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Farming Report 2025

LAND PRICES RISE AS FARMING PROFILE CHANGES

by Genevieve McGuirk, IPAV Chief Executive

Keen competition from a range of sources – farming and non-farming, along with constrained supply ensured that 2025 saw further increases in land and lease prices during the year.

Provincial Munster was an exception in land prices when demand softened in the latter half of the year, as a result of milk price cooling.

Leinster had a more positive experience than elsewhere with regard to supply, with probate sales featuring strongly. Here and elsewhere probate, retirement and executor sales are strong features of the market. We're clearly undergoing major social change, with retirement, fewer children farming, and economic pressures, particularly on smaller farms.

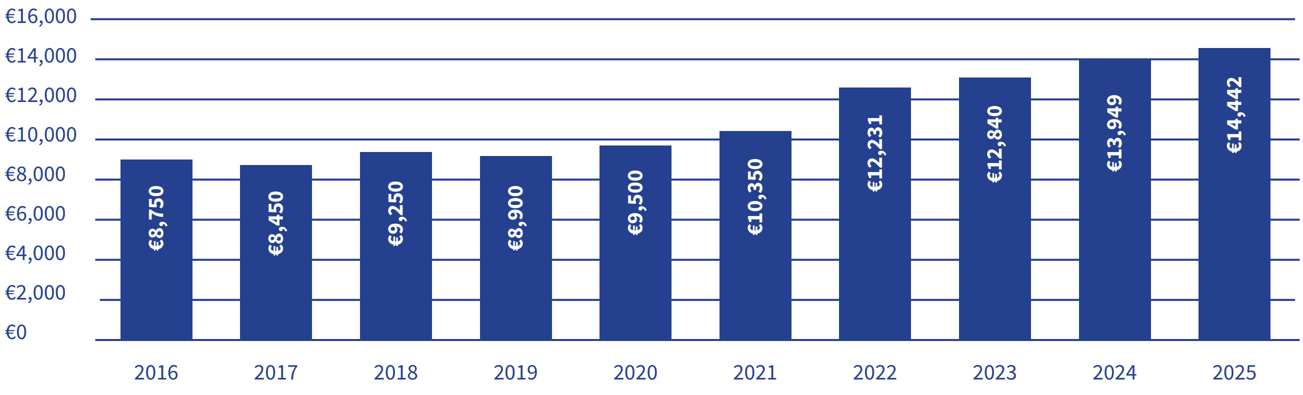
Increasingly investors view land as a safe asset and a mechanism for wealth transfer. They had a strong presence in the market across the year.

Notable also is the continuing movement to longer-term leases from the con-acre system that previously dominated the market. An ever-increasing number of non-farming landowners are leasing rather than selling. The appeal of tax incentives for landowners is clearly a big driving factor, encouraging and giving confidence to younger farmers who may not otherwise have access to land. It also facilitates other enterprises that need land. This is something policy makers should take on board in the housing market. The message is, tax incentives work because they motivate rather than disincentivise property owners and developers.

As is the norm with land and what it can deliver in terms of farm incomes, it's wide open to global market volatility and changes in agricultural policy at EU level. A much weaker dairy outlook is one such, with incomes forecast to drop by over 40%.

However, local factors also play their part. While the storms of winter 2024/2025 challenged forestry, the excessive and very prolonged rainfall of the departing winter will leave many tillage farmers experiencing unexpected losses and racing to recover.

In the following pages you will find an analysis by Jim O'Brien of the national picture across the various sectors, and the outlook for the year ahead, together with insightful and expert first-hand input from IPAV members across each of the provinces.



