

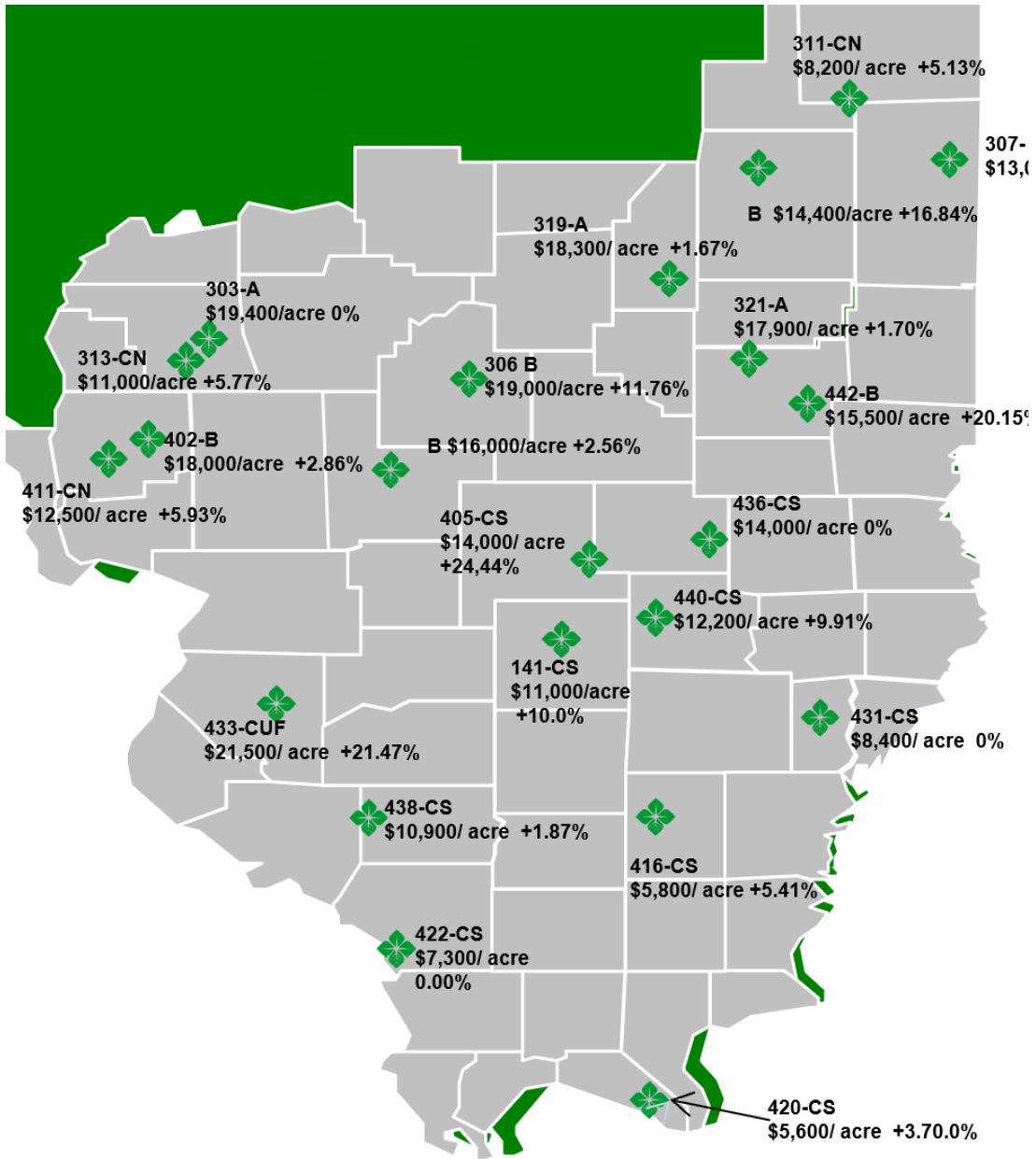


2024 BENCHMARK UPDATE



KENT REID – CHIEF APPRAISER





FCI BENCHMARKS

- Results as of July 1, 2024

Class	County	Size	\$/Acre	2024	2023	Annual % Change
A	Piatt	160	\$ 18,300	\$ 2,928,000	\$ 2,880,000	1.67%
A	Coles	200	\$ 17,900	\$ 3,580,000	\$ 3,520,000	1.70%
A	Morgan	160	\$ 19,400	\$ 3,104,000	\$ 3,104,000	0.00%
A	Greene	160	\$ 18,000	\$ 2,880,000	\$ 2,800,000	2.86%
A	Christian	160	\$ 19,000	\$ 3,040,000	\$ 2,720,000	11.76%
B	Vermilion	268	\$ 13,000	\$ 3,484,000	\$ 3,189,200	9.24%
B	Coles	248.4	\$ 15,500	\$ 3,850,200	\$ 3,204,400	20.15%
B	Champaign	80	\$ 14,400	\$ 1,152,000	\$ 986,000	16.84%
B	Montgomery	121.98	\$ 16,000	\$ 1,951,680	\$ 1,902,888	2.56%
UF	St Clair	78	\$ 21,500	\$ 1,677,000	\$ 1,380,600	21.47%
CNORTH	Iroquois	182	\$ 8,200	\$ 1,492,400	\$ 1,419,600	5.13%
CNORTH	Greene	269	\$ 12,500	\$ 3,362,500	\$ 3,174,200	5.93%
CNORTH	Morgan	180	\$ 11,000	\$ 1,980,000	\$ 1,872,000	5.77%
CSOUTH	Hamilton	148	\$ 5,800	\$ 858,000	\$ 814,000	5.41%
CSOUTH	Massac	105	\$ 5,600	\$ 588,000	\$ 567,000	3.70%
CSOUTH	Jackson	163	\$ 7,300	\$ 1,190,000	\$ 1,190,000	0.00%
CSOUTH	Perry	80	\$ 10,900	\$ 872,000	\$ 856,000	1.87%
