

2018

FARM BANK PERFORMANCE REPORT



2018 Farm Bank Performance Report

Key Findings

- The banking industry is the nation’s most important supplier of credit to agriculture providing approximately 50 percent of all farm loans in the U.S.— \$186 billion as of December 2018.
- Small loans made up almost half of bank farm and ranch lending with \$78 billion in small and micro farm and ranch loans on the books at the end of 2018.
- The 1,772 farm banks recorded strong asset quality and capital levels in 2018 through serving their communities and sticking to traditional banking practices: a focus on the fundamentals of credit, solid underwriting standards and knowledge of the customer’s business.
- Farm Banks have served their communities consistently for several generations, with the median age of a farm bank reaching 108 years in 2018.
- Farm banks’ asset quality remained healthy in 2018. Noncurrent loans (loans 90 days or more past due or in nonaccrual status) have remained at a pre-recession level of 0.52 percent of total loans.
- As a group, farm banks, remained well-capitalized through 2018, as these banks continued to raise equity capital levels—a more conservative form of capital.
- Farm banks increased farm lending by 5.3 percent, or \$5.5 billion, in 2018 and held \$108 billion in farm loans at year-end.
- In 2018, farm banks increased employment by 1.8 percent, adding more than 1,500 jobs, and employed 86,000 rural Americans. Since 2008, employment at farm banks has risen 24.4 percent.
- Over 94 percent of farm banks were profitable in 2018, with over 63 percent reporting an increase in earnings.
- Based on solid 2018 performance, farm banks are well positioned to meet the needs of their customers in 2019.

The ABA definition of “farm bank” has changed over the production of this report. In 2012, ABA made the decision to include institutions, previously excluded, with more than \$1 billion in assets as these institutions grew in number and importance to our country’s farmers and ranchers. In addition, due to changing reporting requirements, ABA began to include savings and loan associations in the production of this report as data became available.

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PERFORMANCE REVIEW

2018 Farm Bank Performance Report

The U.S. banking industry is a major provider of credit to agriculture with more than \$186 billion in farm loans extended—approximately 50 percent of the total farm credit outstanding in the U.S.—as of year-end 2018.

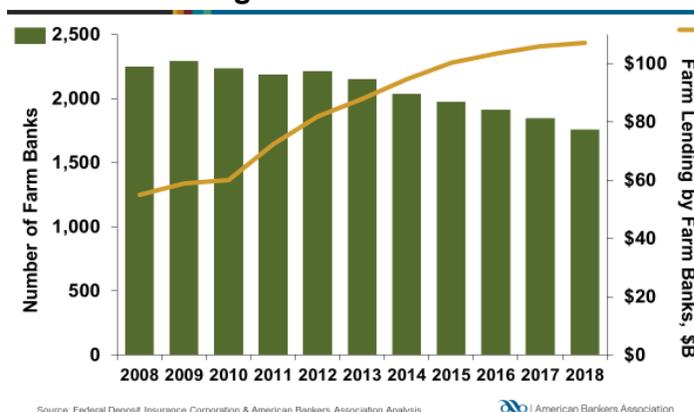
Moreover, the U.S. banking industry is a major source of credit to small farmers. Banks reported holding over \$78 billion in small farm loans with nearly \$20 billion in micro farm loans at the end of 2018.¹ The number of outstanding small farm loans totaled 1.25 million with the clear majority—over 838,000 loans—under \$100,000.

In 2018, the agricultural sector continued a strong performance despite signs of slowing down and, as a result, farm banks posted solid results.² Farm banks reported solid asset quality and a strengthened balance sheet in 2018. In addition, farm banks, as a group, remained well-capitalized through 2018.

The U.S. Department of Agriculture (USDA) is forecasting net farm income to increase 6.3 billion (10.0 percent) to \$69.4 billion in 2019. Despite positive news in farmland values, the Kansas City Federal Reserve Ag Lenders survey describes declines in credit and farm finances quality as well as the risk of potential geopolitical turmoil and global economic concerns. Farm banks are well-prepared for possible turbulence in the agricultural sector. Farm banks have benefited from several years of strong agricultural sector performance and have, during these years, increased their quality and quantity of capital while strengthening their balance sheets.

