



2009 Kansas Land Values and Cash Rents at the County Level

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Producers, landowners, lenders, appraisers, and others in agribusiness regularly request information pertaining to land values and cash rents at the county level (and even more localized levels in some cases). However, there are currently limited publicly reported price data at this level available for Kansas. As part of USDA NASS, Kansas Agricultural Statistics (KAS) conducts a land survey each year and reports land values at the crop reporting district (CRD) level in Kansas. Starting in 2008, KAS began surveying cash rents at the county level in addition to the CRD level. This paper reports KAS county-level values for cash rents and our estimates of county-level land values. Table 1 shows the 2009 CRD level land values and statewide cash rents for both non-irrigated cropland and pasture as reported by KAS.¹ Figure 1 shows the geographical regions for the different CRD regions.

Table 1. Kansas Crop Reporting District Level Agricultural Land Values and Cash Rents.^a

Region (CRD)	Non-irrigated Cropland		Pasture	
	Value, \$/ac	Rent, \$/ac ^b	Value, \$/ac	Rent, \$/ac ^b
Northwest (NW)	730	35.50	400	12.00
West Central (WC)	620	32.00	430	10.50
Southwest (SW)	590	31.00	330	9.00
North Central (NC)	1,030	46.00	640	17.00
Central (C)	980	40.00	720	16.00
South Central (SC)	1,010	37.00	680	12.00
Northeast (NE)	1,820	79.00	1,130	21.50
East Central (EC)	1,710	48.50	1,220	19.50
Southeast (SE)	1,160	41.00	950	18.00
State	1,000	43.50	750	15.50

^a Land Values are from Kansas Agricultural Statistics, *Agricultural Land Values*, August 21, 2009. Land values are for January 1, 2009; rents are for the year 2009.

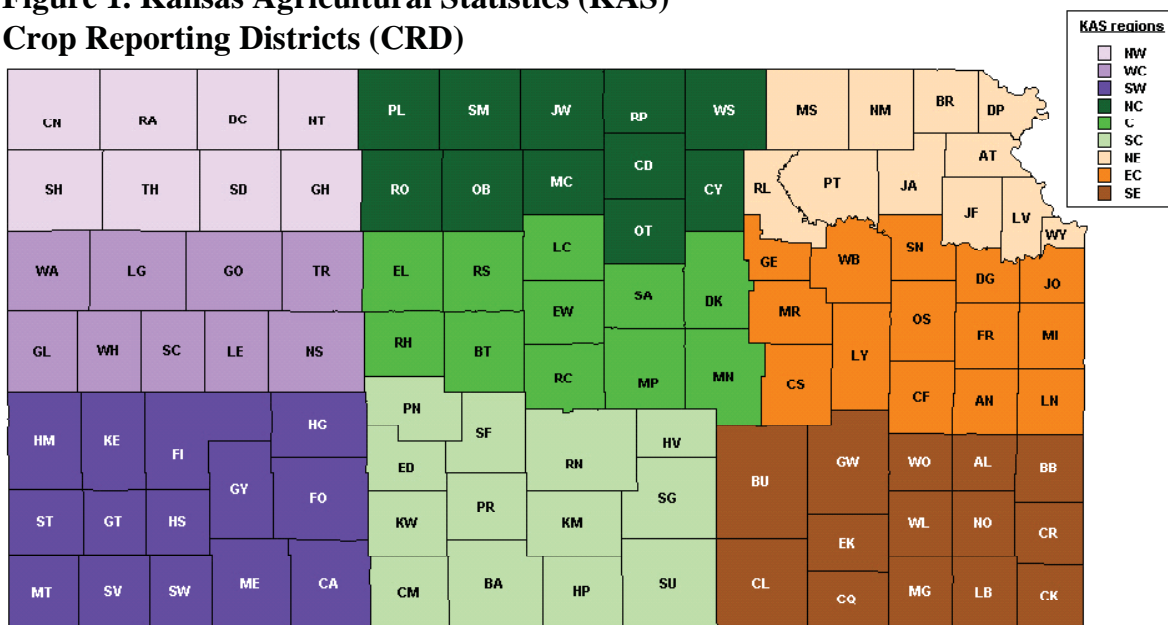
^b Regional cash rents are from the USDA NASS website www.nass.usda.gov/QuickStats/index2.jsp.

