

Kansas Farmland Sales and Characteristics: 1980-2003



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Introduction

The value of farmland is important to many people involved in agriculture. Two earlier publications summarize Kansas farmland price data from 1971 through 1987 (Knox, et al. 1989) and from 1971 through 1990 (Berends, et al. 1992). The purpose of this publication is to update those studies using prices of farmland sale data reported by members of the Kansas Society of Farm Managers and Rural Appraisers (KSFMRA) from 1980 through 2003. Characteristics influencing the price of land are discussed in addition to trends during the period. Information regarding land values by district, region, month of sale, quality of land, type of road adjoining the tract, improvements, mineral rights, contract sales, and irrigation are important characteristics discussed in this publication.

There have been a number of studies looking at land values in the state of Kansas. Nivens, et al. (2002), used the KSFMRA data to predict Kansas farmland values using satellite imagery. Tsoodle and Wilson (2001) reported farmland values and discussed trends dating back 125 years of census data. Featherstone, et al. (1993) used the KSFMRA data to examine how the sales of farmland by financial institutions affected farmland values during the late 1970s through 1990. A few other earlier studies discussing Kansas farmland values included Pretzer (1987), Pine (1977, 1978), and Pine and Johnson (1978).

Data and Methods

The farmland sales data in this study were based on actual land sales collected by KSFMRA. The members of the KSFMRA report legal information including township, range, section numbers, county, size of tract, price of the sale, name of the buyer and seller, and the month the transaction occurred, as well as other characteristics. The other characteristics reported include: quality of the land (good, average, or low), improvements, mineral rights, contract sale, road access (hard, gravel, or dirt), irrigation, and amount of cropland.

Over the 24-year period, 1980 through 2003, 33,638 sales were reported, an average of 1,402 per year (Table 1). The highest number of reported sales occurred in 1987 with 1,904, whereas the lowest number of reported sales was in 1985 with 1,055 (Figure 1). Approximately 7 million acres sold are reported during the 24-year period.

Results and Discussion

General Trends

As illustrated in Table 1, during the first 7-years (1980 through 1986), the weighted-average price per acre decreased from \$663 per acre to \$304 per acre. After 1986, Kansas has seen a steady increase in the value of farmland sold. Between the years of 1987 and 2003, the weighted-average price per acre increased from \$307 per acre to \$680 per acre, with the

exception of a \$43 per acre decrease in 1999. These trends, a decrease in the value of Kansas farmland from 1980 to 1986 and an increase in value from 1987-2003 are illustrated in Figure 2 on a monthly basis. Throughout this study, the average size of sale (number of acres) was fairly constant. The highest average size of sale for this study was 241 acres in 1997 while 172 acres in 1999 was the lowest (Table 1).

Sales by Month

The highest average price occurred during the month of June (\$507 per acre) (Table 2 and Figure 3). On average, March has the largest sale size (222 acres per sale) (Table 3) while July has the smallest (177 acres per sale). Most Kansas farmland sales occurred during the months of March, April, and May (Table 4 and Figure 4).

Farmland Sales by District

Kansas is broken down into nine crop and livestock reporting service districts: Northwest-NW, North Central-NC, Northeast-NE, West Central-WC, Central-C, East Central-EC, Southwest-SW, South Central-SC, and Southeast-SE (Figure 5). Table 5 reports the sales as a percentage of the total farmland by district. Over the 24-year period, the South Central district has the largest number of reported sales as a percentage of total farmland in that district. The Northeast crop and livestock reporting service district has the highest weighted average price (\$656 per acre) (Table 6 and Figure 6). Table 7 (Figure 7) reports the Southwest and West Central districts had the largest parcel size per sale (296 acres per sale) while the Northeast district had the smallest (142 acres per sale). Table 8 (Figure 8) reports the percentage of reported sales that occurred in each of the crop and livestock reporting service districts. The three central districts had the largest number reported of sales. The South Central, Central, and North Central districts had 18.9 percent, 17.1 percent, and 14.3 percent of all sales, respectively.

Size of Sale

The reported Kansas farmland sales were broken down into nine different size of sales according to the number of acres: A<80, 80-159, 160-239, 240-319, 320-399, 400-479, 480-559, 560-639, and A>640. According to Table 9 (Figure 9), as the size of the parcel of land sold increased in size, the lower the per acre price the seller received for the land, except for the 400 through 479 acres category. Sales fewer than 80 acres received the highest weighted average price per acre (\$694 per acre) while sales of 560 to 640 acres received the lowest weighted average price per acre (\$343 per acre). Table 10 reports the average number of acres per sale. Sales between 80 and 160 acres had the highest percentage of sales (45.6 percent) while sales between 480 and 560 acres had the smallest percentage (0.6 percent) (Table 11 and Figure 10).

Farmland Sales by Region

The nine crop and livestock reporting service districts in Kansas were broken down into three regions: Eastern-E, Central-C, and Western-W (Figure 11). The eastern most districts (Northeast, East Central, and Southeast) were contained in the Eastern Region. The Central Region was comprised of the North Central, Central, and South Central districts, and the Western Region consisted of the three most western districts (Northwest, West Central, and Southwest). Tables 12 through 14 (Figures 12 through 14) describe each region's weighted average price per acre using the same nine sizes of sales according to the number of acres as described in the previous paragraph. For all three regions, sales fewer than 80 acres received the highest weighted average price per acre (East-\$767 per acre, Central-\$695 per acre, and West-\$483).

Each region's percentage of sales by size is reported in Tables 15 through 17 (Figures 15 through 17). Sales fewer than 80 acres and between 80 and 159 acres were the two categories that had the largest percentage of sales for the Eastern and Central regions while the Western Region had the largest percentage of sales between 80 and 159 acres and between 240 and 319 acres (Tables 15 through 17).

Tables 18 through 20 (Figures 18 through 20) report the weighted average price acre for the three regions. The month of July has the highest weighted average price acre for the Eastern Region (\$624 per acre). The Central Region had the highest weighted average price acre during the month of December (\$547 per acre) while February was the highest for the Western Region (\$444 per acre).

Contract Sale

When a seller provides financing for the buyer at the time of sale, the sale is referred to as a contract sale. Land not sold under contract had a slightly higher weighted average price (\$500 per acre) compared to a sale under contract (\$496 per acre) (Table 21 and Figure 21). Table 22 reports the size of sale by contract. Sales under contract had a higher number of acres on average (214 acres per sale). However, only 5 percent of the sales occurred under contract (Table 23).

Land Quality

Land quality was classified as good, average, or low quality. As one would expect, land quality classified as good had the highest weighted average price (\$625 per acre), followed by average (\$504 per acre), and low quality (\$325 per acre) (Table 24 and Figure 22). In Table 25, land quality that had the largest size of sale was low quality (327 acres) followed by average (193 acres) and good (188 acres). In general, less 10 percent of the land sold was of low quality, 46 percent was sold as average quality, and approximately 25 percent of the land sold accounted for good quality (Table 26).

Irrigation

The reporting method for irrigation data was changed in 1987. Between 1980 and 1986, members were asked to indicate if tracts of land were developed for irrigation, irrigation potential but not developed, or nonirrigated. This created confusion regarding the inclusion of potential irrigation. Hence, some considered this category as nonirrigated, whereas other included it with potential irrigation. Since 1988, members were asked to record the number of irrigated acres. In this study, irrigated land was reported as having the highest weighted average price (\$743 per acre), as one would expect (Table 27 and Figure 23). Land with irrigation had the largest number of acres per sale, 251 acres per sale (Table 28). However, a majority (72.2 percent) of the land sales were reported as nonirrigated (Table 29). Figure 24 shows the percent of Kansas cropland that reported sales with irrigation. There was a decreasing trend of Kansas cropland sold with irrigation from 1987 to 1993. Throughout the mid 1990s to 2001 there was a fairly constant trend with a sharp increase in cropland sold with irrigation since 2001.

Percent of Acres in Cultivation

Kansas farmland sale data were analyzed based on percentages of acres in cultivation. The data were placed in one of the six categories: <5 percent, 5-24 percent, 25-49 percent, 50-74 percent, 75-94 percent, and 95-100 percent. Sales that had the highest percent of acres cultivated (95 to 100 percent) had the highest weighted average price (\$622 per acre) (Table 30 and Figure 25). In Table 31, the size of sale for each category was presented. Sales between 5 and 24 percent of acres in cultivation had on average the largest number of acres per sale (340 acres per sale). Farmland with the highest percentage of acres in cultivation had the highest percentage of sales across all six categories (26.9 percent) (Table 32).

Type of Road

Members recorded farmland sales as being accessible by hard-surface, gravel, or dirt roads. As illustrated in Table 33 (Figure 26), hard-surfaced roads had the highest weighted average price (\$576 per acre). Parcels that were accessible by dirt roads had the largest number of acres per sale (224 acres per sale) while approximately 50 percent of the sales reported were accessible by gravel roads (Tables 34 and 35, respectively).

Improvements

Similar to irrigation, the reporting method for improvements was changed in 1987. Prior to 1987, improvements were reported as fully improved, partly improved, or unimproved. Since 1987, members have reported the approximate value of improvements. These values are reported in four categories calculated by taking the value of improvements divided by the total sale price: <25 percent, 25-49 percent,

50-74 percent, and 75-100 percent. As the value of improvements increased, so did the per acre price of a tract (\$2,241 per acre) (Table 36 and Figure 27). Tables 37 and 38 provide information on the size of the sale and percentage of sales in terms of improvements, respectively. Improvements that were fewer than 25 percent of the total sale price had, on average, the largest number of acres per sale (208 acres per sale) and the highest percentage of sales (96 percent).