CSOUTH	Marion	280	\$ 11,000	\$ 3,080,000	\$ 2,800,000	10.00%
CSOUTH	Edwards	50	\$ 8,400	\$ 420,000	\$ 420,000	0.00%
CSOUTH	Clay	140	\$ 12,200	\$ 1,708,000	\$ 1,554,000	9.91%
CSOUTH	Fayette	160	\$ 14,000	\$ 2,240,000	\$ 1,800,000	24.44%
CSOUTH	Effingham	120	\$ 14,000	\$ 1,680,000	\$ 1,680,000	0.00%
				\$ 47,117,780	\$ 43,833,888	7.49%
				\$ 13,411	\$ 12,476	Per Acre

BENCHMARK RESULTS

July 1, 2024



BENCHMARK RESULTS – CROPLAND A

BM Name	County	Size	\$/Acre	2024 Value	2023 Value	2022 Value	2021 Value	2020 Value	2015 Value	%/Change
Funk	Piatt	160	\$18,300	\$ 2,928,000	\$ 2,880,000	\$ 3,040,000	\$ 1,952,000	\$ 1,728,000	\$ 1,920,000	1.67%
Johnson	Coles	200	\$17,900	\$ 3,580,000	\$ 3,520,000	\$ 3,400,000	\$ 2,375,000	\$ 2,260,000	\$ 2,689,400	1.70%
Hermes	Morgan	160	\$19,400	\$ 3,104,000	\$ 3,104,000	\$ 2,848,000	\$ 2,256,000	\$ 2,144,000	\$ 2,272,000	0.00%
Bauer	Greene	160	\$18,000	\$ 2,880,000	\$ 2,800,000	\$ 2,560,000	\$ 2,000,000	\$ 1,880,000	\$ 2,160,000	2.86%
Connally	Christian	160	\$19,000	\$ 3,040,000	\$ 2,720,000	\$ 2,400,000	\$ 2,256,000	\$ 1,872,000	\$ 2,128,000	11.76%
		Avg/\$ Acre	\$18,520						A FARMS	3.60%



