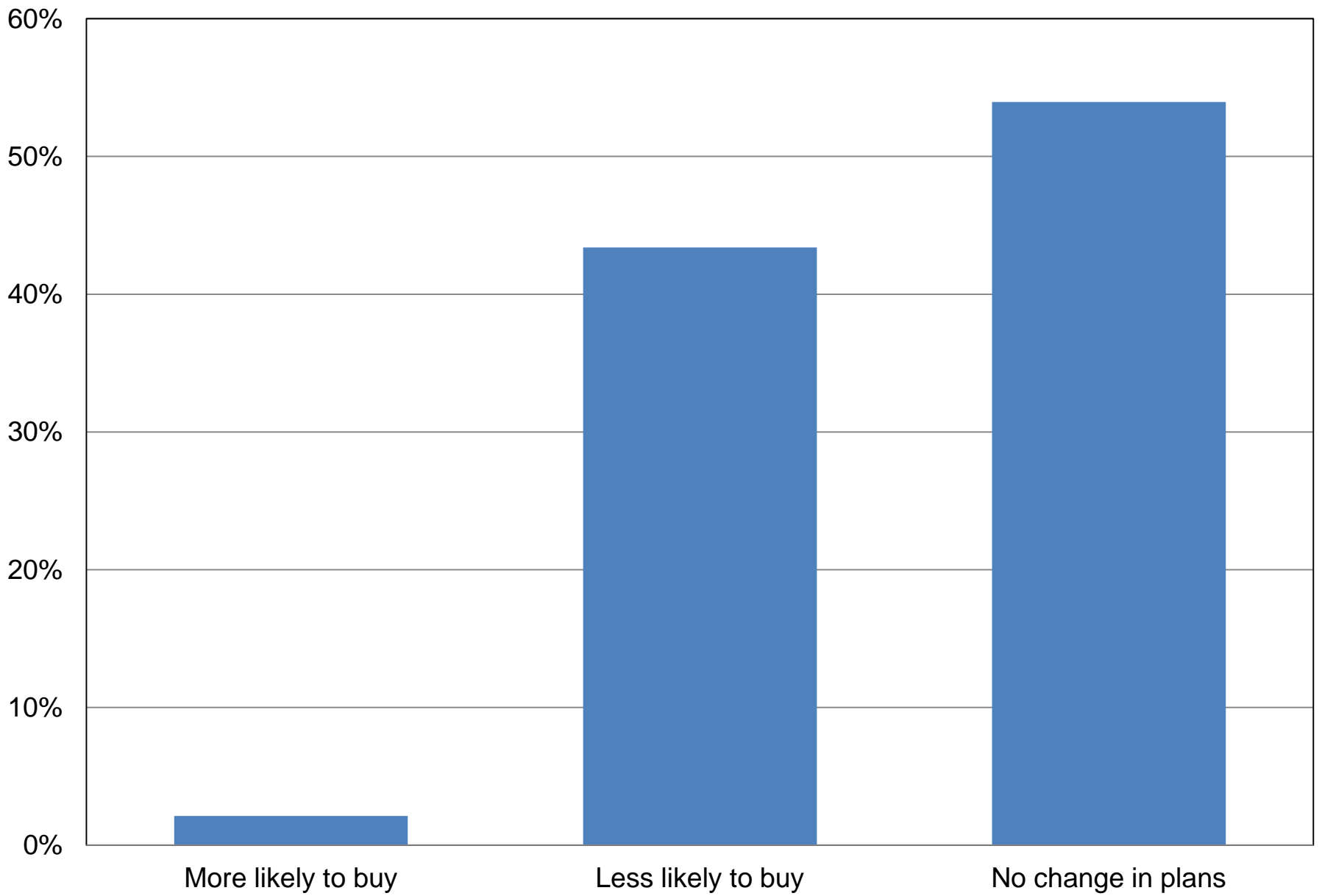


# Percent of Iowa Farmland by Type of Buyer

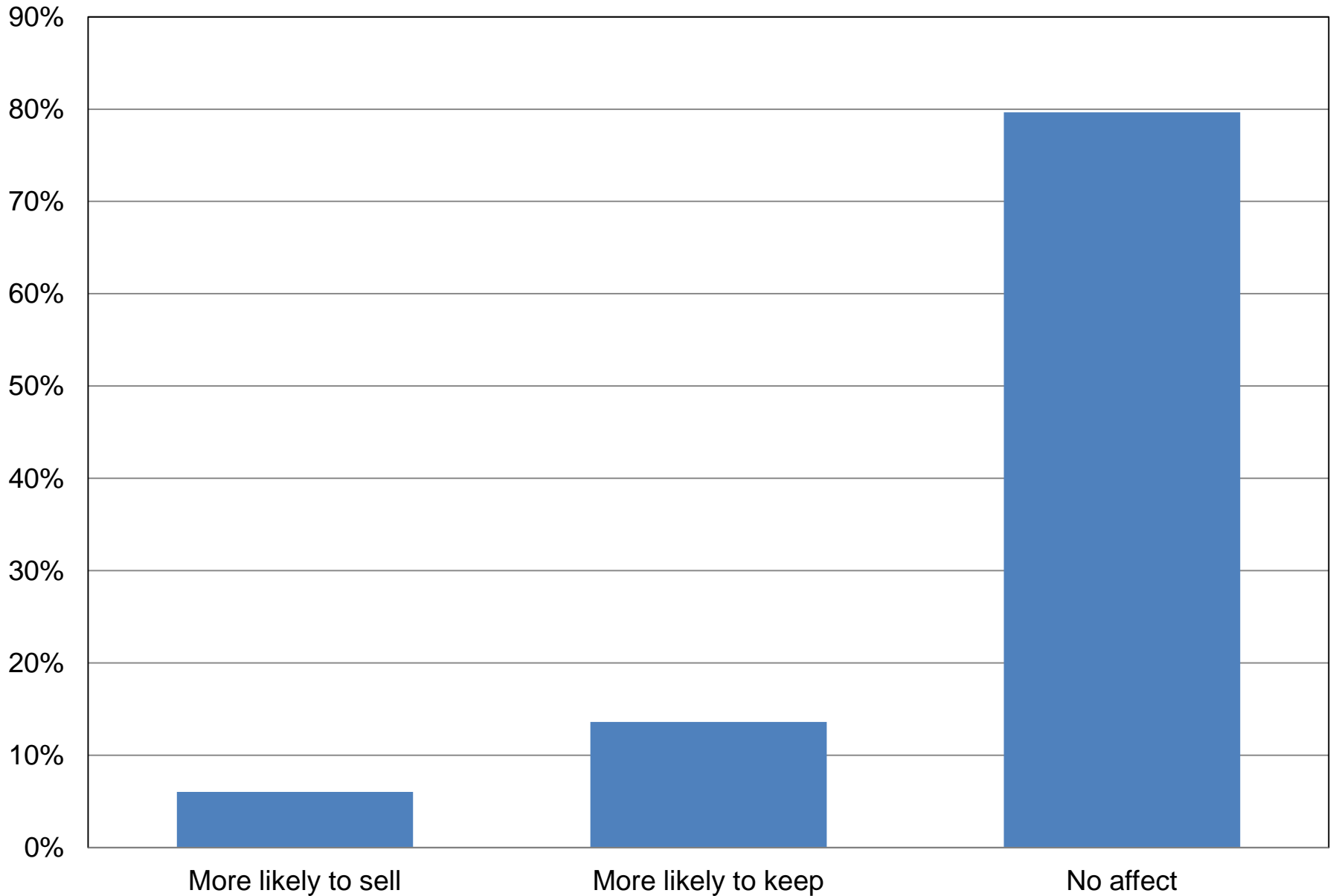




# Impact of Price Increases on Plans to Buy More Land, 2007

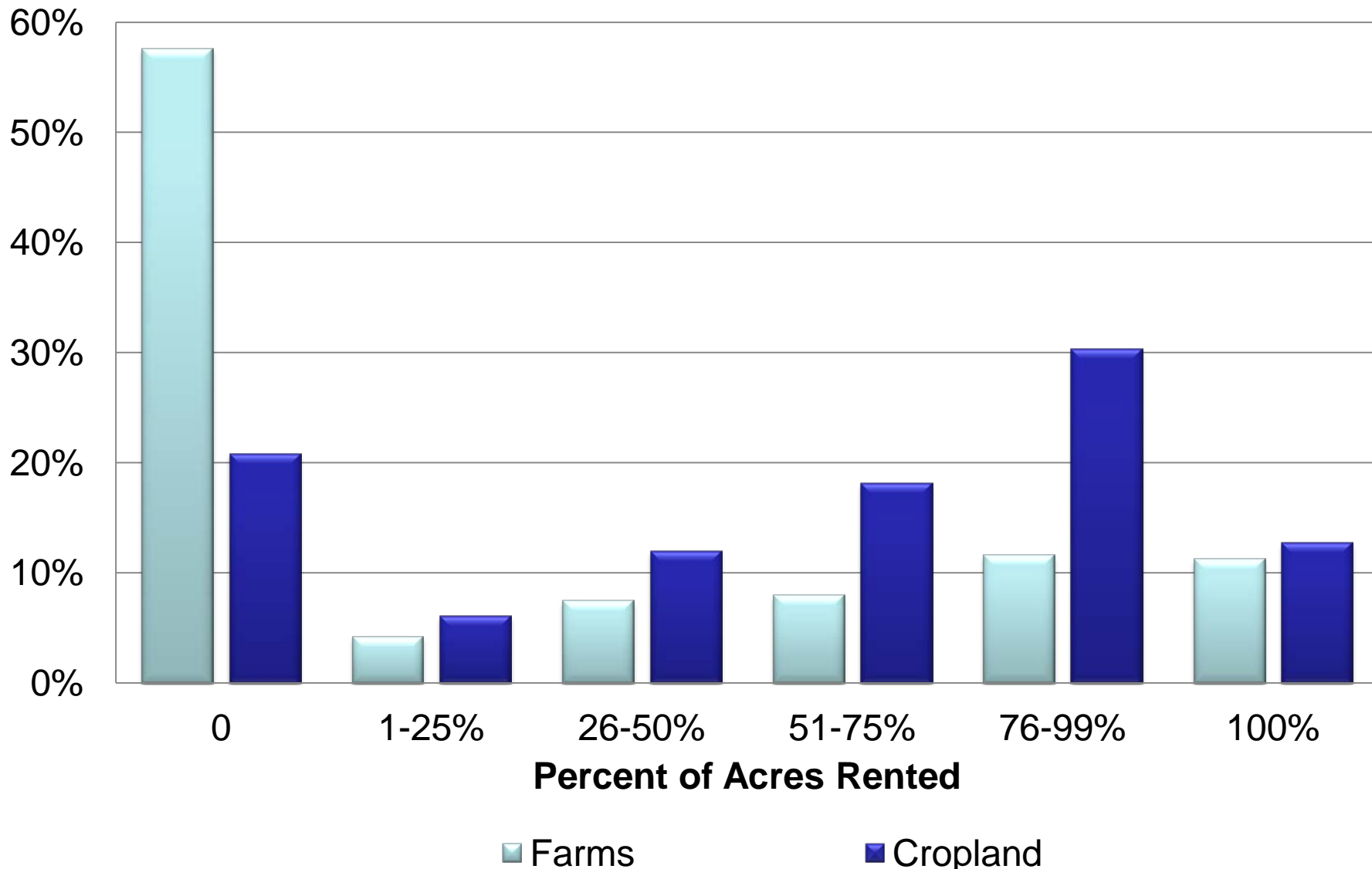


# Impact of Land Price Increases on Land Plans, 2007

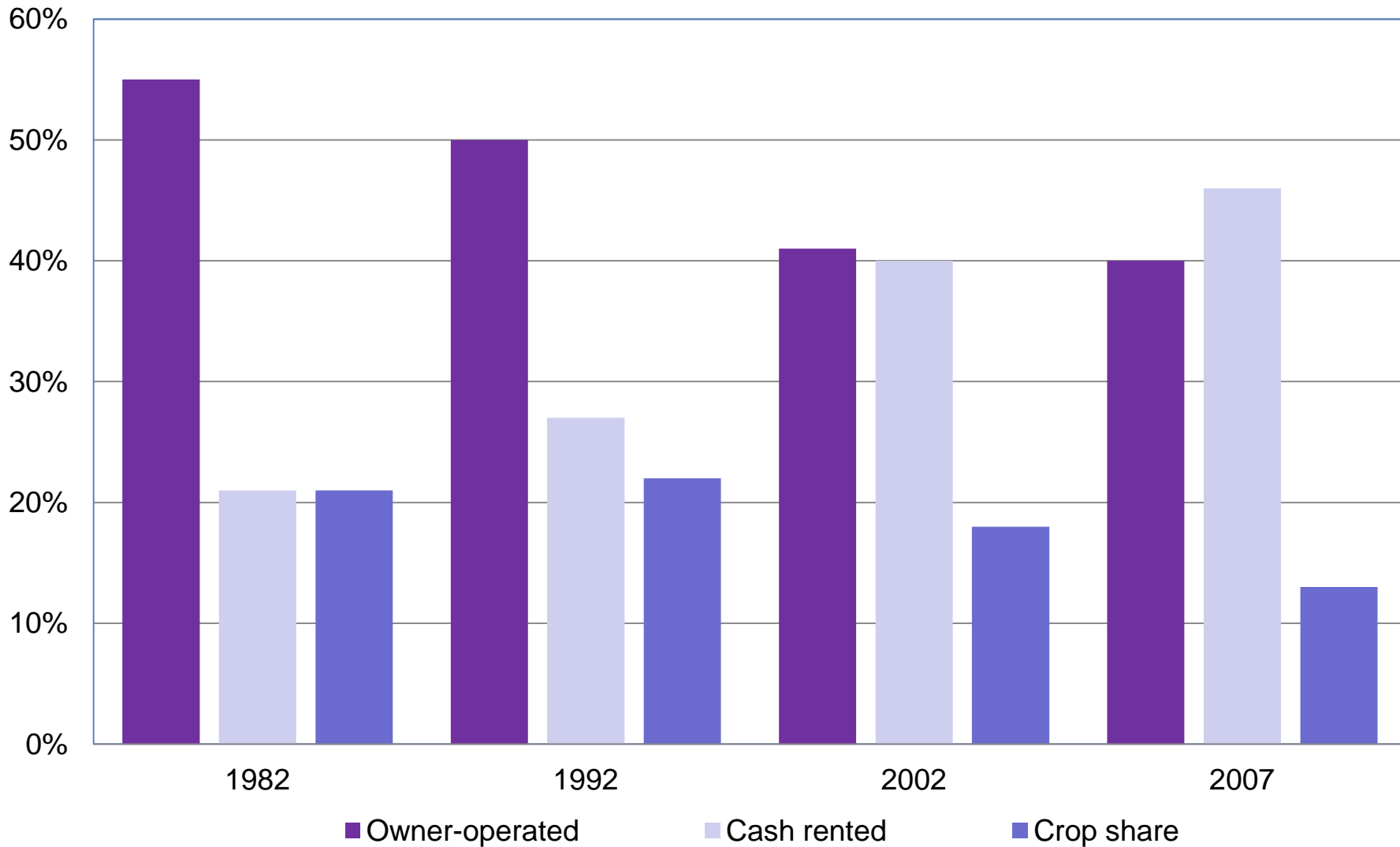


# Farm Land Use

# Percent of Farms and Cropland by Percent of Land Rented, 2007



# Percent of Iowa Farmland, Excluding Acres in Government Programs