Mineral Rights

Table 39 (Figure 28) presents weighted average price by mineral rights (all, partial, or none). Sales that included all of the mineral rights brought the highest price (\$509 per acre). While reported sales with partial mineral rights had the largest size of sale (303 acres per sale), more than 62 percent of the sales included all the mineral rights (Tables 40 and 41, respectively).

Conclusion

Factors affecting the value of Kansas farmland are important to farmers, lenders, policy makers, and appraisers. The objective of this publication was to update two earlier reports concerning Kansas farmland sale data from 1971 through 1987 and 1971 through 1990. This study considered the years from 1980 through 2003. In the 24-year period, the Kansas Society of Farm Manager and Rural Appraisers reported more than 33,600 sales with an average sale of 1,402 acres per year. The sales totaled nearly 7 million acres and more than \$3.2 billion.

The statewide weighted average price decreased from \$663 per acre to \$304 per acre during the first 7-year period (1980-1986). After 1986, Kansas has seen a steady increase in the value of farmland sold. Between the years of 1987 and 2003, the weighted-average price per acre increased from \$307 per acre to \$680 per acre, with the exception of a \$43 per acre decrease in 1999. Recent nominal land prices (2003) are at an all-time high in Kansas, surpassing the previous high (2002).

Finally, this report is based on actual land sales collected by members of the Kansas Society of Farm Manager and Rural Appraisers. Characteristics reported include: quality of land, irrigation, mineral rights, improvements, road access, contract sale, size of sale, and amount of cropland. These sales only contain a portion of all farmland sales in the state, and therefore, should not be considered a random sample of the farmland market in Kansas. Nevertheless, the findings in this report do provide useful information regarding farmland values in Kansas.

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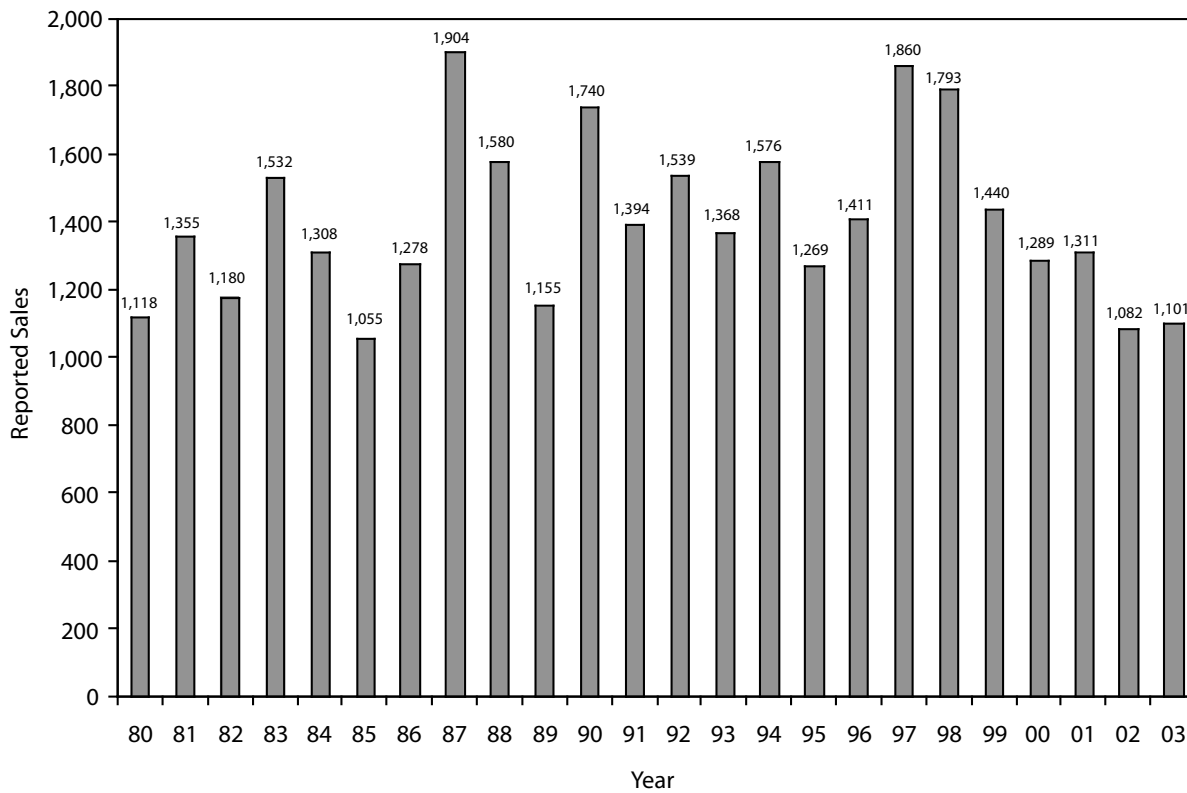
Data and Methods

Table 1. Total Acres Sold, Average Sale in Dollars, and Total Sales in Dollars

Year	Number of Sales	Avg. Acres per Sale	Total Acres Sold	Weighted Avg. Price/Acre	Avg. Sale in Dollars	Total Sales in Dollars
1980	1,118	188	210,705	663	124,528	139,845,296
1981	1,355	193	261,690	649	125,353	169,853,861
1982	1,180	193	227,579	551	106,289	125,420,996
1983	1,532	186	284,307	561	103,960	159,266,369
1984	1,308	173	229,150	503	86,285	114,327,347
1985	1,055	215	227,099	383	82,728	87,277,847
1986	1,278	200	261,231	304	67,312	87,707,169
1987	1,904	196	382,710	307	61,432	119,054,327
1988	1,580	207	333,389	351	74,380	120,050,024
1989	1,155	215	251,210	366	74,908	91,762,362
1990	1,740	211	375,822	357	78,042	139,226,110
1991	1,394	193	282,118	380	74,194	108,249,401
1992	1,539	235	377,667	342	82,171	132,295,127
1993	1,368	205	293,274	395	83,973	120,333,642
1994	1,576	193	314,221	436	83,841	139,846,540
1995	1,269	216	286,094	409	90,887	120,424,890
1996	1,411	198	291,630	482	94,255	138,649,138
1997	1,860	241	469,767	518	98,936	194,410,099
1998	1,793	190	360,238	589	108,304	205,019,558
1999	1,440	198	292,140	543	109,174	161,033,040
2000	1,289	172	225,358	625	110,326	148,829,822
2001	1,311	201	271,466	622	122,052	163,061,177
2002	1,082	179	198,095	671	122,245	138,014,543
2003	1,101	195	218,632	680	133,292	148,886,963
Total	33,638	200	6,925,591	487	95,786	3,272,845,648