BENCHMARK RESULTS – CROPLAND B

BM Name	County	Size	\$/Acre	2024 Value	2023 Value	2022 Value	2021 Value	2020 Value	2015 Value	%/Change
Allen	Vermilion	268	\$13,000	\$ 3,484,000	\$ 3,189,200	\$ 2,948,000	\$ 2,197,600	\$ 2,115,000	\$ 2,412,000	9.24%
Koester	Coles	248.4	\$15,500	\$ 3,850,200	\$ 3,204,400	\$ 2,485,000	\$ 2,190,000	\$ 1,990,000	\$ 2,282,300	20.15%
Richter	St Clair	78	\$21,500	\$ 1,677,000	\$ 1,380,600	\$ 1,302,600	\$ 1,029,600	\$ 936,000	\$ 1,060,800	21.47%
Sharp	Champaign	80	\$14,400	\$ 1,152,000	\$ 986,000	\$ 936,000	\$ 776,000	\$ 656,000		16.84%
Borgic	Montgomery	121.98	\$16,000	\$ 1,951,680	\$ 1,902,888					2.56%
		Avg/\$ Acre	\$16,080						B FARMS	14.05%





BENCHMARK RESULTS – CROPLAND C NORTH

BM Name	County	Size	\$/Acre	2024 Value	2023 Value	2022 Value	2021 Value	2020 Value	2015 Value	%/Change
Lindstrom	Iroquois	182	\$ 8,200	\$ 1,492,400	\$ 1,419,600	\$ 1,274,000	\$ 1,055,600	\$ 982,800	\$ 1,280,000	5.13%
Darr	Greene	269	\$12,500	\$ 3,362,500	\$ 3,174,200	\$ 2,891,750	\$ 2,367,200	\$ 2,286,500	\$ 2,259,600	5.93%
Kennedy	Morgan	180	\$11,000	\$ 1,980,000	\$ 1,872,000	\$ 1,620,000	\$ 1,215,000	\$ 1,152,000	\$ 1,332,000	5.77%
		Avg/\$ Acre	\$10,567						C NORTH	5.61%