This paper examines the 2018 performance of the 1,772 banks that specialize in lending to agriculture. These farm banks have 8,057 offices and employ 86,000 workers. Employment at farm banks increased by 1.8 percent in 2018. Since the end of 2008, employment at farm banks is up 24.4 percent.

Farm Lending Increases Despite Declining Number of Farm Banks



¹ A small farm loan is defined as a loan with an original value of \$500,000 or less. A micro farm loan is a loan with an original value of \$100,000 or less.

² Farm banks are defined by the American Bankers Association as banks whose ratio of domestic farm loans to total domestic loans greater than or equal to the industry average, in 2018 this was 16.07 percent. Studies before 2012 did not include banks with more than \$1 billion in assets, nor savings and loan associations.

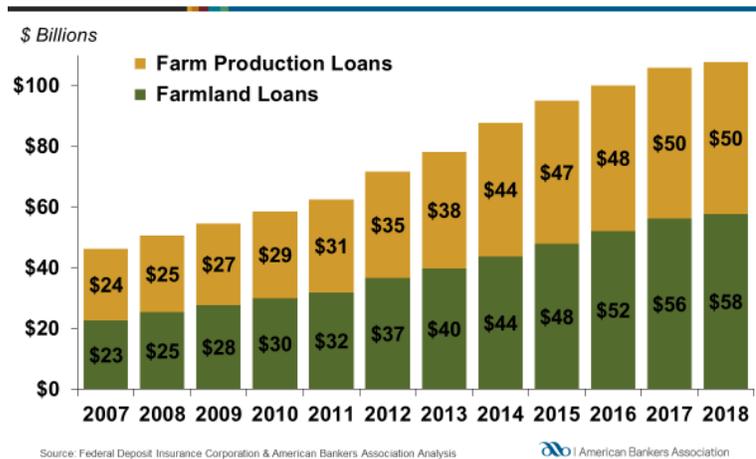
Most farm banks are small institutions. The median sized farm bank had \$128 million in assets. However, there were fifty farm banks with more than \$1 billion in assets.

Farm Banks Grow Agricultural Loan Portfolios

Farm lending posted solid growth during 2018. Total farm loans at farm banks increased by 5.3 percent to \$108 billion in 2018, up from \$102 billion in 2017. Over one in every three dollars lent by a farm bank is an agricultural loan.

Farm real estate loans grew at a faster rate than farm production loans. Outstanding farmland loans rose by 6.9 percent, or \$3.8 billion, to \$58.1 billion. Farm production loans grew at a pace of 3.5 percent, or \$1.7 billion, to a total of \$50.0 billion.

Farm Banks Exhibit Solid Farm Loan Growth



Farm banks are a major source of credit to small farmers—holding more than \$50.1 billion in small farm loans with \$12.4 billion in micro farm loans at the end of 2018. This represents an 11.7 percent increase from one year ago and 63.2 percent of all micro small farm loans in the United States. The number of outstanding small farm loans at farm banks totaled 771,641 with the clear majority—more than 497,574 loans—with origination values less than \$100,000.

In addition, the overall loan portfolio for farm banks experienced solid growth in 2018 rising 6.5 percent to \$295.8 billion—compared to overall banking industry growth of 4.4 percent over the year.

One area of concern for farm bankers and their supervisors has been the appreciation in farmland values in some areas of the country. However, the run up in farmland values has not been a credit driven event. Farm banks are actively managing risks associated with agricultural lending, and underwriting standards on farm real estate loans are very conservative. The key consideration of farm bankers is the ability of their farm customers to repay debts regardless of their collateral position. To help manage risk, farm bankers regularly run stress tests on their customers' portfolios to evaluate the health of borrowers under different adverse scenarios.

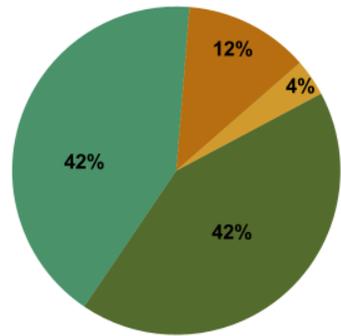
Furthermore, according to Federal Reserve surveys, after several years of large increases in farmland values, farm bankers have indicated that farmland values have edged down slightly or remained relatively stable in most states. According to the latest ABA and Farmer Mac Agricultural Lender Survey Report, 22 percent of lenders reported lower farm land values in 2018, while an additional 68 percent of respondents reported no change in land values. The majority (54 percent) of respondents expect no further change in land values into 2019. USDA's

National Agricultural Statistics Survey NASS shows a national increase in farmland assets of 1.9 percent.