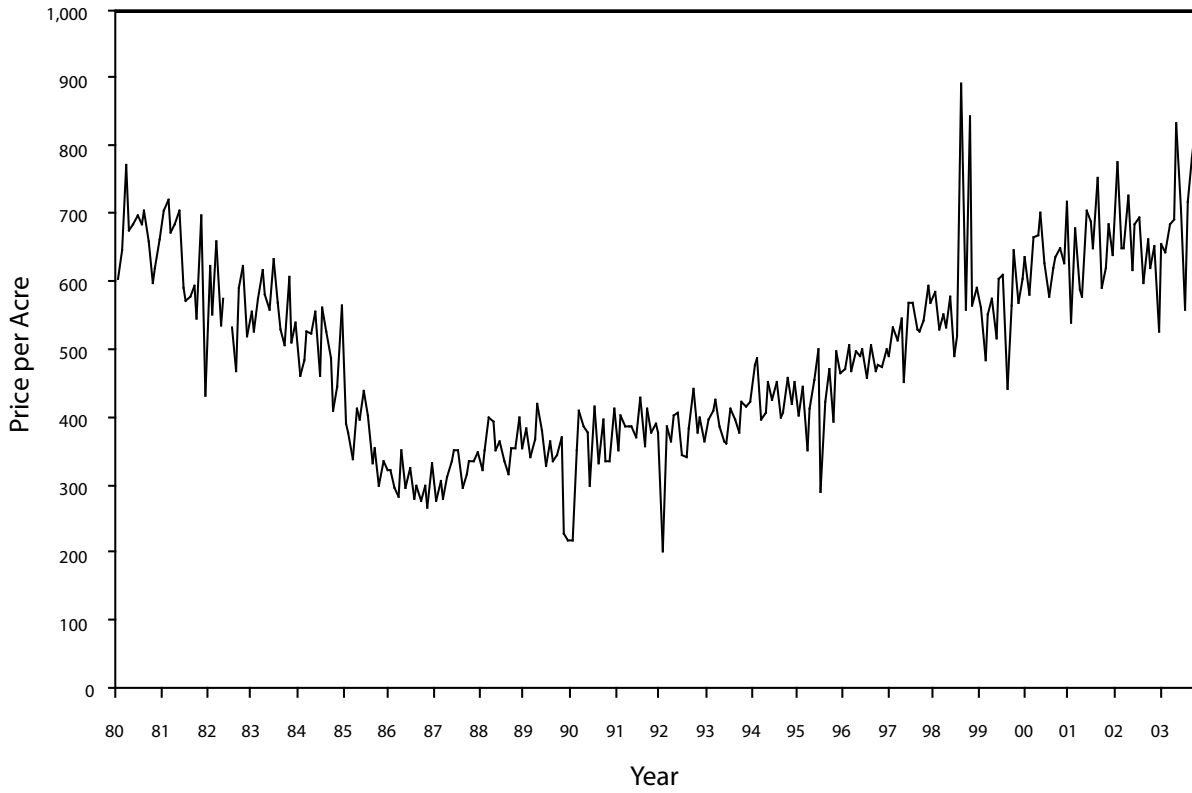
Data and Methods

Figure 1. Total Number of Reported Kansas Farmland Sales, 1980-2003



General Trends

Figure 2. *Kansas Farmland Price per Acre by Month, 1980-2003*



Sales by Month

Table 2. Weighted Average Price per Acre by Month, 1980-2003

Year	Not Reported	Month												Total
		Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
		\$ per Acre												
1980	591	602	647	637	773	676	652	683	580	697	683	704	657	663
1981	769	597	618	663	703	721	670	684	703	591	570	579	593	649
1982	579	545	696	433	624	553	660	535	575	531	466	592	624	551
1983	481	519	556	524	575	617	582	559	632	567	530	505	605	561
1984	623	510	540	460	483	526	523	556	461	560	524	487	409	503
1985	324	446	566	389	375	338	412	395	437	404	330	354	298	383
1986	233	334	322	323	297	283	351	295	325	278	300	275	298	304
1987	229	266	332	275	305	279	311	335	350	350	294	316	334	307
1988	449	338	347	323	349	398	393	351	363	333	314	355	353	351
1989	388	398	353	384	342	367	419	380	327	364	335	345	370	366
1990	242	227	218	218	350	409	386	375	298	417	331	396	334	357
1991	288	333	411	352	404	387	387	385	371	428	356	413	378	380
1992	387	391	376	203	386	364	401	405	345	340	382	440	377	342
1993	463	400	363	397	409	424	386	365	359	413	397	376	421	395
1994	491	414	421	477	486	396	405	451	424	451	399	405	459	436
1995	*	419	450	403	444	352	413	454	500	290	422	471	394	409
1996	574	496	464	469	505	466	495	491	501	458	506	466	476	482
1997	457	474	501	489	531	513	546	451	567	568	529	524	543	518
1998	689	594	568	584	529	552	532	579	489	520	893	558	843	589
1999	410	564	591	561	482	550	573	516	603	609	441	565	645	543
2000	916	567	602	635	582	666	667	699	625	578	619	637	649	625
2001	382	625	716	538	677	587	576	703	688	650	751	589	618	622
2002	*	686	639	774	648	650	726	616	685	695	598	662	621	671
2003	697	652	527	654	643	683	691	835	708	559	717	780	838	680
Average	485	475	493	465	496	490	507	504	497	485	487	491	506	487

*Fewer than 5 observations.

Sales by Month

Table 3. Size of Sale by Month, 1980-2003

Year	Not Reported	Month												Total
		Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
<i>Number of Acres per Sale-</i>														
1980	197	199	198	181	198	186	179	191	211	171	168	175	202	188
1981	162	222	215	196	186	177	239	154	160	191	204	191	192	193
1982	160	186	166	307	178	202	182	197	165	170	221	172	170	193
1983	242	195	222	246	175	160	156	190	155	166	171	198	171	186
1984	181	175	195	206	177	167	133	135	146	171	163	173	175	173
1985	274	173	167	261	246	208	227	273	168	146	198	179	256	215
1986	205	196	218	196	203	184	169	182	165	212	234	205	234	200
1987	259	198	185	232	195	224	213	167	188	175	151	220	182	196
1988	173	186	205	233	213	177	204	208	245	200	208	214	177	207
1989	311	217	210	201	275	189	185	167	232	207	225	191	217	215
1990	242	227	218	218	223	189	162	165	358	166	196	174	241	211
1991	385	239	222	226	179	208	173	175	162	143	164	160	185	193
1992	230	223	248	398	217	189	183	187	182	245	236	151	228	235
1993	183	191	232	222	199	198	188	190	223	144	169	270	210	205
1994	149	196	202	175	185	269	188	182	184	167	197	198	164	193
1995	*	201	199	238	180	262	181	192	173	306	197	246	217	216
1996	148	199	204	266	197	172	282	167	150	191	178	167	175	198
1997	208	194	182	183	193	185	210	198	172	640	170	221	418	241
1998	121	197	197	208	221	193	177	156	214	160	163	199	157	190
1999	198	199	170	185	271	158	224	168	162	150	278	223	178	198
2000	132	191	177	180	184	151	166	143	152	165	153	183	205	193
2001	267	194	256	200	175	175	524	155	159	156	239	165	239	201
2002	*	189	204	182	187	169	160	184	142	147	154	225	164	179
2003	147	162	239	191	229	168	146	132	196	257	185	260	180	195
Average	208	198	205	222	204	190	202	177	186	202	193	198	206	201

*Fewer than 5 observations.

Sales by Month

Table 4. Percentage of Sales by Month, 1980-2003

Year	Not Reported	Month												Total Number of Sales
		Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
		<i>Percentage of Sales</i>												
1980	8.9	6.5	5.7	10.7	9.8	8.2	6.9	4.7	4.7	7.7	9.3	8.3	8.5	1,118
1981	2.5	9.6	8.0	13.1	13.9	10.6	6.3	7.6	4.9	6.1	6.4	5.5	5.5	1,355
1982	7.1	7.8	7.7	11.1	11.4	12.2	4.3	5.1	6.6	8.6	6.6	5.8	5.7	1,180
1983	0.7	5.3	8.0	11.7	15.2	10.9	7.0	5.5	5.2	5.4	9.3	6.3	9.3	1,532
1984	4.7	8.2	9.8	13.5	11.5	9.3	7.9	4.9	5.6	5.4	5.1	6.3	7.9	1,308
1985	2.7	6.2	6.7	10.1	11.9	12.0	6.3	8.2	8.3	6.4	8.2	6.0	6.9	1,055
1986	0.5	6.6	8.0	13.2	11.8	11.9	4.9	6.2	7.5	6.2	6.6	8.1	8.6	1,278
1987	1.2	6.9	6.7	11.6	10.7	8.2	9.2	8.0	8.9	7.2	8.5	5.6	7.5	1,904
1988	0.7	8.0	6.0	14.1	12.8	11.3	7.6	7.7	6.5	7.0	5.8	6.6	5.8	1,580
1989	2.4	11.6	10.0	15.2	11.4	10.6	5.2	5.8	6.1	5.9	6.4	6.0	3.4	1,155
1990	1.6	8.2	8.3	12.9	12.0	12.4	7.2	6.8	6.0	5.7	7.2	6.4	5.3	1,740
1991	0.4	8.5	9.5	12.9	14.8	10.7	5.7	5.7	5.6	4.6	6.7	5.7	9.2	1,394
1992	0.6	9.9	10.3	13.3	15.7	10.1	7.3	5.5	5.7	5.7	5.7	5.3	4.9	1,539
1993	1.0	9.2	7.5	14.6	15.0	11.0	8.3	5.2	5.9	4.5	5.3	6.5	6.1	1,368
1994	1.6	9.8	9.1	14.1	14.1	9.3	6.0	6.5	7.0	4.9	5.4	5.8	6.2	1,576
1995	0.1	9.1	8.7	15.4	12.2	12.9	7.8	6.1	6.7	5.0	5.6	4.2	6.1	1,269
1996	0.6	9.6	9.5	11.6	12.9	10.5	6.5	6.9	6.2	5.4	6.0	6.2	8.2	1,411
1997	5.2	7.7	8.2	11.5	11.7	9.0	6.0	5.0	7.3	6.9	7.0	6.7	7.7	1,860
1998	1.9	8.8	8.6	13.9	13.2	11.3	6.6	5.6	6.6	5.3	7.8	5.3	5.1	1,793
1999	2.8	9.0	9.2	11.9	10.8	8.5	7.2	7.2	6.8	7.0	6.5	7.7	5.6	1,440
2000	1.1	8.3	10.7	13.1	13.0	11.0	7.2	5.6	6.7	6.2	4.7	7.7	4.7	1,289
2001	3.1	8.8	9.1	16.0	10.1	10.6	7.5	5.4	5.1	4.6	6.2	6.4	7.1	1,311
2002	0.3	11.3	12.3	14.0	11.7	10.9	5.6	5.0	4.7	4.2	8.8	5.6	5.6	1,082
2003	0.5	7.5	8.8	12.2	12.2	9.5	7.4	7.4	6.9	4.5	9.2	7.9	6.1	1,001
Average	2.2	8.4	8.6	13.0	12.5	10.5	6.7	6.2	6.3	5.9	6.8	6.3	6.5	1,402