Average Land Sale Price - Per Year

Farming Report 2025

by Jim O'Brien

IPAV Land Survey 2025 – Market Commentary and Outlook

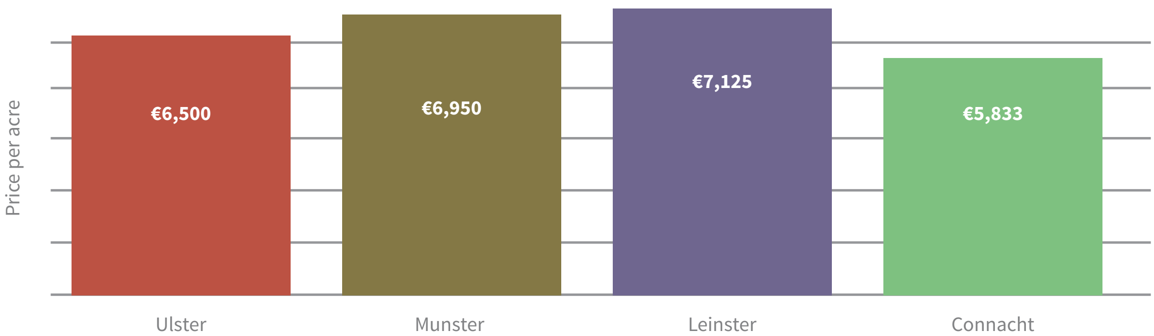
The 2025 IPAV Land Survey indicates that Irish land markets remained resilient, with values generally firm and demand sustained despite a more mixed second half to the year. However, one of the stories of the 2025 land market is the increasing impact of non-farming investors. In some areas they accounted for up to 70% of buyers.

Nationally, the average price for an acre of agricultural grazing land rose to €14,442, up from €13,949 in 2024, representing annual growth of 3.5%. Forestry values also strengthened, with the average forestry per-acre price rising to €6,602 from €6,407 (+3%), despite ongoing challenges including extensive storm damage and continuing issues around licensing. In the rental market, con-acre rates continued to move upward, averaging €287 per acre (up over 4%), while long-term grazing leases increased by 4.7% to €313 per acre. Tillage leasing land was making an average of €292 per acre, only marginally lower than 2024.

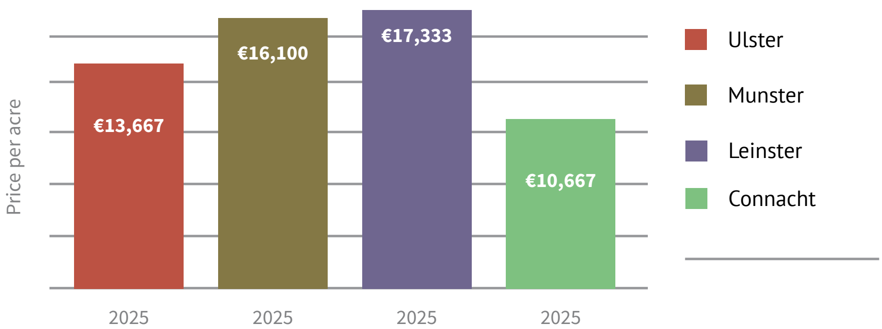
Provincial Land Values: Mixed Performance, but Firm Overall

Provincial patterns highlight a market where price performance is being shaped by a combination of local enterprise strength, scarcity of available land, and non-farming buyer activity.

Leinster recorded the highest provincial average in 2025 at €17,333 per acre, up from €16,529 in 2024. Connacht also saw strong growth, rising from €9,750 to €10,667, reflecting steady demand for quality parcels and continued competition in the 20 to 50-acre segment with larger blocks also attracting lively attention.
The per acre price in Ulster increased from €12,625 to €13,667, reflecting the limited supply of land for sale in the province and a strong appetite for well-laid-out farms. Munster was the notable exception, where the provincial average eased from €17,162 to €16,100 when demand softened somewhat in the latter part of the year as milk prices cooled.



Average Land Forestry Sale Price in 2025



Provincial averages (price per acre):

by Jim O'Brien

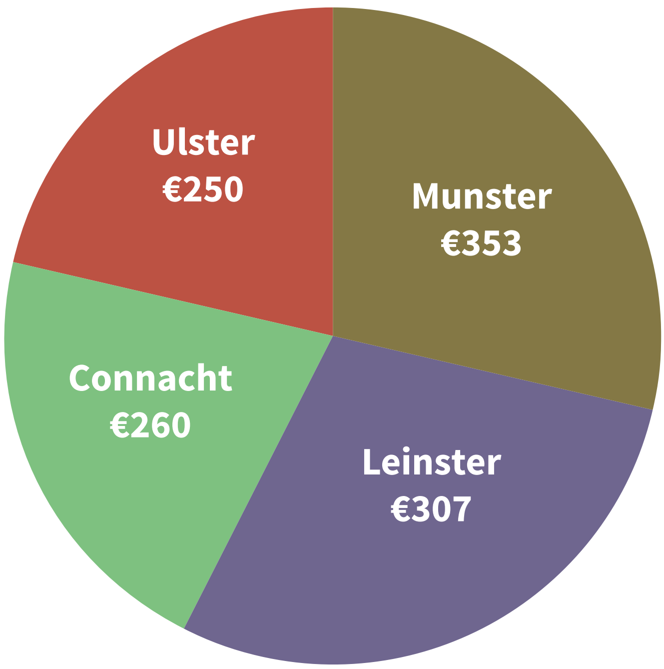
The 2025 Market – High Demand Versus Tightening Supply