Over the last several years, farmland loans at farm banks have represented around half of total farm loans. In 2018, very few farm banks were overly concentrated in farm real estate loans relative to Tier 1 capital. Most farm banks had a farmland concentration ratio of under 200 percent—a level that has not raised supervisory concerns.

Farm Banks' Exposure to Farmland

Farmland Loans as a Percent of Tier 1 Capital



Source: Federal Deposit Insurance Corporation & American Bankers Association Analysis

American Bankers Association

Deposits Grow at Farm Banks

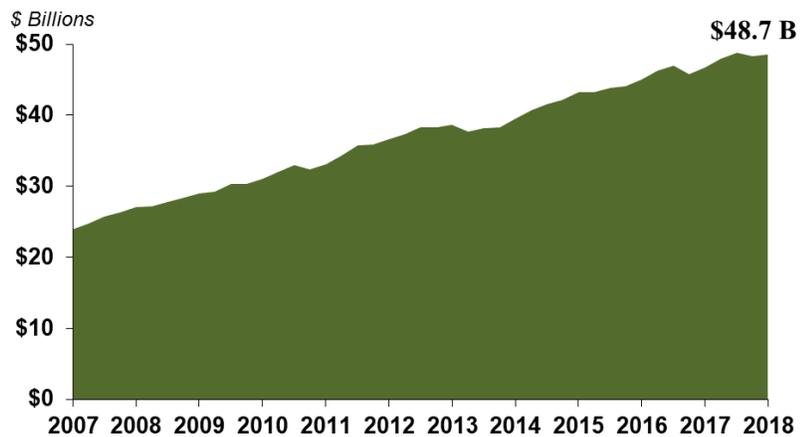
The loan-to-deposit ratio for farm banks decreased slightly from 84.9 percent at the end of 2017 to 82.1 percent at the end of 2018. Farm banks continue to have ample ability to meet the future demand for credit for qualified farm and ranch customers.

Farm banks have posted solid deposit growth over the last several years. Reflecting continued trust by their customers, farm banks held \$360.0 billion in deposits in 2018. This represents year over year deposit growth of 5.3 percent or \$18.3 billion.

Farm Banks Continue to Build Capital

Equity capital at farm banks increased 6.1 percent to \$48.7 billion in 2018 while Tier 1 capital increased by \$3.3 billion to \$46.7 billion.³ Since the end of 2008, farm banks have added \$22.2 billion in equity capital and \$22.7 billion in core capital. Farm banks have built strong high-quality capital reserves and are well-insulated from risks associated with the agricultural sector.

Farm Banks Increase High-Quality Capital



Source: Federal Deposit Insurance Corporation & American Bankers Association Analysis

American Bankers Association

The median Tier-1 leverage ratio for farm banks rose by 42 basis points during 2018 to 11.0 percent; and is now 119 basis points above the leverage ratio before the recession began at the end of 2007.⁴

³ Equity capital is invested capital; it consists of the funds invested in a bank on a long-term basis. Such capital is obtained by issuing preferred or common stock, or retaining a portion of earnings.

⁴ Tier-1 leverage ratio is Tier-1 capital divided by total average assets for leverage capital purposes.

Healthy Asset Quality at Farm Banks

Consistent with industry trends, farm banks saw an increase in noncurrent loans during the recession. However, since the recession, farm banks have experienced improved asset quality as farmers and ranchers benefited from the strong farm economy.

Noncurrent loans (loans 90 days or more past due and in nonaccrual status) stood at \$3.1 billion at year-end 2018. The median noncurrent loan ratio held steady at 0.52 percent. This compares favorably to an industry noncurrent loan ratio of 1.20 percent.

While farm and ranch customers continue to repay their loans, long-term delinquencies (90 days past due or more) did rise in 2018, possibly reflecting weaker farm incomes and reduced cash flow among farmers. These results are in line with various Federal Reserve District Banks reports which indicate only a modest deterioration in credit conditions despite the drop in farm income.