Sales by Month

Figure 3. Index of Kansas Farmland Price by Month, 1980-2003

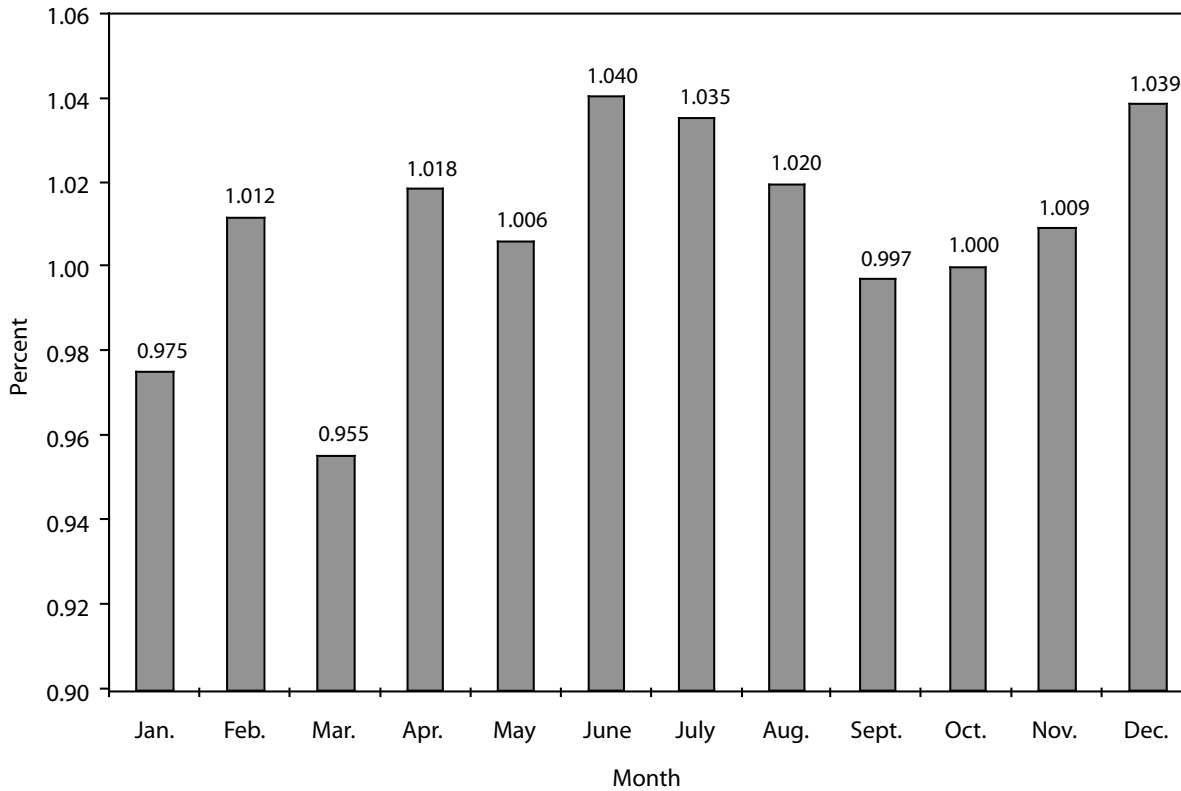
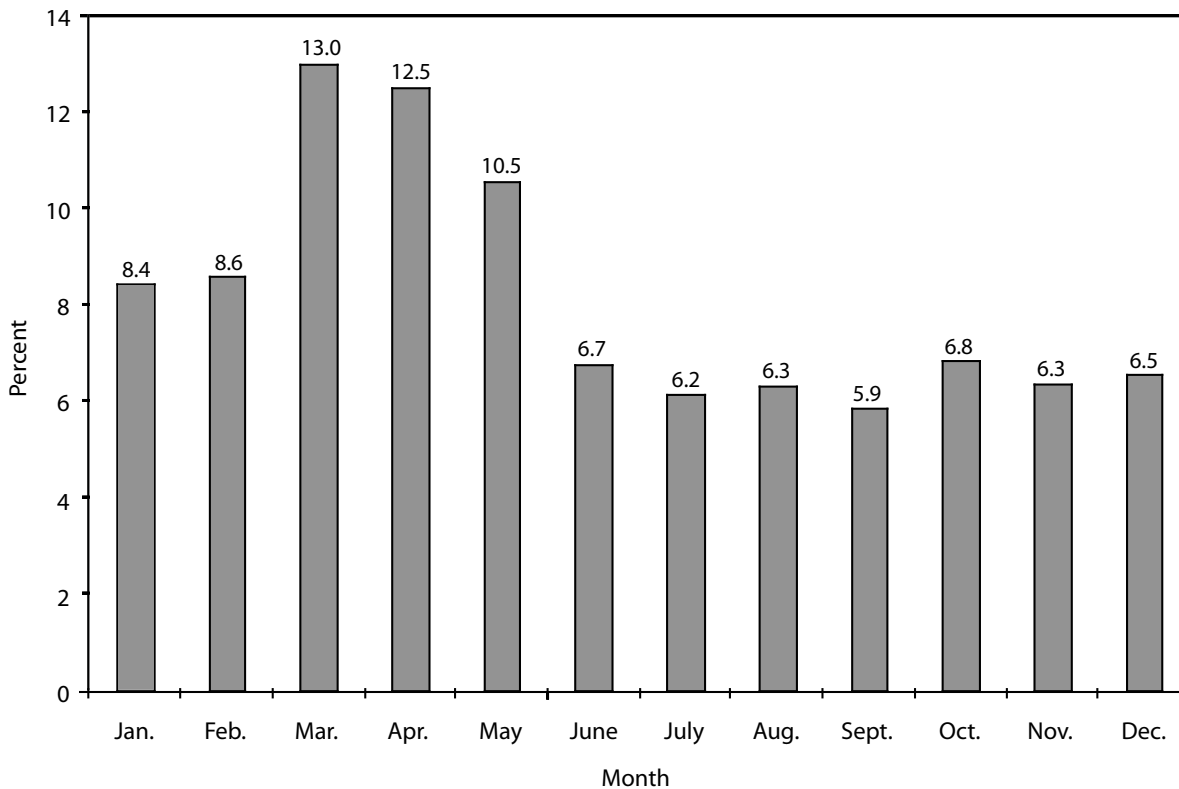


Figure 4. Percent of Kansas Farmland Sales by Month, 1980-2003



Farmland Sales by District

Table 5. Reported Sales as a Percentage of Total Farmland by District, 1980-2003

Year	District										Total
	C	EC	NC	NE	NW	SC	SW	SE	WC		
	Percent of Total										
1980	0.43	0.34	0.55	0.31	0.32	0.49	0.60	0.35	0.40	0.42	0.42
1981	0.59	0.65	0.64	0.45	0.57	0.54	0.64	0.34	0.42	0.54	0.54
1982	0.39	0.37	0.64	0.37	0.56	0.40	0.53	0.43	0.51	0.47	0.47
1983	0.58	0.76	0.49	0.40	0.74	0.54	0.93	0.27	0.46	0.57	0.57
1984	0.47	0.61	0.41	0.50	0.44	0.39	0.75	0.36	0.29	0.47	0.47
1985	0.49	0.59	0.36	0.33	0.46	0.59	0.52	0.39	0.45	0.46	0.46
1986	0.43	0.47	0.72	0.46	0.64	0.62	0.44	0.47	0.66	0.55	0.55
1987	0.56	0.70	0.94	0.63	0.72	0.73	0.86	1.22	0.73	0.79	0.79
1988	0.52	0.57	0.73	0.61	1.13	0.58	0.80	0.80	0.50	0.69	0.69
1989	0.52	0.29	0.52	0.37	0.80	0.50	0.42	0.60	0.69	0.52	0.52
1990	0.75	0.68	0.80	0.63	1.20	0.83	0.55	1.20	0.42	0.78	0.78
1991	0.74	0.35	0.72	0.50	1.09	0.49	0.53	0.46	0.43	0.59	0.59
1992	0.79	0.63	0.57	0.48	0.87	1.37	0.50	1.05	0.63	0.77	0.77
1993	0.57	0.62	0.81	0.60	0.59	0.56	0.27	1.09	0.52	0.62	0.62
1994	0.64	0.59	0.62	0.41	0.83	1.10	0.74	0.34	0.45	0.63	0.63
1995	0.71	0.23	0.58	0.20	0.64	1.07	0.95	0.23	0.34	0.55	0.55
1996	0.71	0.54	0.78	0.37	0.66	0.99	0.56	0.32	0.36	0.59	0.59
1997	0.97	0.50	2.01	0.47	0.98	1.00	0.76	1.12	0.79	0.95	0.95
1998	1.07	0.44	1.00	0.18	0.91	1.01	0.62	0.36	1.00	0.73	0.73
1999	0.78	0.56	0.74	0.17	0.76	1.29	0.26	0.38	0.35	0.59	0.59
2000	0.80	0.30	0.81	0.41	0.42	0.85	0.28	0.19	0.08	0.46	0.46
2001	0.90	0.27	0.64	0.50	0.75	0.99	0.35	0.04	0.63	0.56	0.56
2002	0.86	0.48	0.31	0.23	0.80	0.52	0.16	0.15	0.29	0.42	0.42
2003*	1.10	0.17	0.60	0.13	0.52	0.67	0.23	0.14	0.42	0.44	0.44
Average	0.68	0.49	0.71	0.40	0.72	0.76	0.55	0.51	0.49	0.59	0.59

*The 2003 total farmland by district values are based on the 2003 preliminary farmland numbers.