Across regions, the most consistent theme is that the supply of farmland remains constrained, particularly for good-quality holdings and well-located parcels adjoining strong operators. While demand was driven by a buoyant farming sector with beef prices rising and dairy buyers anxious to have sufficient land to stay ahead of the nitrates restrictions, most of the available land coming to the market was emerging organically as a result of probate, retirement and executor sales. Volumes fluctuated and in several areas, there was evidence of a stronger spring market followed by a tapering of availability later in the year with quality lots continuing to command a premium.

2025 was defined by two dominant buyer cohorts. The first was the commercial farming base, particularly dairy, where strong incomes and the strategic value of nearby land continue to support competitive bidding when parcels come up for sale. The second, is the business and investor cohort and this is becoming increasingly active in the farmland market. Non-farming business buyers see land as a safe, long-term haven of value and a mechanism for intergenerational wealth transfer, often shaped by confidence in the continuation of agricultural payments and reliefs. In some areas this investor influence is now described as the primary driver of open market value formation, particularly for smaller parcels and well-located blocks. In some areas this cohort (which can include part-time farmers whose primary income is off-farm) accounted more than 50%, and indeed up to 70% of land purchases.

Strong 2025 Incomes Supported Confidence, but the Tone Shifted Later in the Year

Teagasc's 2025 performance indicators help explain why demand held up. Dairy output increased supported by strong grass growth, while farm incomes improved materially with strong milk prices for much of the year, and improved returns from calf sales and cull cow payments. Beef and sheep incomes also strengthened significantly on the back of improved prices, though longer-term structural pressures remain evident in declining cow numbers, reduced slaughter volumes, and a declining through-put in some categories. Tillage experienced a production recovery and while yields were strong, lower grain prices dampened profit margins. Collectively, this backdrop supported buyer sentiment through much of 2025, even as several contributors noted that softening milk prices and cost pressures became more visible later in the year.



Average Rent Price in 2025 for Tillage land by Jim O'Brien

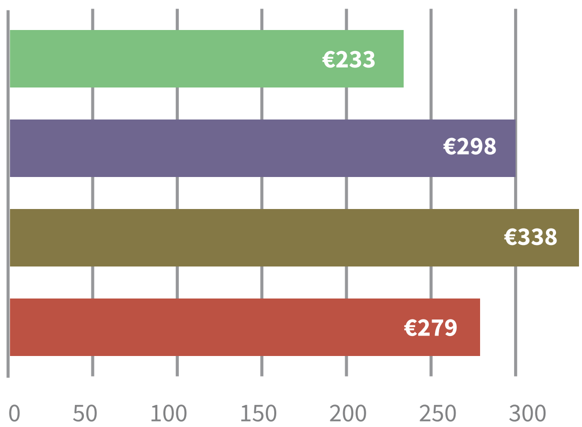
Rental Market: Con-acre is Shrinking, Long-Term Leasing is Becoming the Default Structure

One of the clearest structural developments identified in 2025 is the continued shift away from short-term con-acre availability and toward longer leases, driven largely by the attractiveness of tax incentives for landowners. Increasingly this is tying up land that might otherwise circulate among farmers through annual rental arrangements or might even return to the sales market. It has become a firm feature of the market that landowners, particularly those not engaged in active farming, prefer to retain the asset while drawing a steady, tax-efficient income stream.