According to the most recent ABA and Farmer Mac Agricultural Lender Survey Report, nearly 82 percent of respondents reported an overall decline in farm profitability in 2018. Furthermore, on average survey respondents indicated that 51 percent of their current agricultural borrowers were profitable in 2018 and expect 51 percent will remain so into 2019.

Farm Banks Post Solid Earnings

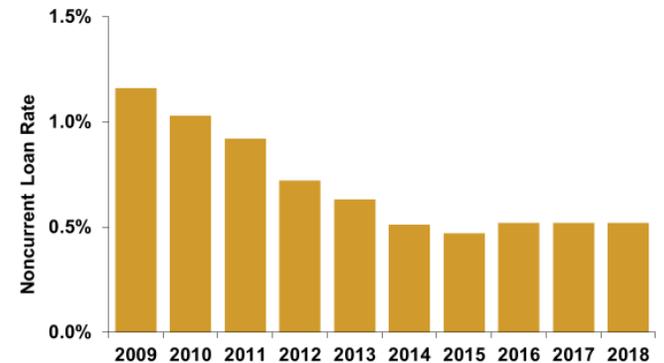
Farm banks posted solid earnings in 2018, reporting total net income of \$5.5 billion, rising 27 percent from one year prior. Farm banks hold a positive outlook for the future as unnecessary regulatory burdens are addressed and their customers and communities begin to benefit from the new tax law. Ninety-four percent of all farm banks were profitable in 2018, with 63 percent reporting an increase in earnings compared to a year earlier.

Interest income at farm banks rose during 2018 by 7.2 percent to \$15.0 billion. Noninterest income at farm banks also rose over the year, by 2.7 percent to \$3.0 billion. In comparison, interest income for the entire banking industry rose 8.1 percent and noninterest income rose 4.0 percent over the same timeframe.

Interest expenses rose during 2018 by 44.3 percent to \$2.7 billion, while noninterest expenses rose 0.99 percent to \$11.0 billion. In comparison, interest expenses for the entire banking industry rose 63.4 percent and noninterest expenses rose 5.75 percent over the same timeframe. Salary and employee benefits at farm banks grew by 4.99 percent to \$6.5 billion. Salaries and employee benefits represented 58.5 percent of all noninterest expenses in 2018.

As farm banks continue to struggle with unnecessarily burdensome regulations, the median return on average assets (ROA) for farm banks increased slightly to 1.10 percent in 2018.

Farm Banks Maintain Healthy Loan Portfolio



Source: Federal Deposit Insurance Corporation & American Bankers Association Analysis

American Bankers Association

However, more than two-fifths of all farm banks had a ROA in 2018 more than 1.27 percent—above pre-recession levels.

Outlook for 2019—Continued Headwinds in the Farm Economy

Farm sector profitability is forecasted to increase in 2019, as the sector is expected to regain losses from its decline in 2018. The USDA is forecasting net farm income in 2019 of \$69.4 billion.⁵ This is up 10.0 percent from the previous year but represents a decline of 49.0 percent from the peak of net farm income in 2013 at \$136.1 billion. Net cash farm income in 2018 is forecasted to be \$95.7 billion.⁶ This is up 4.7 percent from 2018. In inflation adjusted dollars, net farm income is forecasted to increase 8.1 percent and net cash farm income by 2.9 percent.

The USDA is forecasting that cash receipts for all commodities will rise 2.3 percent in 2019 to \$381.5 billion. Annual increases are predicted for both animal/animal product (2.6 percent) and crop (2.0 percent) receipts. While in the crop sector, forecast decrease in soybean receipts (6.6 percent) are countered by an expected increase in receipts for wheat (5.4 percent), corn (5.2 percent), cotton (6.5 percent), fruits/nuts (8.2 percent) and vegetables/melons (0.9 percent). Direct government farm payments are forecasted by the USDA to decline 16.8 percent or \$2.3 billion, reflecting large declines in Agricultural Risk Coverage (ARC) and Price Loss Coverage (PLC) payments. However, these declined due to more favorable market prices for most key covered crops are offset by increased payments for disaster, conservation, and dairy margin coverage programs for milk producers introduced in the 2018 Farm Act.