Farmland Sales by District

Table 6. Weighted Average Price per Acre by District, 1980-2003

Year	District										Total
	C	EC	NC	NE	NW	SC	SW	SE	WC		
\$ per Acre											
1980	775	824	544	733	602	846	561	659	519	663	
1981	643	985	601	840	563	859	537	658	526	649	
1982	588	526	537	817	523	730	459	539	410	551	
1983	574	578	548	719	505	805	435	623	453	561	
1984	557	507	476	568	503	636	420	501	435	503	
1985	389	403	348	508	326	473	355	345	299	383	
1986	333	321	255	407	248	349	289	320	279	304	
1987	356	334	301	372	297	342	282	297	236	307	
1988	389	340	354	463	312	420	356	293	292	351	
1989	348	411	334	484	421	438	373	319	248	366	
1990	385	356	348	425	318	427	365	306	308	357	
1991	411	289	374	438	341	413	379	380	316	380	
1992	399	391	386	472	355	252	371	344	319	342	
1993	407	448	403	545	338	440	347	345	334	395	
1994	440	481	396	663	441	467	382	406	344	436	
1995	462	569	449	681	475	435	274	476	256	409	
1996	490	637	474	674	496	465	386	486	386	482	
1997	548	679	507	757	433	561	469	539	359	518	
1998	597	678	688	827	538	685	467	559	427	589	
1999	641	645	521	791	461	552	466	524	361	543	
2000	654	816	565	906	453	632	508	671	539	625	
2001	656	919	545	779	496	710	602	643	381	622	
2002	723	798	709	1001	566	648	627	605	491	671	
2003	654	1038	652	881	578	789	708	768	438	680	
Average	517	582	471	656	441	557	434	484	373	487	

Farmland Sales by District

Table 7. Size of Sale by District, 1980-2003

Year	District										Total
	C	EC	NC	NE	NW	SC	SW	SE	WC		
	<i>Number of Acres per Sale</i>										
1980	149	145	190	125	228	159	280	157	324	188	
1981	178	211	167	131	220	167	250	168	312	193	
1982	158	171	169	111	228	166	238	221	343	193	
1983	145	142	160	132	251	163	284	142	268	186	
1984	144	152	140	139	244	159	229	160	224	173	
1985	170	212	174	137	245	202	286	278	264	215	
1986	152	192	194	169	233	196	274	179	225	200	
1987	146	166	161	149	238	196	354	171	288	196	
1988	140	176	175	163	258	197	321	186	284	207	
1989	180	164	185	164	258	179	269	215	331	215	
1990	154	202	189	174	273	181	287	230	297	211	
1991	152	169	176	171	265	181	247	153	267	193	
1992	176	223	163	154	278	329	265	206	323	235	
1993	178	170	183	137	275	183	215	277	287	205	
1994	157	164	166	123	260	191	260	156	289	193	
1995	167	138	172	129	224	197	458	142	388	216	
1996	142	145	165	128	265	235	292	259	262	198	
1997	140	170	430	145	302	156	274	388	305	241	
1998	142	135	178	111	264	167	264	228	302	190	
1999	132	220	169	128	267	205	277	293	279	198	
2000	144	157	172	135	253	166	302	154	278	172	
2001	153	143	191	172	263	188	404	174	290	201	
2002	162	176	178	121	202	154	307	199	256	179	
2003	176	136	180	162	222	175	460	129	413	195	
Average	156	170	184	142	251	187	296	203	296	200	

Farmland Sales by District

Table 8. Percentage of Sales by District, 1980-2003

Year	District										Total
	C	EC	NC	NE	NW	SC	SW	SE	WC		
	<i>Percentage of Sales</i>										
1980	13.9	9.2	14.0	7.7	6.0	18.5	14.0	11.4	5.4	1,118	
1981	13.4	10.4	15.2	8.7	9.2	16.2	13.7	8.5	4.8	1,355	
1982	11.5	8.5	17.2	9.7	10.1	13.7	13.7	9.5	6.1	1,180	
1983	14.2	16.1	10.8	6.9	9.3	14.7	15.4	7.1	5.4	1,532	
1984	13.7	14.1	11.9	9.3	6.0	12.5	18.0	9.8	4.8	1,308	
1985	15.0	11.9	10.6	7.8	8.5	18.6	12.4	7.4	7.8	1,055	
1986	11.9	8.5	15.0	7.3	10.2	16.2	8.8	11.3	10.9	1,278	
1987	11.1	9.6	16.5	7.6	7.5	13.0	8.8	19.5	6.5	1,904	
1988	12.5	9.1	14.0	8.2	13.1	12.2	11.1	14.5	5.4	1,580	
1989	13.5	6.9	13.1	6.7	12.6	16.4	12.6	9.6	8.7	1,155	
1990	14.9	8.3	13.0	7.0	12.0	16.8	7.9	16.2	3.9	1,740	
1991	18.6	6.2	15.3	6.6	14.1	12.7	9.9	11.0	5.6	1,394	
1992	15.7	7.7	11.8	6.6	9.4	17.5	7.7	17.5	6.0	1,539	
1993	12.4	11.3	17.5	10.3	7.3	14.3	5.9	14.6	6.4	1,368	
1994	13.9	9.6	12.3	6.9	9.3	23.9	12.5	7.0	4.6	1,576	
1995	17.9	5.3	14.5	4.1	10.4	27.5	11.3	5.9	3.2	1,269	
1996	18.8	10.3	18.1	7.0	8.2	19.3	9.4	4.3	4.5	1,411	
1997	19.7	6.2	13.2	5.8	8.0	22.4	10.5	7.6	6.7	1,860	
1998	22.3	6.0	16.6	2.7	9.0	22.1	8.4	4.6	8.3	1,793	
1999	21.8	6.8	16.2	3.1	9.3	29.2	4.7	4.7	4.2	1,440	
2000	23.0	6.0	19.6	8.1	6.0	26.2	4.9	5.2	1.1	1,289	
2001	24.1	6.2	13.7	7.2	10.1	26.7	4.3	1.1	6.6	1,311	
2002	26.2	10.7	8.1	5.5	16.6	20.4	3.5	3.9	5.0	1,082	
2003	30.9	4.8	16.1	2.3	9.7	23.4	3.1	5.4	4.3	1,101	
Average	17.1	8.7	14.3	6.8	9.7	18.9	9.7	9.1	5.7	1,402	

