LAND VALUES AND CASH RENTS

ARIZONA

The 2021 Arizona average farmland real estate value, a measurement of the value of all land and buildings on farms, was $3,900 per acre. This is an increase of 1.3 percent from 2020 and 2.6 percent from 2019. The average value of cropland and irrigated cropland was $7,700, up 0.7 percent from 2020. Pasture values were not published for Arizona to avoid disclosing data for individual operations.

Average cash rent for irrigated cropland in Arizona was $325.00 per acre in 2021, up $50.00 from the previous year. Average cash rent for pasture was $1.70 per acre in 2021, down $0.70 from the previous year.

COLORADO

The 2021 Colorado average farmland real estate value, a measurement of the value of all land and buildings on farms, was $1,610 per acre. This is an increase of 1.3 percent from 2020 and 2.5 percent from 2019. The average value of cropland was $2,240, up 1.8 percent from 2020. The average value of irrigated cropland was $5,400, up 1.9 percent from the previous year, and the average value of non-irrigated cropland was $1,400, up 2.2 percent from the previous year. Pasture values were up 3.6 percent from 2020 at $875 per acre.

Average cash rent for irrigated cropland in Colorado was $160.00 per acre in 2021, up $18.00 from the previous year. Average cash rent for non-irrigated cropland was $33.00 per acre in 2021, up $5.00 from the previous year. Average cash rent for pasture was $5.90 per acre in 2021, down $0.30 from the previous year.

MONTANA

The 2021 Montana average farmland real estate value, a measurement of the value of all land and buildings on farms, was $930 per acre. This is an increase of 1.6 percent from 2020 and 1.6 percent from 2019. The average value of cropland was $1,050, up 1.9 percent from 2020. The average value of irrigated cropland was $3,050, up 1.7 percent from the previous year, and the average value of non-irrigated cropland was $835, up 1.2 percent from the previous year. Pasture values were up 2.9 percent from 2020 at $700 per acre.

Average cash rent for irrigated cropland in Montana was $88.00 per acre in 2021, up $3.00 from the previous year. Average cash rent for non-irrigated cropland was $29.00 per acre in 2021, up $1.00 from the previous year. Average cash rent for pasture was $7.20 per acre in 2021, up $0.50 from the previous year.

NEW MEXICO

The 2021 New Mexico average farmland real estate value, a measurement of the value of all land and buildings on farms, was $600 per acre. This is an increase of 4.3 percent from 2020 and 5.3 percent from 2019. The average value of cropland was $1,660, up 3.8 percent from 2020. The average value of irrigated cropland was $4,550, up 4.1 percent from the previous year, and the average value of non-irrigated cropland was $485, up 2.1 percent from the previous year. Pasture values were up 4.8 percent from 2020 at $440 per acre.
Average cash rent for irrigated cropland in New Mexico was $136.00 per acre in 2021, unchanged from the previous year. Average cash rent for non-irrigated cropland was $18.50 per acre in 2021, up $0.50 from the previous year. Average cash rent for pasture was $3.20 per acre in 2021, up $0.20 from the previous year.

**UTAH**

The 2021 Utah average farmland real estate value, a measurement of the value of all land and buildings on farms, was $2,620 per acre. This is an increase of 6.9 percent from 2020 and 8.3 percent from 2019. The average value of cropland was $4,190, up 3.7 percent from 2020. The average value of irrigated cropland was $6,650, up 3.3 percent from the previous year, and the average value of non-irrigated cropland was $1,550, up 5.4 percent from the previous year. Pasture values were up 10.5 percent from 2020 at $1,370 per acre.

Average cash rent for irrigated cropland in Utah was $107.00 per acre in 2021, up $6.00 from the previous year. Average cash rent for non-irrigated cropland was $28.00 per acre in 2021, unchanged from the previous year. Average cash rent for pasture was $4.50 per acre in 2021, down $0.40 from the previous year.

**WYOMING**

The 2021 Wyoming average farmland real estate value, a measurement of the value of all land and buildings on farms, was $790 per acre. This is an increase of 5.3 percent from 2020 and 6.8 percent from 2019. The average value of cropland was $1,600, up 3.9 percent from 2020. The average value of irrigated cropland was $2,550, up 3.2 percent from the previous year, and the average value of non-irrigated cropland was $890, up 6.0 percent from the previous year. Pasture values were up 5.2 percent from 2020 at $610 per acre.

Average cash rent for irrigated cropland in Wyoming was $89.00 per acre in 2021, up $7.00 from the previous year. Average cash rent for non-irrigated cropland was $17.50 per acre in 2021, up $1.50 from the previous year. Average cash rent for pasture was $4.80 per acre in 2021, down $0.20 from the previous year.

**UNITED STATES**

The United States farm real estate value, a measurement of the value of all land and buildings on farms, averaged $3,380 per acre for 2021, up $220 per acre (7.0 percent) from 2020. The United States cropland value averaged $4,420 per acre, an increase of $320 per acre (7.8 percent) from the previous year. The United States pasture value averaged $1,480 per acre, an increase of $80 per acre (5.7 percent) from 2020.

Average cash rent for irrigated cropland in the United States was $217.00 per acre in 2021, $1.00 more than the previous year. Average cash rent for non-irrigated cropland in the United States was $128.00 per acre in 2021, up $2.00 from the previous year. Cash rent for pasture in 2021 averaged $13.00 per acre, unchanged from the previous year.

For a full copy of the Land Values and Cash Rents reports, please visit [www.nass.usda.gov](http://www.nass.usda.gov). For state specific questions, please contact:

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