BENCHMARK RESULTS – CROPLAND C SOUTH

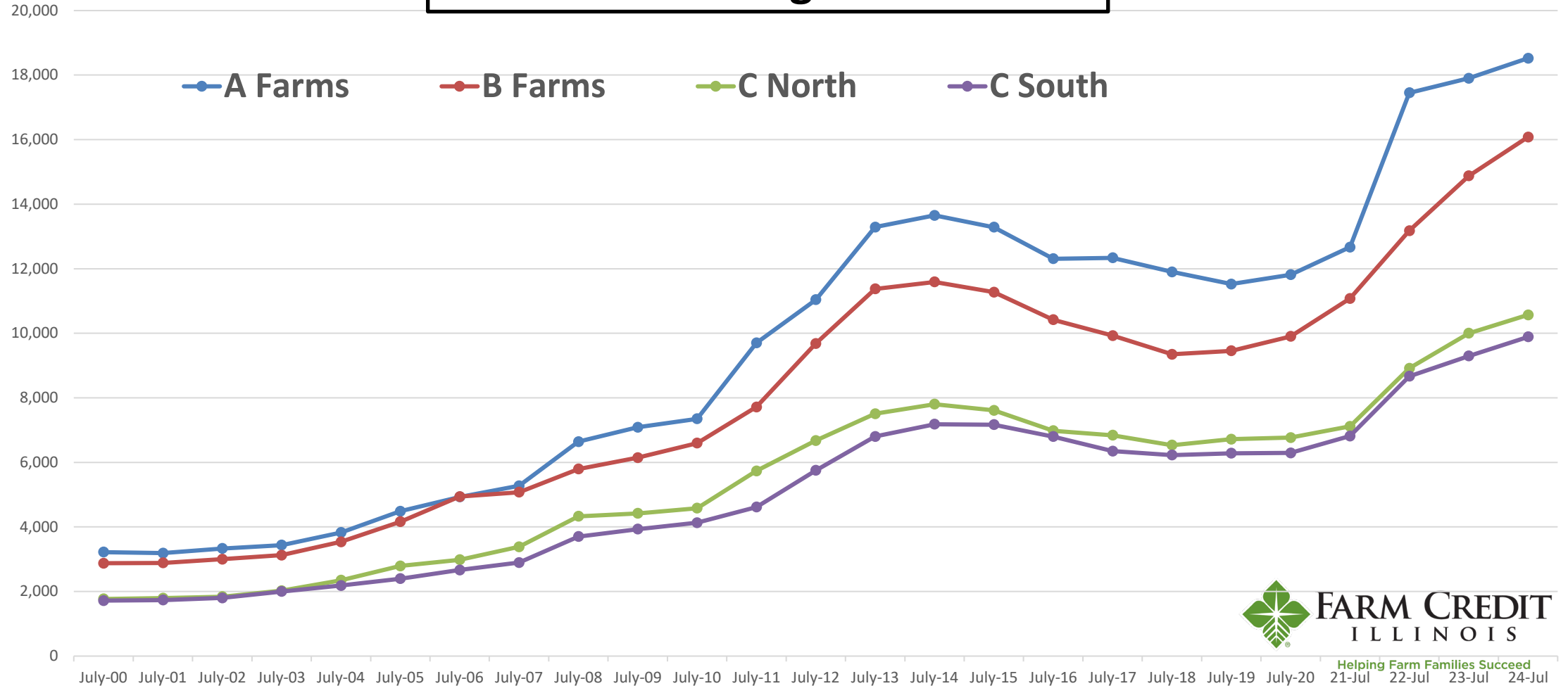
BM Name	County	Size	\$/Acre	2024 Value	2023 Value	2022 Value	2021 Value	2020 Value	2015 Value	%Change
Erwin	Hamilton	148	\$ 5,800	\$ 858,000	\$ 814,000	\$ 755,000	\$ 622,000	\$ 607,000	\$ 696,000	5.41%
Walquist	Massac	105	\$ 5,600	\$ 588,000	\$ 567,000	\$ 567,000	\$ 525,000	\$ 525,000	\$ 567,000	3.70%
Harris	Jackson	163	\$ 7,300	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,190,000	\$ 1,328,000	0.00%
McConachie	Perry	80	\$10,900	\$ 872,000	\$ 856,000	\$ 848,000	\$ 680,000	\$ 640,000	\$ 648,000	1.87%
Rose	Marion	280	\$11,000	\$ 3,080,000	\$ 2,800,000	\$ 2,800,000	\$ 2,120,000	\$ 1,789,000	\$ 2,240,000	10.00%
Hasewinkle	Edwards	50	\$ 8,400	\$ 420,000	\$ 420,000	\$ 320,000	\$ 250,000	\$ 240,000	\$ 307,500	0.00%
Fartharee	Clay	140	\$12,200	\$ 1,708,000	\$ 1,554,000	\$ 1,554,000	\$ 1,036,000	\$ 924,000	\$ 1,190,000	9.91%
Stock	Fayette	160	\$14,000	\$ 2,240,000	\$ 1,800,000	\$ 1,680,000	\$ 1,340,000	\$ 1,170,000	\$ 1,200,000	24.44%
Traub	Effingham	120	\$14,000	\$ 1,680,000	\$ 1,680,000	\$ 1,392,000	\$ 960,000	\$ 855,000	\$ 960,000	0.00%
			Avg/\$ Acre	\$ 9,911					C SOUTH	6.15%
									C FARMS	6.01%