Farmland Sales by District

Figure 5. Kansas Crop and Livestock Reporting Service Districts

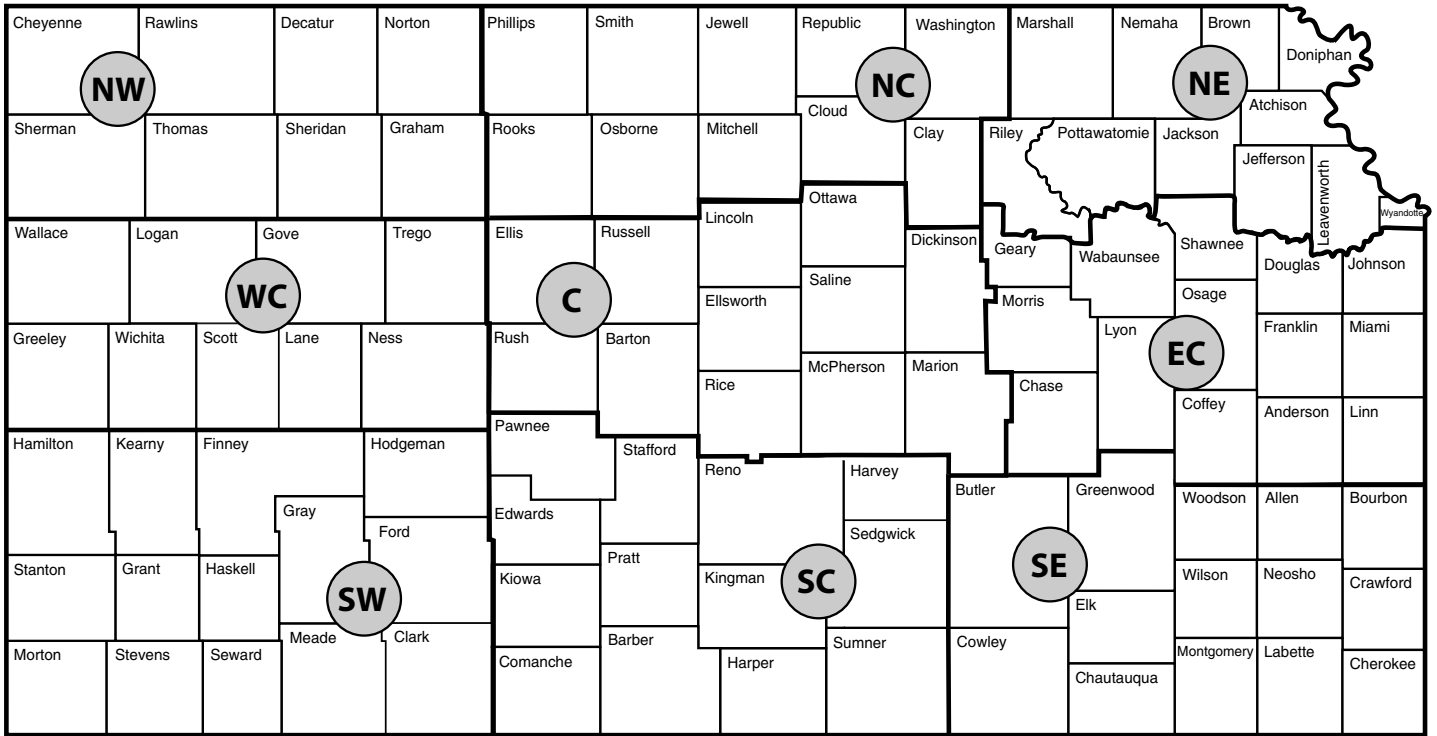
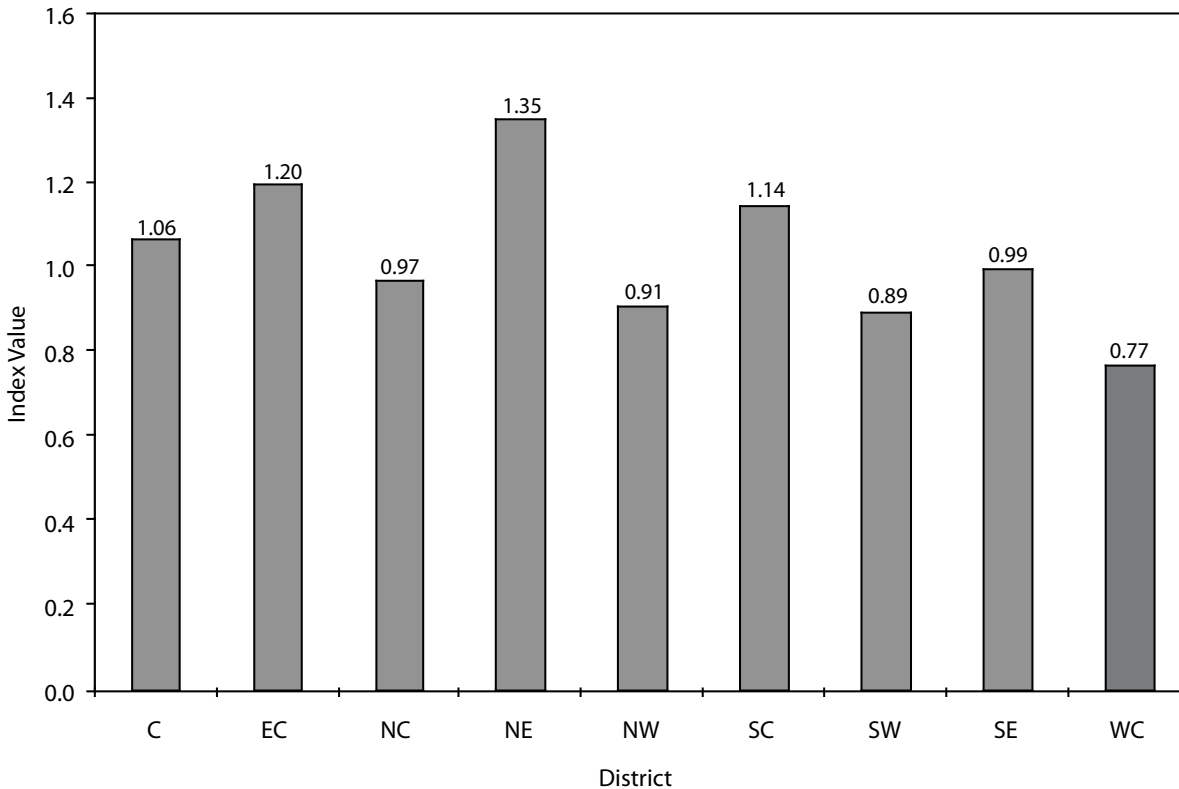


Figure 6. Index of Kansas Farmland Price by District, 1980-2003



Farmland Sales by District

Figure 7. Size of Kansas Farmland Sales by District, 1980-2003

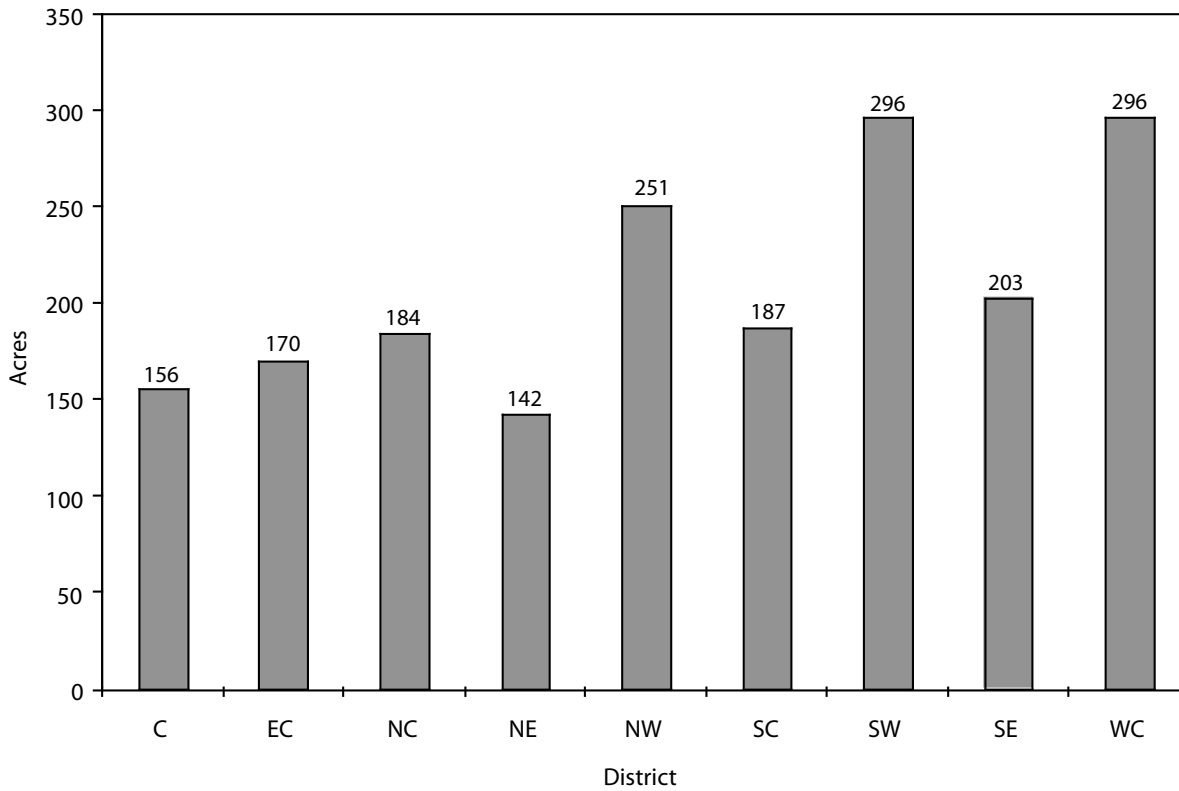
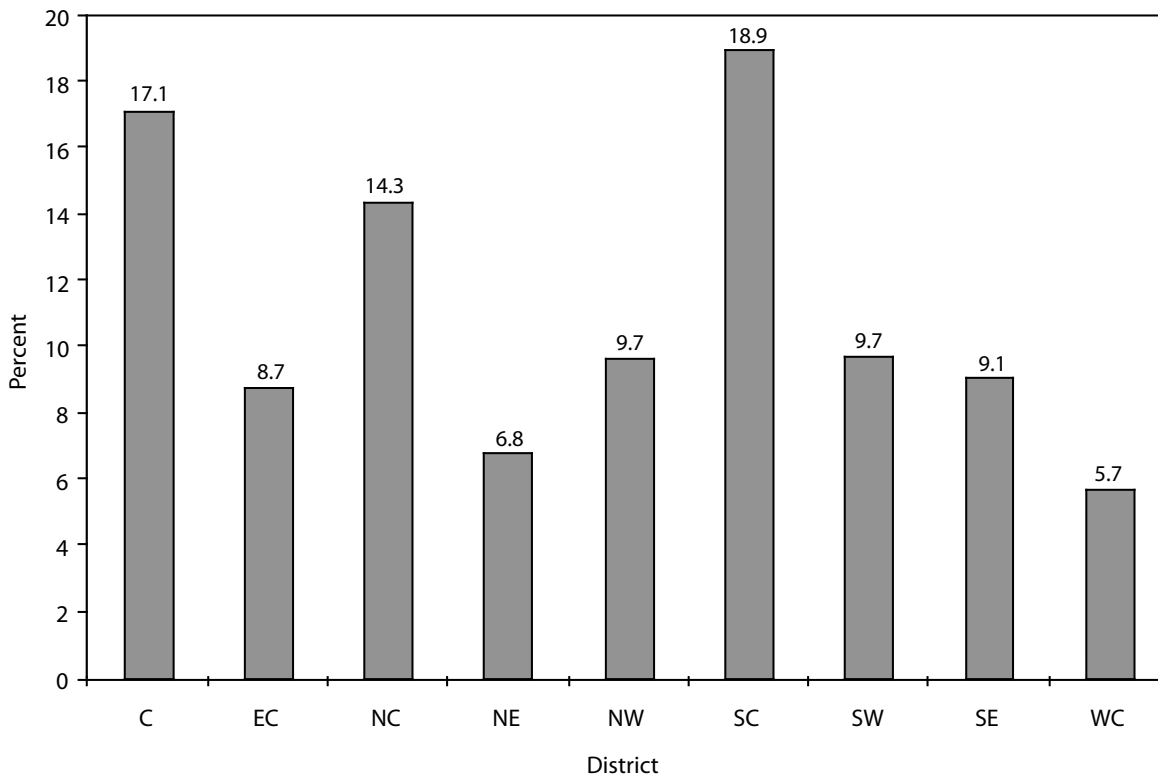