The USDA is forecasting an increase of 0.6 percent in total production expenses in 2019. In inflation-adjusted terms, total production expenses are forecast to decline 1.1 percent. However, in nominal terms, the declining expenses are driven by the decreased expense of fuels/oil (8.1 percent) and countered by increases in interest (2.8 percent) and hired labor (6.6 percent). Notably, expenses for inputs that typically are produced by the farm sector itself, including feed (increase of 1.2 percent), as well as livestock and seed (both with expected declines) have mixed cost value movements.

The value of farm assets is expected to increase by 1.5 percent in 2019, to \$3.1 trillion, as the value of farm real estate is expected to rise 1.8 percent.

The USDA expects farm sector debt to increase to \$426.7 billion (3.9 percent) by the end of 2019. Farm sector real estate debt is expected to increase by 5.1 percent to \$263.7 billion, while non-real estate farm debt is expected to grow more slowly, rising to \$163.0 billion. Farm banks have ample funds to meet the credit needs for qualified farm borrowers and reported growth in loan volumes to farmers suggesting that credit to the sector has not been curtailed.

⁵ Net farm income reflects a broader measure of profitability as it includes noncash values such as inventory flows, economic depreciation and gross imputed rental income.

⁶ Net cash farm income reflects all cash receipts from farming and farm-related income, minus cash expenses.

NORTHEAST

CT, DC, DE, MA, MD, ME, NH, NJ, NY, PA, RI, VT

Northeast			
	Median	Top 25%	Bottom 25%
Number of Full-Time Employees	52	126	50
Total Assets (\$ in Mil)	\$381.8	\$950.6	\$282.6
Total Loans & Leases (\$ in Mil)	\$309.1	\$613.1	\$189.5
Total Deposits (\$ in Mil)	\$316.3	\$796.2	\$236.8
Tier 1 Common Equity Risk-Based Capital Ratio	14.04%	19.21%	11.87%
Tier 1 Leverage Ratio	9.90%	14.46%	8.88%
Return on Average Assets	1.11%	1.40%	0.83%
Return on Average Equity	9.56%	13.44%	7.91%
Net Interest Margin	3.49%	3.70%	3.18%
Total Interest Expense/Average Assets	0.80%	0.97%	0.57%
Total Interest Income/Average Assets	4.13%	4.35%	3.85%
Total Noninterest Income/Average Assets	0.44%	0.55%	0.29%
Efficiency Ratio	57.26%	69.50%	53.17%
Noncurrent Loans*/Total Loans	0.77%	2.01%	0.31%
Net Charge-Offs/Average Loans	0.03%	0.09%	0.00%
Loan Loss Reserves/Gross Loans	1.15%	1.29%	0.88%
Farmland Loans/Total Loans & Leases	21.46%	27.00%	16.71%
Agricultural Production Loans/Total Loans & Leases	3.82%	6.34%	2.28%

* Noncurrent loans are defined as past 90 days due and loans in nonaccrual status.

The 12 farm banks in the Northeast region reported a 14.7 percent increase in farm loans from a year ago, rising to \$1.3 billion. Agricultural production loans rose 3.6 percent from a year ago to \$251 million, while farmland loans increased 17.66 percent to \$1.06 billion.

Farm banks in the Northeast region were able to maintain profitability in 2018. The median return on assets increased to 1.11 percent, while the median return on equity rose to 9.56 percent. The median Tier 1 risk-based capital ratio for farm banks in the Northeast region was 14.04 percent. Northeast farm banks employed 1,125 full-time employees in 2018.

SOUTH

AL, AR, FL, GA, KY, LA, MS, NC, SC, TN, VA, WV

South			
	Median	Top 25%	Bottom 25%
Number of Full-Time Employees	38	73	21
Total Assets (\$ in Mil)	\$150.7	\$292.2	\$92.9
Total Loans & Leases (\$ in Mil)	\$98.6	\$202.6	\$50.4
Total Deposits (\$ in Mil)	\$124.7	\$255.7	\$77.0
Tier 1 Common Equity Risk-Based Capital Ratio	16.59%	19.67%	13.85%
Tier 1 Leverage Ratio	11.29%	12.87%	9.75%
Return on Average Assets	1.07%	1.52%	0.74%
Return on Average Equity	9.89%	13.21%	6.26%
Net Interest Margin	4.12%	4.49%	3.75%
Total Interest Expense/Average Assets	0.63%	0.86%	0.43%
Total Interest Income/Average Assets	4.52%	4.97%	4.10%
Total Noninterest Income/Average Assets	0.64%	0.85%	0.41%
Efficiency Ratio	65.68%	76.48%	59.40%
Noncurrent Loans*/Total Loans	0.98%	1.88%	0.43%
Net Charge-Offs/Average Loans	0.06%	0.28%	0.00%
Loan Loss Reserves/Gross Loans	1.32%	1.68%	1.07%
Farmland Loans/Total Loans & Leases	16.61%	23.85%	13.23%
Agricultural Production Loans/Total Loans & Leases	6.45%	12.56%	3.06%