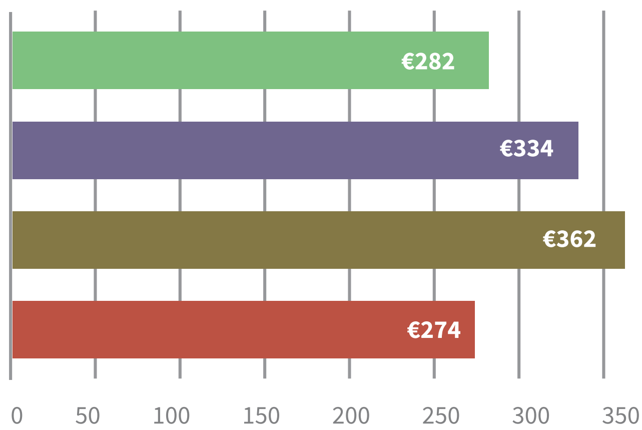
In practical terms, this trend has intensified competition for new lettings when they do arise, especially in strong dairy areas, and even though dairy incomes declined in 2025 the rental market stayed firm recording an increase of 4.7% per acre price in the national long-term lease average as recorded in this survey. The extension by a further three years of the derogation from the full implementation of Nitrates Directive which was announced late in the year removed some of the urgency from the dairy sector and brought some medium-term certainty to the letting market.

Values Likely to Stay Firm, with the Pace of Change Determined by Milk Price, Finance and Policy

The near-term outlook points to broad stability, with modest upside for prime land where supply remains scarce and buyer competition is strongest. However, there are also credible moderating influences. A number of contributors believe that weaker milk prices, rising cost expectations, and uncertainty around policy and trade conditions could soften momentum, particularly if confidence deteriorates or credit conditions tighten. Even so, the depth of non-farming buyer interest, combined with limited supply and continued demand for high-quality parcels close to established enterprises, suggests that the market enters 2026 with a strong underlying floor, especially in Leinster and in prime pockets of Munster and the larger grassland regions.



Average Rent Price in 2025 for Grazing land for annual letting agreements



Average Rent Price in 2025 for Grazing land for Long Term Leases

Ulster Munster Leinster Connacht

IPAV Agent Commentary and Outlook

Across all provinces, agents consistently cite restricted supply, a continuing move from con-acre to longer leases, and strong competition from both farm enterprises and non-farming investors as the defining forces shaping outcomes in 2025. Looking ahead, most commentary points to broad stability, with the direction of prices hinging on farm profitability (especially dairy), finance conditions, and policy/trade uncertainty.

Approximate percentage breakdown of purchaser model over the last 12 months:

County	Percentage of Dairy Purchasers	Percentage of Beef Purchasers	Percentage of Tillage Purchasers	Percentage of Other Purchasers i.e. Business
Cavan	40%	35%	0%	25%
Cork	68%	5%	5%	23%
Galway	10%	55%	0%	35%
Kildare	20%	10%	20%	50%
Kilkenny	40%	25%	25%	10%
Limerick	40%	20%	5%	35%
Louth	10%	50%	30%	10%
Meath	20%	5%	15%	60%
Monaghan	30%	40%	10%	20%
Roscommon	30%	45%	5%	20%
Sligo	2%	28%	0%	70%
Tipperary	38%	13%	10%	43%
Westmeath	25%	50%	15%	10%
Wexford	80%	0%	5%	15%

MUNSTER

Munster remains one of the strongest-value land regions in the country, but the provincial average eased in 2025 from €17,162 per acre to €16,100 per acre, down 6.2%. Land suitable for forestry made an average of €6,950 per acre representing a slight improvement on 2024 prices.

Agent feedback often describes a two-part year: strong activity early on, followed by softer demand later as milk prices cooled. Dairy purchasers remain highly influential where parcels are close to established operators, while business and investor buyers are increasingly active, viewing land as a safe asset and a mechanism for wealth transfer.

On the leasing side, the move toward longer-term arrangements continues to reduce new con-acre availability and intensify competition when opportunities arise. Nevertheless, con-acre land was making €338 per acre while long-term letting land was getting an average of €362 per acre. Tillage ground was averaging at €353 per acre.

Tom Crosse FIPAV REV: GVM Auctioneers, Limerick

Reports supply was very low with much land locked in long term letting arrangements where owners can hold the asset and derive a steady tax-free income. New lettings drew strong interest in a very competitive environment with dairy farmers in particular keen to get their hands on land to comply with the restrictions of the Nitrates Directive. Businesspeople are now also very active and using land as a mechanism for transferring wealth to the next generation.