or Custom Farmed, by Operator and Year



# Observations

- Type of farmland ownership is changing. Sole proprietors and joint tenancy are decreasing while tenants in common and land in trusts are increasing
- As a consequence, farmland ownership is becoming more dispersed while management is becoming more concentrated.

# Observations

- High land prices are an issue for beginning farmers and those wanting to expand. This is not a new problem but it has escalated recently.
- Increasing reliance on rented base is changing risk and farm transfer strategies and options

# Observations

- People tend to be holding on to their land; although there are some signs this might be changing
- Changing family dynamics will change ownerships patterns
- The percent of farmland owned by people over the age of 65 is increasing and will likely continue to do so



# Observations

- Farmer and investor interest have increased. But, amount of land being sold has remained relatively constant
- Changes in ownership patterns, reasons for owning, gender, and farming practices will change land use and land values

# Thank-you

Mike Duffy  
478 Heady Hall, ISU  
Ames, IA 50011  
[mduffy@iastate.edu](mailto:mduffy@iastate.edu)

[www.extension.iastate.edu/agdm](http://www.extension.iastate.edu/agdm)  
[www.econ2.econ.iastate.edu/faculty/duffy](http://www.econ2.econ.iastate.edu/faculty/duffy)  
[www.extension.iastate.edu/bfc](http://www.extension.iastate.edu/bfc)