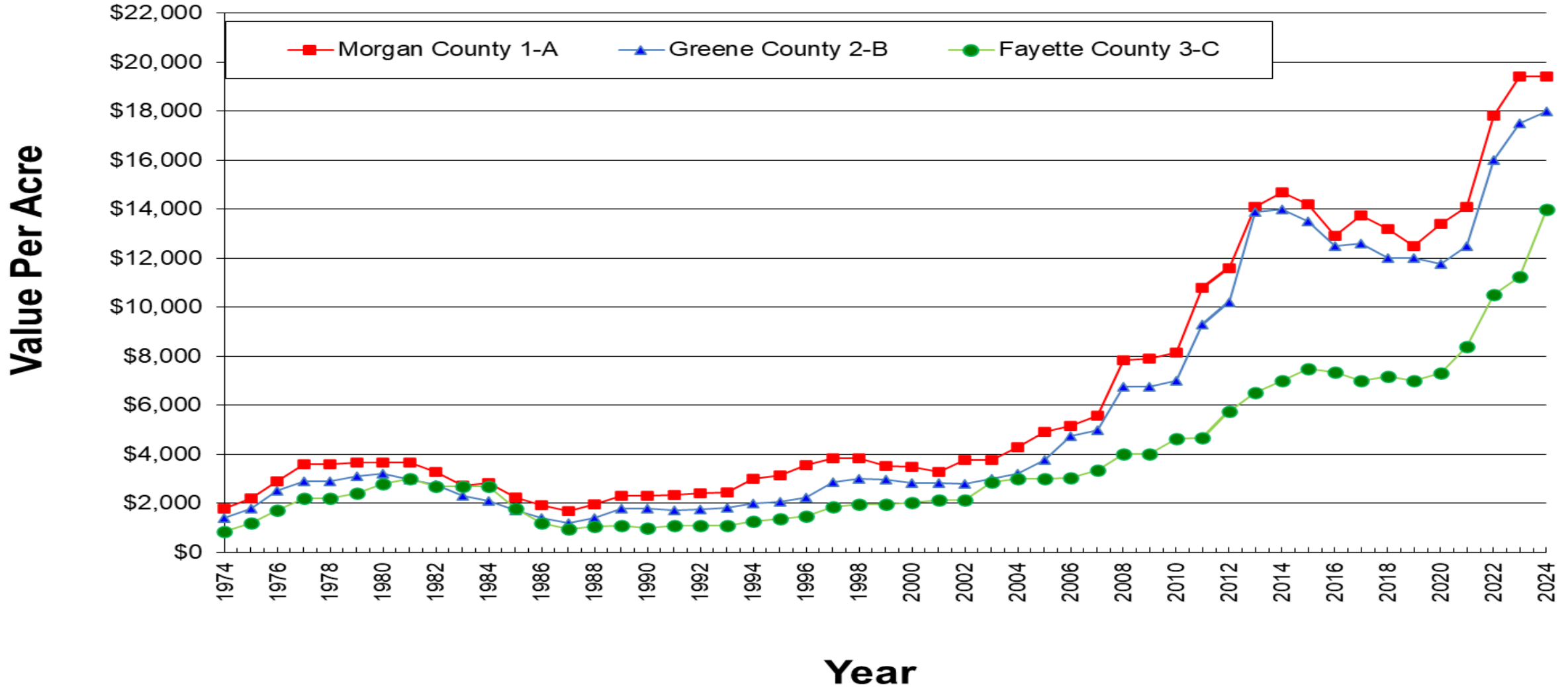
BENCHMARK RESULTS – LAND CLASSES

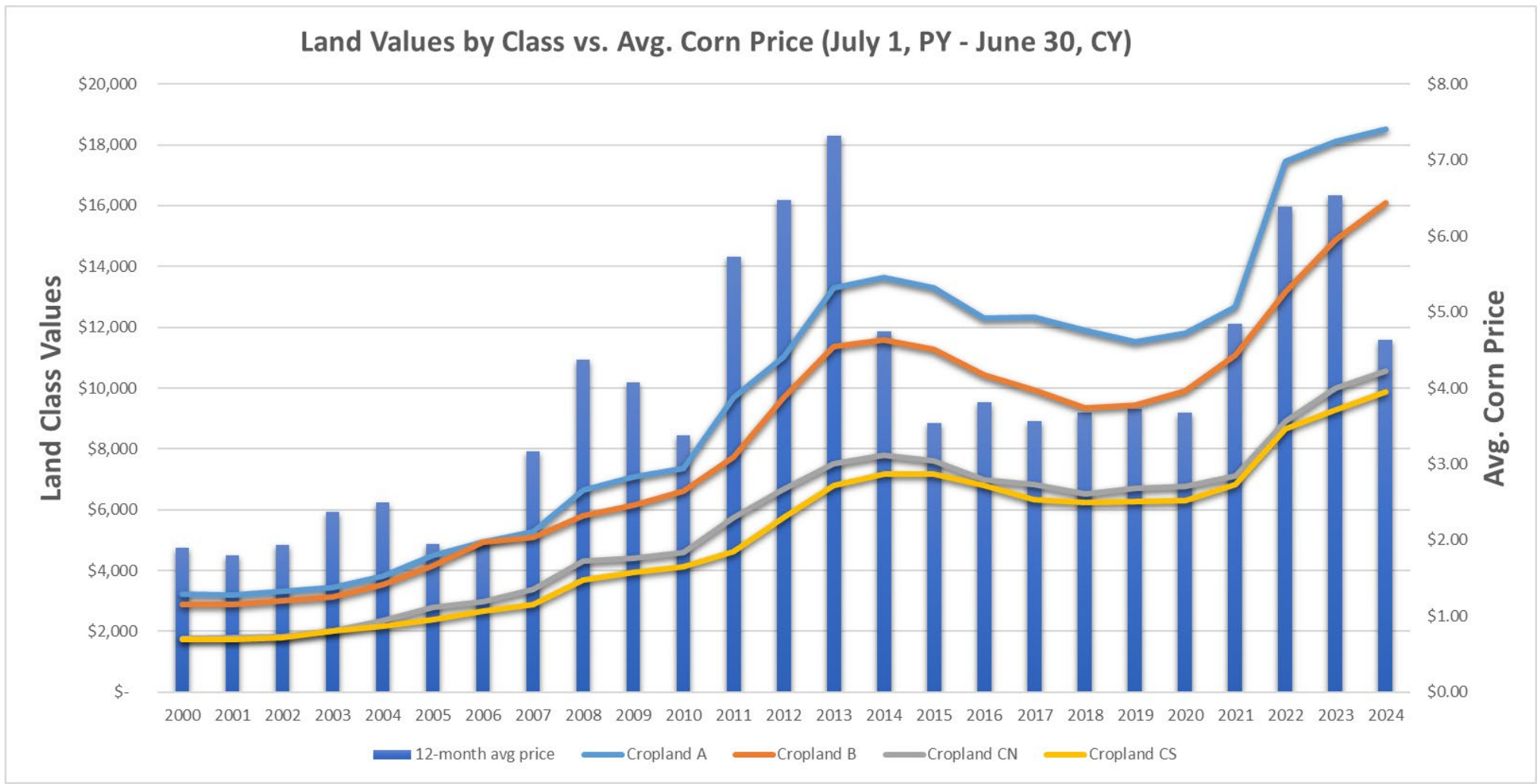
Benchmark Averages 2000 - 2024



Helping Farm Families Succeed