Michael Brady MIPAV: Brady Group, Co. Cork

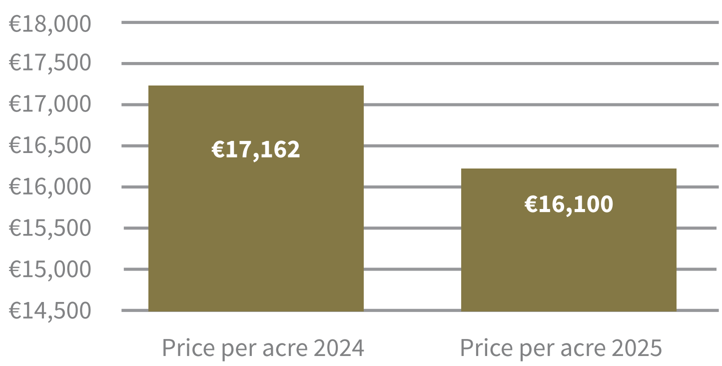
Sees land sales continuing at present levels. Unless there is a global economic downturn, strong interest from dairy farmers will continue, the demand for stud farms will remain strong along with the increasing demand from tax investors. However, Michael sees land rental prices falling particularly as the renewal of the derogation from the Nitrates Directive for three years could potentially mean that no extra land will be needed by dairy farmers who want to avoid herd reductions. There will also be less demand from other sectors as beef cattle numbers continue to decline and the profits from tillage remain low.

Andrew Donoghue MIPAV (CV) REV: Hodnett Forde Property Services, Clonakilty, Co. Cork

Saw demand and enquiries drop off in second half of year, coinciding with reduced milk prices. While businesspeople are very active in the West Cork market there was some evidence that farmers who sold land for development were buying it back.

John Stokes MIPAV REV: REA Stokes & Quirke, Clonmel, Co. Tipperary

Reports that supply was very limited and quality ground attracted premium price in an area where land makes consistently strong prices. It was a perfect storm for vendors where strong farmgate prices led to strong demand in a tight market.



Average Land Sale Price – Munster

Pat Quirke MIPAV REV: P. F. Quirke & Company Limited, Clonmel, Co. Tipperary

Saw a huge demand for any land that came for sale in South Tipperary, meanwhile more and more land is going into long term leases. To illustrate this, Pat said his firm handled the lease of 2,000 acres of 'new' leasing land over the past two years.

CONNACHT

Connacht recorded the strongest provincial uplift in 2025, with improving values underpinned by steady supply but intense competition for good parcels. The average per acre price for arable land in the province rose from €9,750 per acre (2024) to €10,667 per acre (2025), up 9.4%. The average price of forestry land stood at €5,833 reflecting prices paid in 2024. Demand for 20 to 50-acre holdings remained particularly strong, while larger single-block farms attracted significant attention when offered, with indications that young entrant farmers are showing strong interest.

Leasing availability was widely described as tight for quality grazing and silage ground, supporting firm rental prices of €233 per acre for con-acre grazing land and €282 for long term letting ground. The limited amount of tillage ground in the province was making €260 per acre. Connacht also stands out for the scale of investor and hobby-farmer activity, which continues to widen the buyer base and help underpin values.

Cathal Meares MIPAV: Sheehy Meares Real Estate, Co. Roscommon

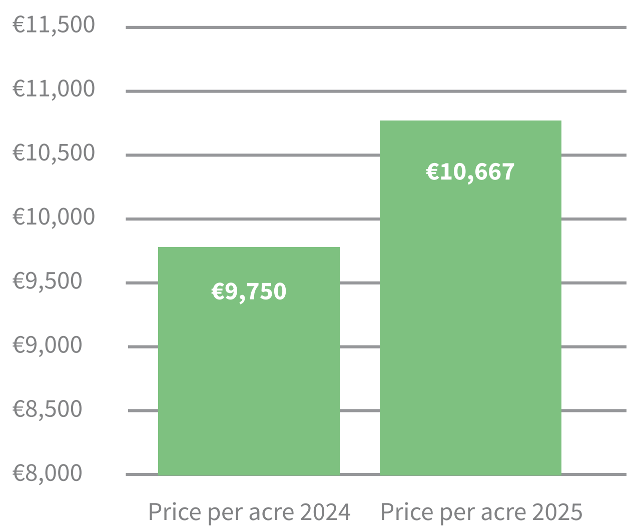
Reports a relatively steady supply of land for sale, especially in the 20–50-acre bracket with rising demand for larger farms of over 100 acres in single blocks. Cathal attributes strong prices to strong farm incomes, limited supply, and sustained competition from dairy, beef, part-time farmers and business purchasers. On the rental side, supply was tight relative to demand keeping rental values firm. Looking ahead, he thinks softer milk prices will potentially temper dairy-driven demand. Another profitable year for beef farmers should help support confidence.

