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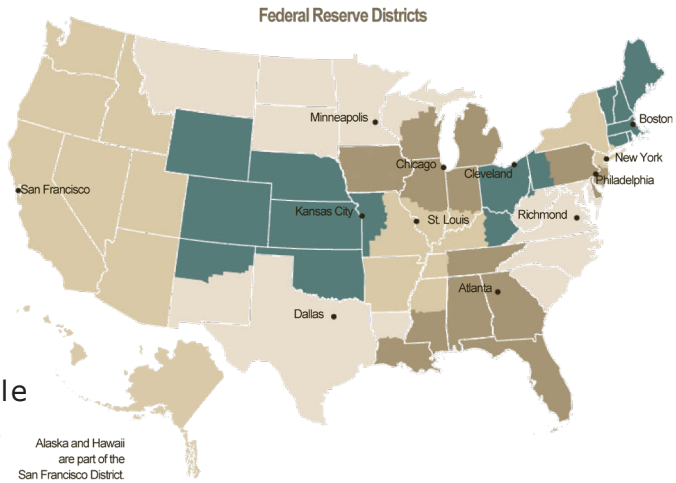
25 November 2026 – Laramie, WY

Federal Reserve Beige Book: Summary of Ag Conditions

The Beige Book is a Federal Reserve System publication covering current economic conditions across the 12 Federal Reserve Districts. It characterizes regional economic conditions and prospects based on a variety of mostly qualitative information gathered directly from District sources.



EIGHT OF THE TWELVE Federal Reserve Districts reported growth in the slight to moderate range, while four Districts reported no change. Consumer spending was little changed, as households remained price sensitive and were increasingly selective in discretionary purchases. . . . Residential real estate activity weakened as affordability challenges suppressed demand, while commercial real estate activity was mixed. Construction activity declined amid higher borrowing costs and elevated construction costs. Manufacturing activity grew modestly overall, as robust demand in several industrial segments offset weakness in consumer-facing and housing-related goods. . . . Banking conditions were little changed overall, as loan demand remained subdued, while nonfinancial services activity increased slightly. High costs for housing and other essentials strained household budgets, increased demand for social services, and stretched nonprofit capacity. Overall, the majority of Districts expected slight to moderate growth.

Chicago - *Iowa; 68 counties of northern Indiana; 50 counties of northern Illinois; 68 counties of southern Michigan; and 46 counties of southern Wisconsin.*

Expectations for 2026 District farm income edged down overall as prices for key crop and livestock products fell. Drier weather across much of the District allowed the soybean harvest to catch up to a normal pace, but corn harvesting remained behind. Though not as pervasive as in previous reports, some concerns lingered about crop quality and higher than desired moisture content in harvested bushels. Low water levels on the Mississippi River contributed to a spike in shipping costs for crops loaded onto barges. Prices for corn, soybeans, wheat, eggs, and hogs were lower than the previous reporting period, while cattle prices were flat and dairy prices rose. A faster pace for crop sales helped farmers pay down debts more quickly than in recent years, though they were expected to have high demand for loans to cover the costs of spring planting.



St. Louis - *Arkansas; 44 counties in southern Illinois; 24 counties in southern Indiana; 64 counties in western Kentucky; 39 counties in northern Mississippi; 71 counties in central and eastern Missouri; the city of St. Louis; and 21 counties in western Tennessee.*

Agriculture conditions have remained largely unchanged since our previous report. An agriculture input supplier in Arkansas reported that the farm economy remained depressed, noting that higher commodity prices had been largely offset by higher fuel and fertilizer costs. An agriculture equipment dealer in Mississippi reported a slight improvement in farm conditions, attributing stronger equipment demand to an aging equipment fleet, good harvest yields, and higher farm revenue, and expects modest sales growth going forward. A livestock producer reported that slaughter and processing activity increased slightly as farmers' freezer inventories were depleted. Overall, contacts indicated that the outlook for the agriculture sector had improved somewhat after several years of deterioration.



Minneapolis - *Minnesota, Montana, North Dakota, and South Dakota; the Upper Peninsula of Michigan; and 26 counties in northern Wisconsin.*

District agricultural conditions were unchanged since the previous report, but the outlook improved. Bankers responding to the third quarter (October) Ag Credit Survey reported that farm incomes fell in the previous three months compared with a year earlier. However, the outlook for incomes in the fourth quarter was net positive. Participants at an industry roundtable said that farmers were mildly optimistic despite high input costs and policy uncertainty. A recent rally in crop prices led to some selling of stocks and paying down of debts.



Kansas City - *Colorado, Kansas, Nebraska, Oklahoma, and Wyoming; 43 counties in western Missouri; and 14 counties in northern New Mexico.*

Challenges in the Tenth District crop sector persisted through early November. Prices for major crops were higher than at the same time a year ago but declined during October, keeping profit opportunities narrow. Corn and soybean yields and production were expected to be down slightly in Missouri and moderately in Kansas and Nebraska. Contacts noted that producers with strong yields could benefit from current price conditions, but revenues could be pressured in areas heavily affected by drought. Despite tight farm financial conditions, cropland values in most of the District remained strong, and growth in ranchland values was notable as strength in cattle prices continued to support cow-calf operations.



Dallas - *Texas; 26 parishes in northern Louisiana; and 18 counties in southern New Mexico.*

Drought conditions improved somewhat across much of the District over the last six weeks. Row crop harvests wrapped up with yields coming in a bit better than expected. The expected El Niño weather pattern is favorable for moisture conditions over winter, likely boosting production prospects for wheat and spring row crops and refilling stock ponds for cattle. International and domestic demand for corn remained strong, while export demand for cotton was more tepid. Contacts noted that considerably higher input prices were making planning decisions for next year challenging for farmers.



San Francisco - *Alaska, Arizona, California, Hawaii, Idaho, Nevada, Oregon, Utah, and Washington—plus American Samoa, Guam, and the Commonwealth of the Northern Mariana Islands*

Conditions in agriculture and resource-related industries were little changed on net. Producers and growers continued to face high fertilizer and feed costs, as well as some difficulty obtaining inputs such as sulfur. A California grower reported that demand for specialty produce, such as table grapes, remained stable. One contact reported that commodity prices were higher overall for growers in Idaho, while another noted that better-than-expected yields in other regions of the nation lowered prices of some grains.



For more information:

For more information on other sectors of the U.S. economy or to access the complete Federal Reserve Beige Book summary, see: https://www.federalreserve.gov/monetarypolicy/publications/beige-book-default.htm.

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