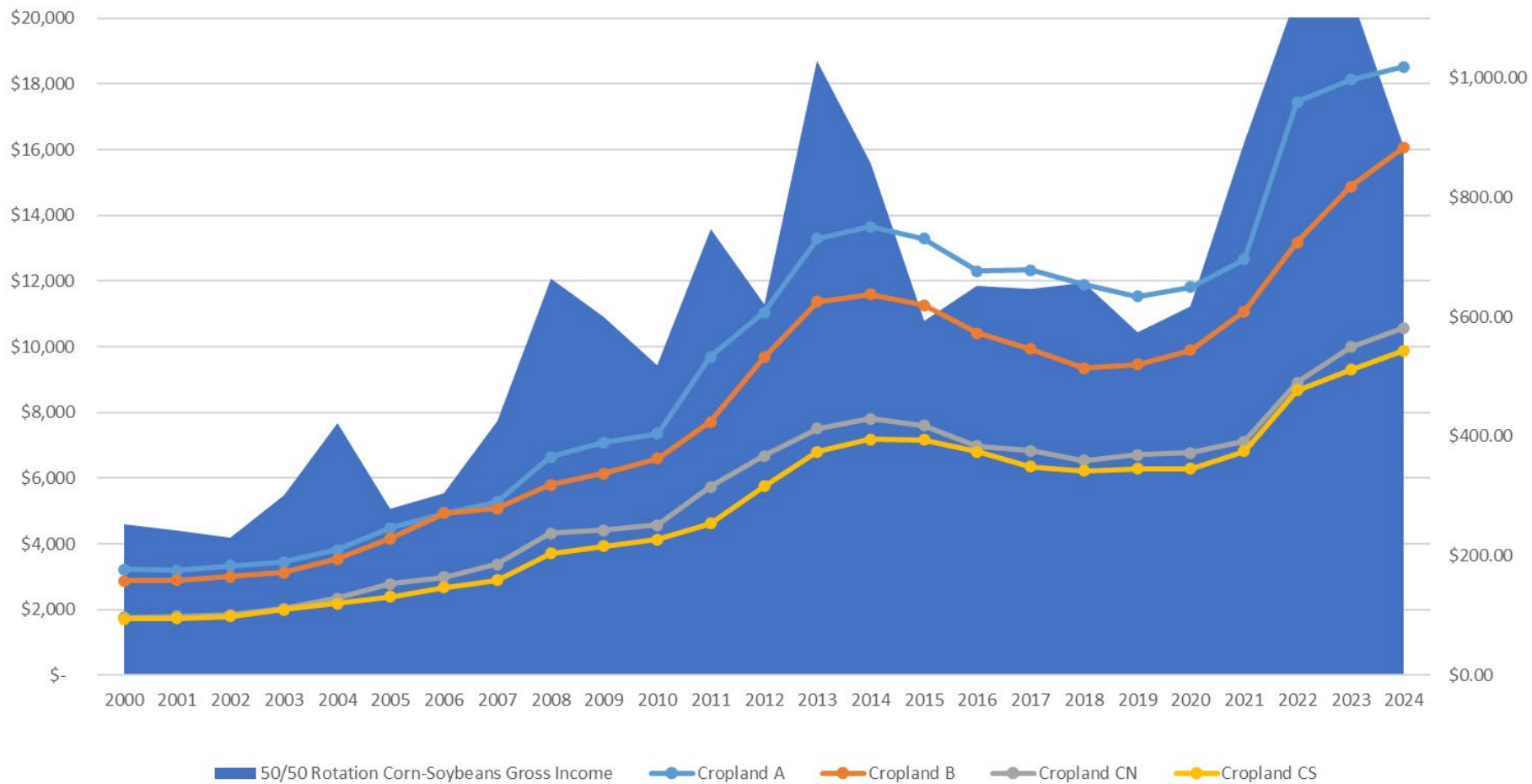
Benchmark History 1974 - 2024







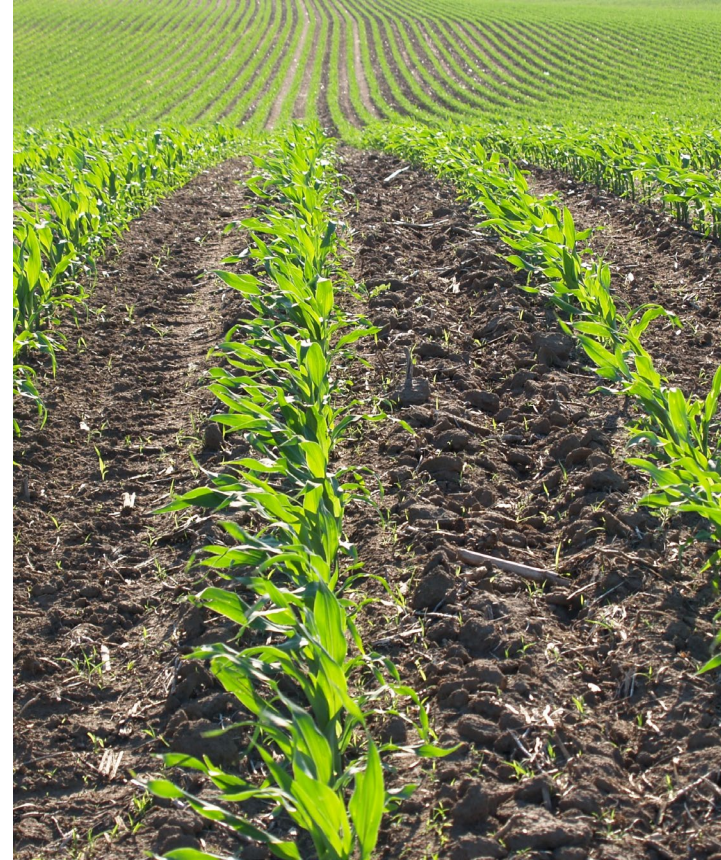
Land Values by Class v. Gross Income





2024 SUMMARY

- 18 Benchmarks were up
 - 1.67% to 24.44%
- 4 Benchmarks – No Change
- Results – 7.50% Overall Average Increase
 - 8.10% Overall Average Increase in 2023