Roger McCarrick MIPAV: REA McCarrick & Sons, Sligo

Describes an extremely limited supply of land for sale, with very tight availability also a feature of the letting market. Roger adds that some land that would traditionally have been let is instead being sold into forestry, further restricting rental supply. He notes that the buyer mix has shifted heavily toward hobby farmers and investors rather than full-time farmers, a trend he expects to continue. In his region there is a smaller but noticeable cohort of local people returning from abroad to purchase small holdings.

Colm Farrell MIPAV REV-RESI: Farrell Auctioneers, Valuers & Estate Agents Ltd, Gort, Co. Galway

Reports that the supply of land for sale has been moderate and broadly unchanged for the past six to seven years. On prices, Colm expects little movement over the next 12 months, attributing recent land values mainly to constrained supply alongside consistent demand, with an increasing presence of business (non-farmer) buyers helping to support price levels by widening the pool of competing purchasers.



Average Land Sale Price – Connacht

LEINSTER

Leinster posted another year of strong values remaining the highest-priced province on average in 2025. Prices strengthened from €16,529 per acre to €17,333 per acre, up 4.9% on the previous year. Commentary by Leinster agents suggests investor demand is particularly influential, alongside strong competition for smaller parcels and prime land located close to dairy units. Forestry remains relatively stable at €7,125 per acre.

In several districts, the decision by landowners to let rather than sell continues to constrain supply and is driving prices for scarce offerings. The leasing market is increasingly dominated by multi-year arrangements with an average of €334 being paid for land in this category across the province with some agents recording prices well over €400 per acre. Con-acre forms a small share of available rental land and achieved an average of €298 per acre. Leinster has a strong tillage sector and while the average per acre price for tillage land came in at €307, vegetable and potato ground was making much more than that.

Stephen Barry MIPAV (CV) REV: Raymond Potterton Auctioneers, Navan, Co. Meath

Reports land values continue to be driven overwhelmingly by investor demand, particularly investors motivated by the tax advantages of agricultural relief to facilitate intergenerational wealth transfer. Stephen expects this incentive to remain the dominant factor underpinning prices over the next 12 months.

Stephen Gunne MIPAV REV: Property Partners Laurence Gunne, Dundalk, Co. Louth

Reports that supply in the northeast is slightly down on last year, but prices for good land have strengthened. For the coming year, Stephen sees little to weaken demand and identifies key drivers as expansion by stronger farm enterprises, buyers from north of the border, and business interests attracted by land's long-term stability.

David McDonnell FIPAV REV: Property Partners McDonnell & Co, Mullingar, Co. Westmeath

Describes 2025 Westmeath land market as buoyant, with a good supply of land coming to the market, largely prompted by probate sales. David notes that auction clearance rates have been strong with most properties selling under the hammer. On leasing, he said that larger farmers, often under increasing nitrates pressure, are willing to pay higher rates and tend to prefer long-term leases over con-acre, with landlord tax incentives continuing to push these longer lease terms.

Anne Carton MIPAV: P.N O'Gorman Auctioneers, New Ross, Co. Wexford

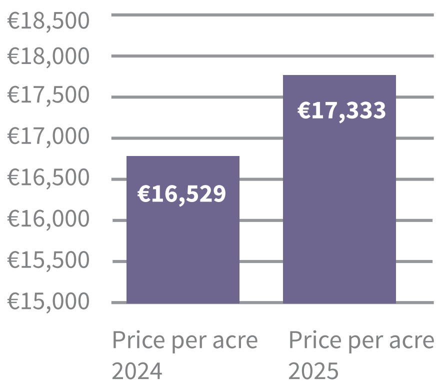
Notes no major change in the supply of land for sale across South Wexford and South Kilkenny but emphasizes that many landowners are choosing to lease rather than sell, which limits sales supply. Despite that, demand, especially for 20-to-30-acre parcels, is exceptionally strong, with prices reaching as high as €26,000 per acre for such blocks. Anne identifies dairy expansion and investor interest in land as a safe long-term asset as the key forces driving values.