Figure 8. Percent of Kansas Farmland Sales by District, 1980-2003



Size of Sale

Table 9. Weighted Average Price per Acre by Size, 1980-2003

Year	Size of Sale										Total
	A < 80	80-159	160-239	240-319	320-399	400-479	480-559	560-640	A > 640		
\$ per Acre											
1980	870	687	651	650	643	512	636	544	561	663	
1981	832	707	734	616	515	547	496	469	498	649	
1982	814	603	605	520	524	495	*	417	352	551	
1983	822	598	567	542	512	497	533	401	341	561	
1984	683	532	487	466	404	517	561	397	312	503	
1985	602	463	391	365	351	270	272	258	255	383	
1986	426	350	307	279	244	260	297	249	208	304	
1987	409	352	315	286	268	275	226	299	185	307	
1988	482	395	369	333	230	324	277	285	274	351	
1989	508	409	399	369	359	284	286	334	243	366	
1990	467	421	366	364	320	344	246	298	236	357	
1991	502	416	397	364	364	267	320	306	300	380	
1992	537	443	422	370	366	364	314	330	169	342	
1993	530	450	422	368	428	315	348	371	288	395	
1994	594	489	409	428	365	385	*	367	314	436	
1995	602	510	458	432	409	408	289	295	206	409	
1996	657	531	508	432	422	522	*	393	359	482	
1997	771	574	504	481	399	411	388	469	428	518	
1998	813	672	545	543	518	555	381	543	388	589	
1999	865	630	565	472	431	555	316	366	371	543	
2000	969	676	592	521	452	569	426	356	394	625	
2001	930	664	605	549	520	543	516	411	584	622	
2002	914	726	625	631	545	603	510	552	478	671	
2003	1049	737	736	637	564	722	462	475	482	680	
Average	694	543	499	459	423	439	386	383	343	487	

*Fewer than 5 observations.

Size of Sale

Table 10. Number of Acres per Sale by Size, 1980-2003

Year	Size of Sale										Total
	A<80	80-159	160-239	240-319	320-399	400-479	480-559	560-640	A>640		
	Number of Acres per Sale										
1980	67	152	214	315	368	472	538	632	1,185	188	
1981	68	153	211	309	374	463	539	631	1,295	193	
1982	68	153	215	314	360	472	532	636	1,357	193	
1983	65	152	215	310	368	466	539	631	1,442	186	
1984	65	150	213	313	361	467	535	628	1,158	173	
1985	67	151	213	313	364	463	539	631	1,783	215	
1986	65	152	211	313	375	456	537	633	1,090	200	
1987	68	149	208	307	378	462	533	630	1,489	196	
1988	65	150	212	310	373	468	532	633	1,302	207	
1989	68	150	215	311	377	463	538	631	1,270	215	
1990	64	151	212	310	373	457	528	630	1,446	211	
1991	62	152	209	311	373	469	523	634	1,100	193	
1992	61	151	216	311	366	462	518	631	2,230	235	
1993	62	149	208	306	363	460	531	619	1,447	205	
1994	65	151	205	311	361	463	550	630	1,338	193	
1995	64	151	209	312	364	454	538	628	1,688	216	
1996	62	148	203	311	370	463	527	628	1,778	198	
1997	63	150	206	308	370	469	538	631	3,479	241	
1998	63	151	202	309	356	465	529	629	1,128	190	
1999	62	149	209	305	364	468	520	619	2,476	198	
2000	62	151	212	305	368	457	540	627	1,113	172	
2001	64	149	207	306	366	461	526	629	1,794	201	
2002	64	148	209	308	371	450	519	622	1,184	179	
2003	63	149	205	306	362	469	514	628	1,939	195	
Average	64	151	210	310	368	463	532	629	1,563	200	

Size of Sale

Table 11. *Percentage of Sales by Size, 1980-2003*

Year	Size of Sale									Total Number of Sales
	A<80	80- 159	160- 239	240- 319	320- 399	400- 479	480- 559	560- 640	A>640	
	<i>Percentage of Sales</i>									
1980	27.5	45.7	7.9	11.6	1.5	2.1	0.5	1.5	1.6	1,118
1981	26.4	46.3	8.6	11.0	1.8	1.6	0.5	1.8	1.8	1,355
1982	32.0	44.7	6.4	9.2	1.1	2.3	0.3	1.4	2.5	1,180
1983	28.9	48.0	6.1	9.9	1.2	2.2	1.0	1.2	1.6	1,532
1984	29.3	47.8	8.2	9.3	1.5	1.4	0.2	0.8	1.5	1,308
1985	26.0	45.8	7.7	11.5	2.2	1.9	0.7	1.9	2.5	1,055
1986	24.1	46.9	6.7	12.6	2.4	2.3	0.6	1.7	2.6	1,278
1987	26.7	45.1	9.4	10.4	1.7	2.2	0.5	2.3	1.8	1,904
1988	25.0	45.3	7.8	11.6	1.3	3.4	0.7	2.5	2.5	1,580
1989	23.0	45.1	9.0	12.3	1.6	2.3	1.0	2.9	2.7	1,155
1990	24.3	46.3	9.2	10.3	2.3	2.0	0.7	2.0	3.0	1,740
1991	25.2	45.3	8.7	11.5	2.2	1.8	0.7	2.4	2.2	1,394
1992	26.2	44.7	8.1	11.4	1.8	1.8	0.6	2.1	3.3	1,539
1993	29.1	39.9	10.1	10.2	2.8	2.3	1.0	1.6	3.0	1,368
1994	26.6	46.8	8.1	9.4	2.5	2.3	0.3	1.8	2.2	1,576
1995	24.3	46.6	8.1	12.0	2.2	1.5	0.6	1.7	3.1	1,269
1996	28.6	45.1	8.5	9.6	2.2	1.8	0.2	1.6	2.4	1,411
1997	27.3	45.3	8.2	10.7	1.8	1.8	0.6	2.0	2.3	1,860
1998	26.2	46.1	7.1	12.7	1.8	1.5	0.6	1.7	2.3	1,793
1999	31.5	44.5	7.4	9.0	2.2	1.9	0.6	1.3	1.8	1,440
2000	29.0	46.7	8.8	9.3	1.9	2.0	0.4	0.5	1.3	1,289
2001	27.8	44.3	7.8	11.3	2.5	1.8	0.5	1.9	2.0	1,311
2002	27.3	46.8	7.9	11.5	1.8	1.2	0.5	1.8	1.4	1,082
2003	30.3	45.8	6.8	9.9	1.7	1.7	0.8	1.1	1.8	1,101
Average	27.2	45.6	8.0	10.8	1.9	2.0	0.6	1.7	2.2	1,402