* Noncurrent loans are defined as past 90 days due and loans in nonaccrual status.

The 181 farm banks in the South region increased farm loans by 7.49 percent, or \$587 million, from a year ago rising to \$8.4 billion in 2018. Agricultural production loans rose by 9.84 percent from a year ago, to \$2.5 billion, while farmland loans rose by 6.55 percent to \$6.0 billion.

Farm banks in the South remained profitable in 2018. The median return on assets rose to 1.1 percent, and the median return on equity rose to 9.89 percent. The region's farm banks' median Tier 1 risk-based capital ratio was 16.6 percent, representing healthy banks in the region. Farm banks in the South region employ over 11,500 men and women, an increase of 2.8 percent from the previous year.

Cornbelt

IA, IL, IN, MI, MN, MO, OH, WI

Cornbelt			
	Median	Top 25%	Bottom 25%
Number of Full-Time Employees	27	49	13
Total Assets (\$ in Mil)	\$131.5	\$245.0	\$68.8
Total Loans & Leases (\$ in Mil)	\$85.7	\$168.0	\$42.9
Total Deposits (\$ in Mil)	\$108.4	\$205.9	\$58.9
Tier 1 Common Equity Risk-Based Capital Ratio	15.39%	19.20%	12.63%
Tier 1 Leverage Ratio	10.97%	12.71%	9.71%
Return on Average Assets	1.09%	1.48%	0.74%
Return on Average Equity	9.63%	13.16%	6.24%
Net Interest Margin	3.69%	4.06%	3.32%
Total Interest Expense/Average Assets	0.65%	0.87%	0.47%
Total Interest Income/Average Assets	4.19%	4.52%	3.83%
Total Noninterest Income/Average Assets	0.43%	0.65%	0.28%
Efficiency Ratio	64.37%	73.95%	56.41%
Noncurrent Loans*/Total Loans	0.51%	1.22%	0.12%
Net Charge-Offs/Average Loans	0.01%	0.14%	0.00%
Loan Loss Reserves/Gross Loans	1.22%	1.53%	1.01%
Farmland Loans/Total Loans & Leases	21.47%	29.52%	15.51%
Agricultural Production Loans/Total Loans & Leases	15.40%	24.45%	8.92%

The 842 farm banks in the Cornbelt region increased farm loans by 5.24 percent, or \$2.4 billion, from a year ago to \$47.9 billion in 2018. Agricultural production loans rose 3.31 percent from a year ago to \$21.6 billion, while farmland loans increased 6.88 percent to \$26.3 billion.

Farm banks in the Cornbelt region maintained profitability in 2018. The median return on equity was 9.63 percent, while the median return on assets rose 1.1 percent. The region's median Tier 1 risk-based capital ratio rose to 15.4 percent. Farm banks in the Cornbelt region employ more than 35,300 men and women, a 1.42 percent increase compared to 2017 employment levels.