Clive Kavanagh MIPAV: Jordan Auctioneers, Newbridge, Co. Kildare

Reports limited supply of land for sale in Kildare because long-term leases are effectively postponing selling decisions. Clive also sees limited availability to rent, as many leases are already in place and being rolled over. For the next 12 months, he expects prices to remain strong, supported by the combination of constrained supply and continued interest from active buyers, investors, and lifestyle purchasers.

Ella Dunphy FIPAV REV: DNG Ella Dunphy, Kilkenny

Reports average land prices in the Kilkenny area rose by about 9% in 2025, with prime, good-quality agricultural land making premium prices, particularly where parcels are neighbouring dairy and tillage farmers. Ella adds that prices are being shaped by differing outlooks across sectors - stable tillage expectations, softer milk prices but persistent premiums for quality dairy land (sometimes exceeding €30,000 per acre), and rising forestry values supported by government incentives.



Average Land Sale Price – Leinster

ULSTER

Ulster strengthened in 2025 as limited supply met strong appetite for quality blocks. The per acre price increased from €12,625 per acre to €13,667 per acre, up 8.3%. The price of forestry land at an average of €6,500 per acre is relatively unchanged from 2024. Agents report strong competition where attractive farms with good access and layout come to the open market while vendor price expectations are holding firm.

Leasing supply is also tight, with a noticeable shift toward longer lease models, which is reducing land turnover and reinforcing scarcity across both the sale and rental markets. The average price for grazing land leased on a con-acre basis was €279 per acre while long term leases were commanding an average of €274 per acre, with tillage land making €250 per acre. Farm fundamentals such as drainage, water supply, access, and parcel shape were cited as key differentiators of value.

Raymond Smith MIPAV REV: Smith Property, Co. Cavan

Over the last 12 months, land has been scarce, but demand stayed very strong for well-laid-out farms with good access, water and frontage. Rental supply has also been tight with strong interest from younger and expanding farmers and a preference for longer leases where available. Overall, Raymond says price outcomes have been driven by limited supply, expansion demand, and the underlying quality and practicality of the land.

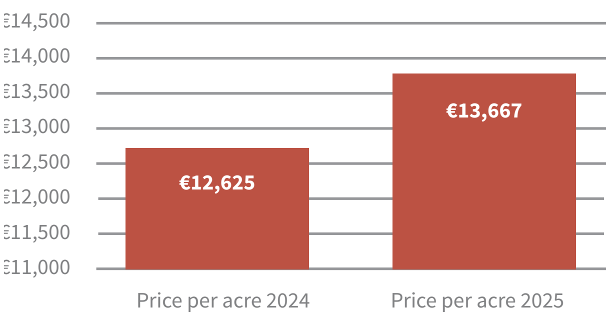
Declan Woods MIPAV REV-RESI: Sherry Fitzgerald Declan Woods, Co. Cavan

Describes the sales market in Cavan as very limited and highlights a clear shift toward longer leases, further tightening supply. For the next 12 months Declan expects values to remain where they are, influenced by dairy price movements and ongoing uncertainty around Mercosur. He attributes 2025 pricing mainly to the strength of the dairy and beef sectors alongside continued demand from business-community buyers.

Sonia Harvey MIPAV REV-RESI: Sherry Fitzgerald

Conor McManus, Co. Monaghan

Reports that land for sale in Monaghan has been limited with demand consistently outstripping supply, especially for good grazing and tillage ground. Con-acre availability has been relatively stable with the same farmers continuing to rent, however, the overall lack of land for sale or lease is reinforcing competition and supporting higher values. Looking ahead to 2026, Sonia expects land prices to keep rising, though at a more moderate pace than recently. She says the main drivers remain strong farm incomes, persistent demand, and constrained supply.