Although KAS surveys landowners and producers in every county of the state regarding land values, its sampling procedure is not designed to be statistically valid at the county level (this would require a much larger sample size). Thus, at the current time, the information presented in Table 1 is the only statistically valid information on land values that are reported on an annual basis and timely enough for this publication. Cash

¹ KAS made major revisions to earlier year land values at both the state and CRD levels and thus values reported in this paper should not be directly compared with earlier versions of this report. To see historical land values for the different regions see MF-1100 *Kansas Land Values and Cash Rental Prices*.

rents on the other hand are reported at the county-level for most counties for non-irrigated and pasture land and this information is reported in Table 2. Additional information pertaining to the KAS land values survey and reports for previous years can be found at the Kansas Agricultural Statistics website (<http://www.nass.usda.gov/ks/>). The most recent 20 years of land values and cash rents reported by KAS are also summarized in *Kansas Land Prices and Cash Rental Rates* (MF-1100) available at www.agmanager.info.

Figure 1. Kansas Agricultural Statistics (KAS) Crop Reporting Districts (CRD)



Figures 2-5 on the following pages show the CRD-level land values and cash rents for non-irrigated cropland and pasture reported in Table 1 prorated to the county level (specific values displayed on the maps are also reported in Table 2). In order to prorate the CRD level land values to the county level (Figures 2 and 4), several pieces of information were required in addition to the CRD-level values. First, some measure of county-to-county variation is required, and second, a measure of acres in each county is needed. Information on county level land values (average for the years 2005 through 2007) from the state Farm Service Agency (FSA) Land Value Survey (LVS) was used to index county-to-county variation.² After a county index was calculated, it was weighted to reflect the acres of non-irrigated cropland or pasture in that particular county relative to the CRD as a whole. The acreage weights were based on acres reported for each county in the 2002 and 2007 Ag Censuses (USDA). The acreage-weighted indices were then multiplied by the CRD averages reported in Table 1 to give the county level values shown in Figures 2 and 4. Thus, the values displayed in Figures 2 and 4, when multiplied by the respective acreage-based weights and summed, will exactly equal the KAS-reported values at the CRD level. Figures 3 and 5 (cash rents) reflect actual values reported by USDA NASS at the county level with a couple of minor exceptions (there were several counties that were not reported individually, but were reported at an aggregate level – see Table 2 footnote).

² Methods of eliciting land values for this in-house survey are not necessarily consistent across counties and thus this database was simply used to create county indices for land values.

It is recognized that the values reported in Figures 2-5 may not perfectly represent cash rents at the local level for a number of reasons (i.e., inconsistencies in the FSA survey data for land values, varying land quality, etc). However, the purpose of this paper and the procedure used in this analysis is to provide producers, landowners, lenders, appraisers, and others in agribusiness with another source of information for consideration when they negotiate what land values and cash rents should be in their particular situations. Thus, the values in this report should not be viewed as *the* land values or cash rents in a particular county, but as simply one more piece of information to consider. For further information on land values and cash rents, additional resources (papers and spreadsheets) are available at www.agmanager.info.

Table 2. Estimated 2009 County-Level Nonirrigated and Pasture Land Values and Cash Rents^a

County	Code	Region	Nonirrigated Land		Pasture Land	
			Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Allen	AL	SE	923	45.50	838	19.50
Anderson	AN	EC	975	50.50	844	20.00
Atchison	AT	NE	1,975	67.00	981	27.50
Barber	BA	SC	1,017	36.50	980	10.00
Barton	BT	C	712	35.00	639	15.50
Bourbon	BB	SE	1,062	33.50	1,137	21.00
Brown	BR	NE	1,816	104.00	901	29.50
Butler	BU	SE	1,318	39.50	1,017	17.50
Chase	CS	EC	1,204	44.00	745	20.00
Chautauqua	CQ	SE	813	36.50	628	11.00
Cherokee	CK	SE	1,494	51.00	1,107	23.50
Cheyenne	CN	NW	723	37.00	326	9.00
Clark	CA	SW	521	29.50	393	9.00
Clay	CY	NC	1,214	54.00	841	18.50
Cloud	CD	NC	1,332	48.00	723	20.00
Coffey	CF	EC	901	50.00	745	19.00
Comanche	CM	SC	553	29.50	551	9.00
Cowley	CL	SE	1,199	33.50	987	15.50
Crawford	CR	SE	976	36.50	838	23.00
Decatur	DC	NW	767	36.00	418	11.50
Dickinson	DK	C	1,200	40.00	832	20.50
Doniphan	DP	NE	2,581	113.00	1,564	35.00
Douglas	DG	EC	3,124	57.00	3,549	18.00
Edwards	ED	SC	709	31.50	398	12.50
Elk	EK	SE	1,062	38.00	796	15.50
Ellis	EL	C	864	32.50	573	13.00
Ellsworth	EW	C	769	40.00	774	14.50
Finney	FI	SW	661	35.50	296	8.00
Ford	FO	SW	745	28.00	453	10.50
Franklin	FR	EC	1,404	52.00	1,042	17.50
Geary	GE	EC	1,204	54.50	869	16.50
Gove	GO	WC	546	38.50	473	10.50
Graham	GH	NW	651	33.50	450	11.00
Grant	GT	SW	593	32.00 ^b	212	8.00
Gray	GY	SW	628	36.50	333	12.00
Greeley	GL	WC	636	27.50	269	10.00
Greenwood	GW	SE	1,164	34.00	1,077	19.00
Hamilton	HM	SW	557	29.50	218	8.00
Harper	HP	SC	790	39.50	475	14.00
Harvey	HV	SC	1,672	43.00	1,225	17.50
Haskell	HS	SW	664	34.00	333	8.30 ^b
Hodgeman	HG	SW	463	29.50	266	11.00
Jackson	JA	NE	1,147	49.50	848	22.00
Jefferson	JF	NE	1,497	48.00	1,220	22.50
Jewell	JW	NC	877	48.50	578	18.50
Johnson	JO	EC	9,316	50.50	8,687	20.00
Kearny	KE	SW	614	32.00 ^b	314	7.00
Kingman	KM	SC	1,036	34.50	735	13.00
Kiowa	KW	SC	854	31.50	490	11.50
Labette	LB	SE	1,056	39.00	993	17.50
Lane	LE	WC	585	26.00	446	9.50
Leavenworth	LV	NE	2,867	44.00 ^b	3,182	22.00 ^b
Lincoln	LC	C	752	48.00	631	16.50