Plains

CO, KS, ND, NE, NM, OK, SD, TX

Plains			
	Median	Top 25%	Bottom 25%
Number of Full-Time Employees	23	45	12
Total Assets (\$ in Mil)	\$115.0	\$233.9	\$57.3
Total Loans & Leases (\$ in Mil)	\$66.5	\$153.1	\$32.1
Total Deposits (\$ in Mil)	\$96.3	\$196.2	\$47.8
Tier 1 Common Equity Risk-Based Capital Ratio	15.94%	20.32%	13.01%
Tier 1 Leverage Ratio	11.10%	13.01%	9.66%
Return on Average Assets	1.10%	1.50%	0.67%
Return on Average Equity	10.03%	13.66%	5.74%
Net Interest Margin	3.88%	4.31%	3.49%
Total Interest Expense/Average Assets	0.64%	0.87%	0.44%
Total Interest Income/Average Assets	4.35%	4.83%	3.90%
Total Noninterest Income/Average Assets	0.42%	0.72%	0.26%
Efficiency Ratio	66.73%	76.26%	57.36%
Noncurrent Loans*/Total Loans	0.38%	1.20%	0.04%
Net Charge-Offs/Average Loans	0.01%	0.18%	0.00%
Loan Loss Reserves/Gross Loans	1.38%	1.74%	1.11%
Farmland Loans/Total Loans & Leases	18.43%	27.38%	12.14%
Agricultural Production Loans/Total Loans & Leases	22.61%	36.67%	12.24%

The 677 farm banks in the Plains region increased their farm loans by 4.64 percent, or \$1.7 billion, from a year ago to more than \$40.3 billion in 2018. Agricultural production loans rose 2.6 percent from a year ago to \$21.0 billion, while farmland loans increased 6.95 percent to \$19.3 billion.

Farm banks in the Plains maintained profitability in 2018. The median return on assets held steady at 1.1 percent, while the median return on equity rose to 10.0 percent. The region's farm banks had a median Tier 1 risk-based capital ratio of 15.9 percent – an increase from the previous year. Farm banks in the Plains region employ over 31,300 men and women, an increase of 1.5 percent compared to 2017.

West

AK, AZ, CA, HI, ID, MT, NV, OR, UT, WA, WY

West			
	Median	Top 25%	Bottom 25%
Number of Full-Time Employees	45	100	16
Total Assets (\$ in Mil)	\$181.9	\$483.6	\$77.3
Total Loans & Leases (\$ in Mil)	\$105.0	\$328.7	\$51.5
Total Deposits (\$ in Mil)	\$163.5	\$417.5	\$67.6
Tier 1 Common Equity Risk-Based Capital Ratio	15.83%	19.30%	12.27%
Tier 1 Leverage Ratio	10.42%	11.79%	9.49%
Return on Average Assets	1.28%	1.59%	1.03%
Return on Average Equity	12.50%	14.54%	8.15%
Net Interest Margin	4.15%	4.78%	3.79%
Total Interest Expense/Average Assets	0.43%	0.74%	0.23%
Total Interest Income/Average Assets	4.42%	5.06%	3.97%
Total Noninterest Income/Average Assets	0.46%	0.70%	0.29%
Efficiency Ratio	62.76%	71.98%	53.30%
Noncurrent Loans*/Total Loans	0.67%	1.77%	0.11%
Net Charge-Offs/Average Loans	0.02%	0.35%	0.00%
Loan Loss Reserves/Gross Loans	1.65%	1.90%	1.32%
Farmland Loans/Total Loans & Leases	15.74%	23.17%	11.28%
Agricultural Production Loans/Total Loans & Leases	16.61%	24.22%	10.44%

The 60 farm banks in the West region increased farm loans by 5.4 percent, or \$518 million, from a year ago to \$10.1 billion in 2018. Agricultural production loans rose 5.64 percent from a year ago to \$4.6 billion, while farmland loans increased 5.3 percent to \$5.5 billion.

Farm banks in the West remained profitable in 2018. The median return on equity rose to 12.5 percent and return on assets rose to 1.3 percent. The median Tier 1 risk-based capital ratio for farm banks in the West region was 15.8 percent. Farm banks in the West region employ more than 6,300 men and women, up 3.3 percent from the previous year.



ABA's Agricultural & Rural Banking Resources

ABA Agricultural Banking Experts

Ed Elfmann, Senior Vice President, Agriculture and Rural Banking Policy

Sarah Grano, Vice President, Public Relations

Hugo Dante, Research Associate, Economic Policy & Research

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Barbara McCoy, Senior Meeting Coordinator, Agricultural & Rural Banking Policy

Resources for Agricultural Banks

ABA Ag Banker Quarterly

Bert Ely's Farm Credit Watch

ABA National Agricultural Bankers Conference: November 11-14, 2018, Omaha, Nebraska

Agricultural Banks Performance Scorecard

ABA and Farmer Mac Agricultural Lender Survey Report

Introduction to Agricultural Lending Facilitated Course

Farmer Mac Alliance





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