Class	County	Size	\$/Acre	2024	2014 Value	%
A	Piatt	160	\$ 18,300	\$ 2,928,000	\$ 2,032,000	44%
A	Coles	200	\$ 17,900	\$ 3,580,000	\$ 2,640,000	36%
A	Morgan	160	\$ 19,400	\$ 3,104,000	\$ 2,352,000	32%
A	Greene	160	\$ 18,000	\$ 2,880,000	\$ 2,240,000	29%
B	Vermilion	268	\$ 13,000	\$ 3,484,000	\$ 2,626,400	33%
B	Christian	160	\$ 19,000	\$ 3,040,000	\$ 2,160,000	41%
B	Coles	248.4	\$ 15,500	\$ 3,850,200	\$ 2,450,000	57%
CUF	St Clair	78	\$ 21,500	\$ 1,677,000	\$ 1,029,600	63%
CNORTH	Iroquois	182	\$ 8,200	\$ 1,492,400	\$ 1,512,800	-1%
CNORTH	Greene	269	\$ 12,500	\$ 3,362,500	\$ 2,178,900	54%
CNORTH	Morgan	180	\$ 11,000	\$ 1,980,000	\$ 1,260,000	57%
CSOUTH	Hamilton	148	\$ 5,797	\$ 858,000	\$ 703,000	22%
CSOUTH	Massac	105	\$ 5,600	\$ 588,000	\$ 555,000	6%
CSOUTH	Jackson	163	\$ 7,301	\$ 1,190,000	\$ 1,304,000	-9%
CSOUTH	Perry	80	\$ 10,900	\$ 872,000	\$ 684,000	27%
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	\$ 12,200	\$ 1,708,000	\$ 1,141,000	50%
CSOUTH	Fayette	160	\$ 14,000	\$ 2,240,000	\$ 1,120,000	100%
CSOUTH	Effingham	120	\$ 14,000	\$ 1,680,000	\$ 1,032,000	63%
			Total \$	\$44,014,100	\$31,391,700	
			\$/Acre	\$ 13,292	\$ 9,480	40%



FCI Territory Benchmark Values 2024 vs 2000					
Class	County	Size	\$/Acre 2024	\$/Acre 2000	% Change
A	Piatt	160	\$ 18,300	\$ 3,000	510%
A	Coles	200	\$ 17,900	\$ 3,410	425%
A	Morgan	160	\$ 19,400	\$ 3,650	432%
B	Greene	160	\$ 18,000	\$ 2,825	537%
B	Vermilion	268	\$ 13,000	\$ 2,653	390%
B	Christian	160	\$ 19,000	\$ 3,100	513%
B	Coles	248.4	\$ 15,500	\$ 2,275	581%
UF	St Clair	78	\$ 21,500	\$ 3,475	519%
CNORTH	Iroquois	182	\$ 8,200	\$ 1,977	315%
CNORTH	Greene	269	\$ 12,500	\$ 1,850	576%
CNORTH	Morgan	180	\$ 11,000	\$ 1,475	646%
CSOUTH	Hamilton	148	\$ 5,797	\$ 1,300	346%
CSOUTH	Massac	105	\$ 5,600	\$ 1,200	367%
CSOUTH	Jackson	163	\$ 7,301	\$ 1,344	443%
CSOUTH	Perry	80	\$ 10,900	\$ 2,125	413%
CSOUTH	Marion	280	\$ 11,000	\$ 1,688	552%
CSOUTH	Edwards	50	\$ 8,400	\$ 1,758	378%
CSOUTH	Clay	140	\$ 12,200	\$ 1,857	557%
CSOUTH	Fayette	160	\$ 14,000	\$ 2,013	595%
CSOUTH	Effingham	120	\$ 14,000	\$ 2,167	546%
Overall % Increase Since 2000					482%





CHIEF APPRAISER OUTLOOK

- Factors to consider
 - Lower Commodity Prices
 - Lower Net Farm Income
 - World unrest continues
 - Interest Rates
 - Solar/Wind Energy
- Land Values – Softening Evident



QUESTIONS



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WRAP UP

- Recording and handout will be available at www.farmcreditIL.com/minded
- Program survey will pop up following the webinar.
- Check out upcoming learning programs.
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