Table 2. Continued

County	Code	Region	Nonirrigated Land		Pasture Land	
			Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Linn	LN	EC	1,147	43.50	993	22.50
Logan	LG	WC	593	35.00	327	9.50
Lyon	LY	EC	831	45.50	732	20.50
Marion	MN	C	1,248	39.00	860	19.00
Marshall	MS	NE	1,784	75.00	955	26.50
McPherson	McP	C	1,408	49.00	975	18.50
Meade	ME	SW	646	30.00	423	10.00
Miami	MI	EC	3,726	45.50	3,475	21.00
Mitchell	MC	NC	1,065	53.50	552	16.50
Montgomery	MG	SE	1,113	48.00	987	16.00
Morris	MR	EC	745	41.50	819	21.50
Morton	MT	SW	395	29.00	151	6.00
Nemaha	NM	NE	1,720	83.00	981	24.50
Neosho	NO	SE	1,130	37.00	1,002	24.50
Ness	NS	WC	703	27.50	596	11.00
Norton	NT	NW	750	36.00	514	14.50
Osage	OS	EC	975	47.50	869	17.00
Osborne	OB	NC	830	37.00	460	14.00
Ottawa	OT	NC	1,214	45.50	920	20.00
Pawnee	PN	SC	672	35.00	367	12.50
Phillips	PL	NC	752	32.50	473	14.50
Pottawatomie	PT	NE	1,219	51.00	1,008	18.50
Pratt	PR	SC	881	31.50	551	11.50
Rawlins	RA	NW	812	36.50	401	11.00
Reno	RN	SC	963	40.00	612	15.00
Republic	RP	NC	1,394	57.00	814	22.50
Rice	RC	C	824	37.00	659	15.00
Riley	RL	NE	1,537	48.00	1,061	16.50
Rooks	RO	NC	627	29.00	486	13.50
Rush	RH	C	608	32.50	487	12.00
Russell	RS	C	704	33.50	516	13.00
Saline	SA	C	1,456	49.50	1,002	20.00
Scott	SC	WC	653	37.50	287	10.00
Sedgwick	SG	SC	1,781	41.50	980	18.50
Seward	SW	SW	521	26.00	302	8.30 ^b
Shawnee	SN	EC	1,576	55.50	844	17.50
Sheridan	SD	NW	705	36.00	337	12.50
Sherman	SH	NW	669	34.50	353	10.00
Smith	SM	NC	815	47.50	473	17.00

Stafford	SF	SC	872	39.50	612	12.50
Stanton	ST	SW	664	28.50	302	10.00
Stevens	SV	SW	467	28.50	302	8.50
Sumner	SU	SC	976	35.00	729	14.50
Thomas	TH	NW	759	34.50	321	14.50
Trego	TR	WC	509	27.00	436	12.00
Wabaunsee	WB	EC	1,147	50.50	956	17.50
Wallace	WA	WC	610	28.50	436	10.00
Washington	WS	NC	1,347	59.00	998	20.00
Wichita	WH	WC	703	36.50	364	10.00
Wilson	WL	SE	1,055	50.50	808	17.00
Woodson	WO	SE	1,473	35.00	1,047	19.50
Wyandotte	WY	NE	7,169	44.00 ^b	7,954	22.00 ^b

^a Values estimated using KAS crop reporting district (CRD) level values and rents directly from KAS county surveyed values.

^b Value is based on multi-county average for region as opposed to a county-specific value.