Average Land Sale Price – Ulster

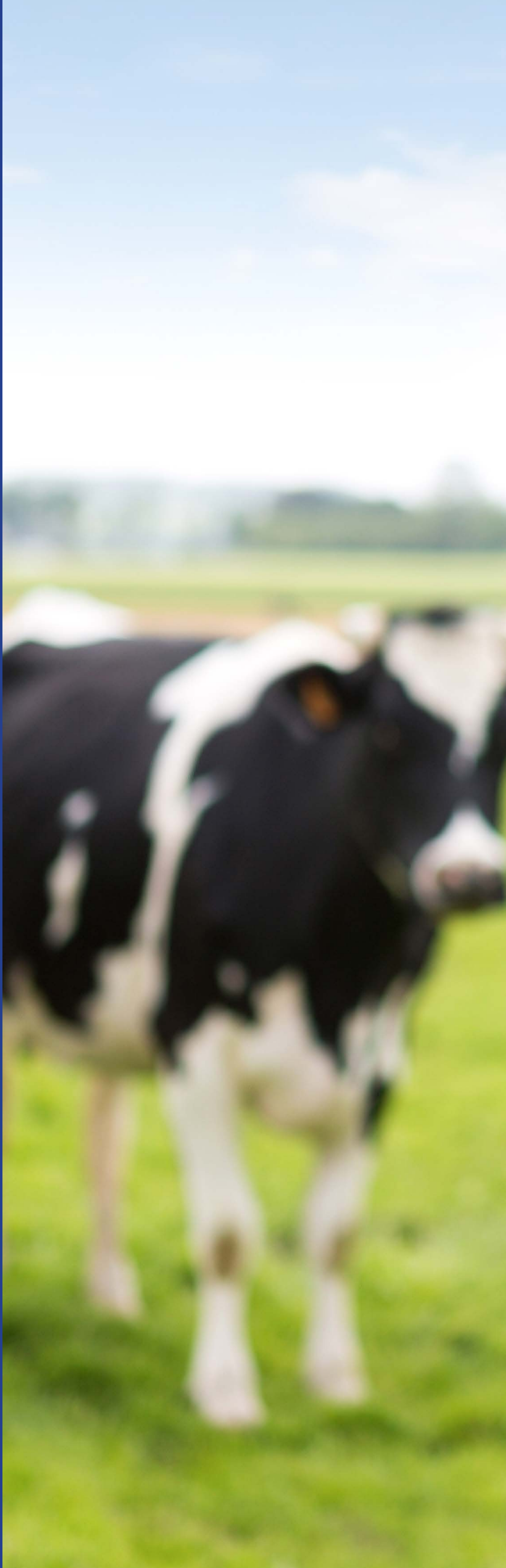
Conclusion

Overall, the IPAV Land Survey 2025 suggests the farmland market enters 2026 with a solid underlying floor: supply remains structurally tight, the continued move from con-acre to longer leases is restricting turnover, and competition for well-located, high-quality parcels remains intense. That said, the pace of change in values is likely to be increasingly shaped by the ever- strengthening presence and activity of non-farming investors in the land market.

For farmers, the divergent income outlook across sectors as identified by Teagasc in their outlook for the year points to a continuation of strong prices. Sheep incomes are expected to improve (up 5% to €38,500) based on firmer lamb prices, lower costs and ongoing scheme supports. Cattle incomes are forecast to be broadly resilient (cattle-rearing incomes down 5% to €28,500 but still above historic norms, with cattle-finishing up 18% to €26,000 amid tightening beef supply), while tillage is expected to be broadly steady with a marginal dip (down 1% to €43,500) amid price uncertainty.

In contrast, the dairy outlook is materially weaker, with average incomes forecast to fall 42% to €80,000 and milk prices potentially down by more than 20%, which may temper expansion-led demand in dairy regions even if production holds steady.

Against this backdrop, alongside a forestry sector focused on post-storm recovery supported by a €93m injection from the 2026 budget, overall land values are most likely to remain broadly stable. There will be an upside for prime land where scarcity and investor demand persist, with direction ultimately hinging on profitability, credit conditions and policy/trade uncertainty.



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IPAV | 129 Lower Baggot Street Dublin 2
Tel: (01) 678 5685 | Eircode: D02 HC84 |
Email: info@ipav.ie
Web: www.ipav.ie