

MIDWEST AG SERVICES

NEWSLETTER

MONDAY

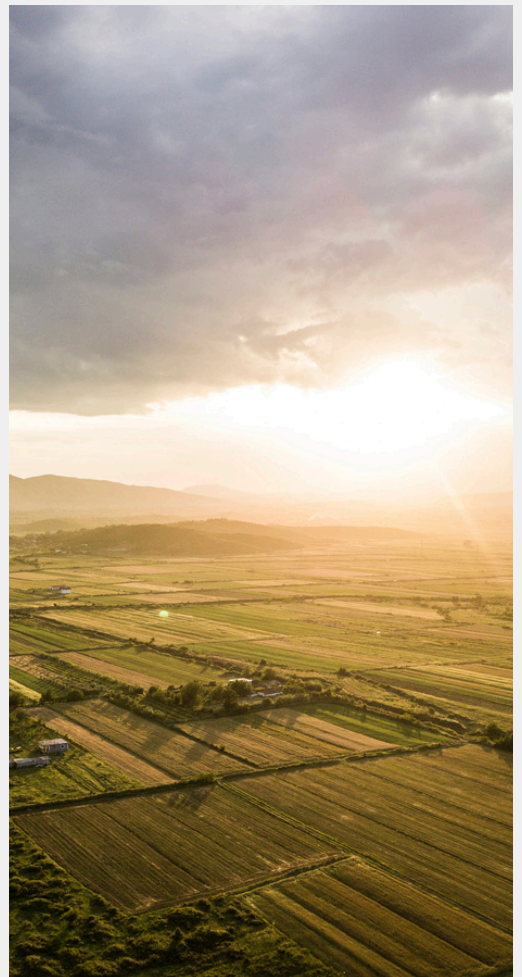
7 JULY 2025

Welcome to the first issue of our quarterly newsletter, designed specifically for the landowners we are proud to serve. Each season brings new challenges and opportunities and we are here to help you navigate both. Inside, you will find insights on farm management, leasing, planning, and market trends, curated with your operation in mind.

IN EVERY ISSUE YOU CAN EXPECT:

- Comprehensive updates on land values and grain markets
- Timely information on agricultural policies and programs, including key dates and deadlines that affect your land
- Detailed crop condition reports to keep you informed throughout the season
- Engaging client testimonials and staff spotlights sharing real experiences and expertise

At Midwest Ag Services, we believe good decisions are built on good information and strong relationships. That's why we are launching this quarterly newsletter: to bring you timely, practical updates that support your goals as a landowner. Whether you are managing a lease, reviewing farm performance, or planning for the next season, our aim is to offer insights that are rooted in the land and guided by experience.



**YOUR GUIDE FOR Q2 2025:
INSIGHTS & UPDATES**

IN THE KNOW

Q2 Updates & Insights

GRAIN MARKET SNAPSHOT: WHAT IT MEANS FOR YOUR LEASE

Grain bids represent the prices local farmers can expect to receive for their crops. While you may not be marketing grain yourself, these prices offer a reliable benchmark for understanding your land's earning potential.

In practical terms, cash bids help estimate how much gross revenue a farmer may generate per acre- key information when evaluating a cash rent that's fair and financially sustainable for both you and your tenant.

Understanding Profit Margins

Today's grain prices indicate moderate crop revenue and tight margins for tenants. This is often made more challenging by high input costs such as seed, fertilizer, and fuel, while grain prices remain flat, increasing financial pressure on farmers.

Understanding these challenges can help

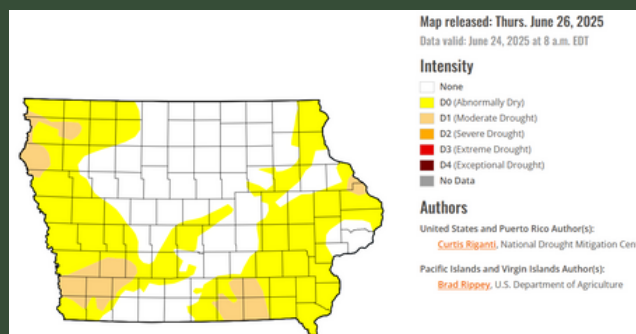
guide realistic rent expectations, which is important if you are looking to maintain a strong, long-term relationship with your tenant.

USDA Iowa Cash Bids SW IA Averages			
	Current	1 yr Ago	2 yrs Ago
Corn	\$3.98	\$4.21	\$6.42
Soybeans	\$10.02	\$11.13	\$13.12

CROPS AND WEATHER

According to the USDA's [June 23, 2025, crop progress report](#), 62% of planted corn and 61% of planted soybeans were rated in good condition.

The current [U.S. Drought Monitor](#) reports that approximately 55% of the state is classified as D0 (abnormally dry), while about 8% is in D1 (moderate drought) conditions. Recent rains at the end of June have brought some relief to the dry conditions.



AG POLICY UPDATES

Congress has passed the American Relief Act of 2025, extending the current farm bill through September 30, 2025. This extension ensures continued support for key USDA programs such as CRP, EQIP, ARC/PLC, and CSP ([Iowa State CALT, 2025](#)). However, due to earlier

budget constraints, the USDA temporarily froze some conservation funding particularly money tied to the Inflation Reduction Act ([Western Landowners Alliance, 2025](#)). While partial funding has resumed, CRP and EQIP enrollment is limited, and demand is high.



REAL ESTATE

ON THE MARKET SPOTLIGHT

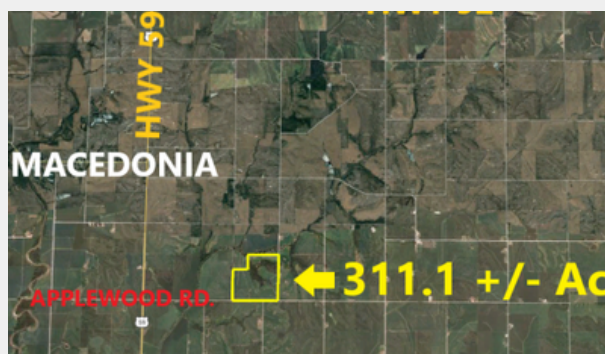


311.10 +/- AC FOR SALE POTT CO.

Midwest Ag Services, Inc. is proud to present Timber Lane LLC and Eula Green Farms for sale. This exceptional property offers a combination of well-terraced upland and high-quality farm creek bottom cropland, boasting an impressive average CSR2 of 76.2.

CONTIGUOUS TIMBER

Additionally, the farm includes over 70 acres of contiguous timber, providing excellent habitat for whitetail deer and turkey, making it ideal for hunting and wildlife enthusiasts.



MEET THE STAFF

Midwest Ag Services

LAINIEY DEVRIES, INTERN

Lainey has recently joined Midwest Ag Services as the summer intern. She currently attends Iowa State University where she will be a junior this fall majoring in agricultural business with a minor in animal science. Lainey is originally from Red Oak, IA where she grew up on a diversified crop and livestock family farm. This summer, Lainey will be exposed to all aspects of farm management, appraisal, and real estate. She is eager to learn and looking forward to making connections in the community.

Welcome, Lainey!



CLIENT TESTIMONIALS

If you are interested in leaving a client testimonial, please fill out the form below.

<https://forms.gle/zDbXioJcNhymMhDqZ>

IMPORTANT DATES

- 8/15** Updated Real Estate Tax amounts released (Mid Aug.)
- 9/1** Lease Termination Deadline