Size of Sale

Figure 9. Index of Kansas Farmland Price by Size of Sale, 1980-2003

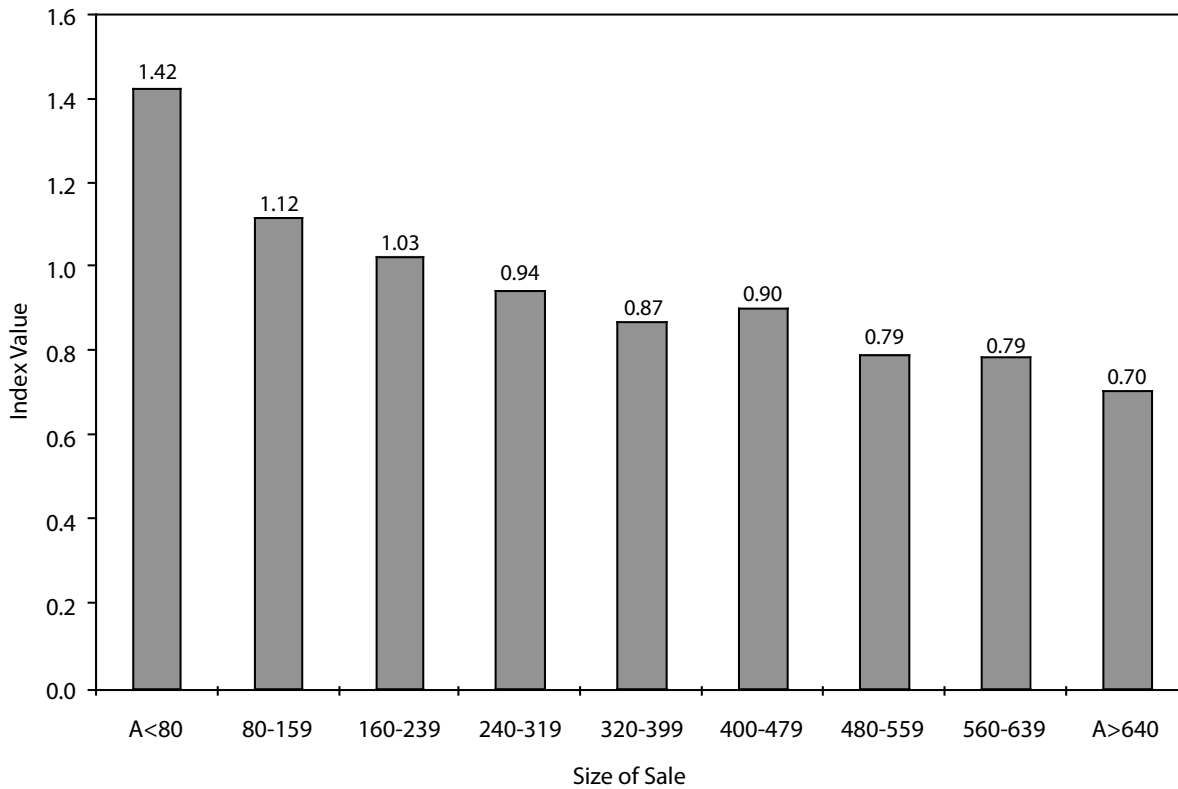
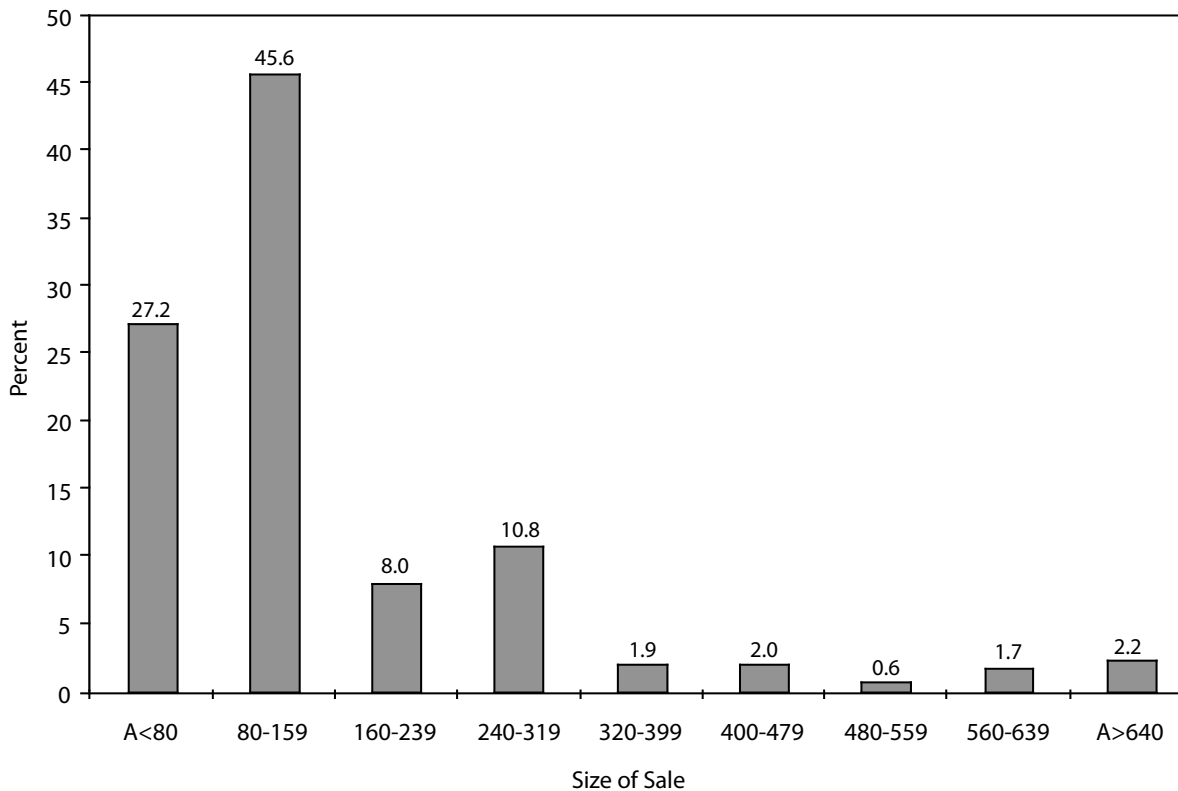


Figure 10. Percent of Kansas Farmland by Size of Sale, 1980-2003



Farmland Sales by Region

Table 12. *Weighted Average Price per Acre for Eastern Region by Size, 1980-2003*

Year	Size of Sale							Eastern Total
	A<80	80-159	160-239	240-319	320-399	400-479	480-559	
	<i>\$ per Acre</i>							
1980	841	702	708	825	634	*	*	731
1981	876	748	805	822	542	496	562	714
1982	809	699	666	552	*	*	378	599
1983	821	628	612	517	528	459	*	619
1984	684	567	512	432	387	415	346	521
1985	583	496	505	423	301	261	274	401
1986	454	362	333	294	282	400	289	342
1987	402	345	312	275	261	249	211	313
1988	481	373	409	348	250	260	214	346
1989	501	427	421	318	308	420	240	376
1990	477	387	376	319	315	273	263	341
1991	538	421	410	381	320	358	268	400
1992	530	432	410	356	355	351	266	378
1993	568	479	425	392	375	341	325	409
1994	649	512	573	421	430	342	366	587
1995	701	581	528	407	498	*	*	558
1996	840	624	602	490	621	*	442	597
1997	875	753	580	506	472	652	516	605
1998	826	759	647	612	652	497	436	644
1999	967	713	651	523	513	514	525	611
2000	1,298	830	612	686	602	*	*	811
2001	1,296	886	762	792	*	*	*	822
2002	1,118	850	705	896	696	603	*	796
2003	1,275	841	830	807	*	*	*	893
Average	767	601	558	516	445	405	348	559

*Fewer than 5 observations.

Farmland Sales by Region

Table 13. Weighted Average Price per Acre for Central Region by Size, 1980-2003

Year	Size of Sale							Central Total
	A<80	80-159	160-239	240-319	320-399	400-479	480-559	
\$ per Acre								
1980	939	758	637	630	478	674	705	722
1981	845	765	780	601	481	547	512	706
1982	883	647	606	480	543	432	364	613
1983	892	666	580	620	466	509	*	656
1984	736	576	528	430	517	*	*	561
1985	633	508	378	351	341	220	219	418
1986	432	373	306	265	238	207	190	310
1987	436	367	325	270	235	250	218	329
1988	494	437	352	312	355	245	312	387
1989	520	417	401	349	312	237	244	378
1990	476	441	355	399	362	272	224	390
1991	499	449	395	346	332	296	230	399
1992	544	470	429	393	348	304	96	315
1993	515	453	454	398	383	408	242	417
1994	581	514	395	421	315	316	311	443
1995	582	527	445	429	342	285	234	446
1996	607	525	484	398	427	381	322	475
1997	714	577	505	449	372	429	483	542
1998	847	724	588	506	547	620	453	658
1999	857	643	601	495	537	292	270	567
2000	864	658	604	494	470	427	387	618
2001	875	686	621	546	520	441	682	655
2002	875	748	644	592	464	520	567	694
2003	1,022	758	684	677	757	474	403	698
Average	695	570	504	452	423	382	349	517

* Fewer than 5 observations.

Farmland Sales by Region

Table 14. *Weighted Average Price per Acre for Western Region by Size, 1980-2003*

Year	Size of Sale							Western Total
	A<80	80-159	160-239	240-319	320-399	400-479	480-559	
	<i>\$ per Acre</i>							
1980	537	561	582	618	559	458	524	559
1981	571	603	538	557	571	412	452	542
1982	452	510	492	539	490	357	318	465
1983	493	505	447	512	503	420	336	458
1984	492	458	392	500	481	473	281	440
1985	457	389	252	362	282	278	257	332
1986	294	315	276	282	246	250	164	272
1987	248	336	283	299	323	307	161	281
1988	393	364	326	337	304	302	291	327
1989	394	392	359	401	313	350	245	349
1990	374	418	371	363	316	301	214	332
1991	388	369	372	371	296	295	343	349
1992	502	410	433	360	393	325	251	350
1993	391	413	321	321	341	328	252	339
1994	415	434	330	345	408	373	305	426
1995	456	443	434	439	513	305	187	325
1996	480	475	435	452	412	397	349	425
1997	990	424	502	409	429	420	311	427
1998	440	502	441	564	510	451	340	477
1999	542	549	376	422	443	327	368	439
2000	575	600	510	464	516	*	388	486
2001	415	488	409	493	541	416	521	491
2002	720	610	508	599	571	524	358	561
2003	567	650	594	892	572	459	428	567
Average	483	467	416	454	431	371	319	418

* Fewer than 5 observations.

Farmland Sales by Region

Table 15. *Percentage of Sales for Eastern Region by Size, 1980-2003*

Year	Size of Sale							Eastern Total Number of Sales
	A<80	80- 159	160- 239	240- 319	320- 399	400- 479	480- 559	
	<i>Percentage of Sales</i>							
1980	42.0	37.5	9.1	5.7	4.4	0.9	0.3	317
1981	40.1	35.3	9.6	6.7	3.5	2.4	2.4	374
1982	51.5	30.7	8.9	2.5	1.2	0.9	4.3	326
1983	44.6	37.0	8.0	5.2	3.0	1.7	0.4	462
1984	40.6	38.5	10.4	5.8	2.3	1.2	1.4	434
1985	42.7	36.0	8.0	5.2	3.5	2.1	2.4	286
1986	30.3	44.8	7.8	8.7	4.6	1.4	2.3	346
1987	34.2	41.0	11.5	6.7	3.6	1.1	1.9	698
1988	35.7	38.9	9.6	8.2	3.8	1.8	2.0	501
1989	30.8	39.4	11.9	8.9	3.6	2.6	2.6	302
1990	32.2	36.1	14.0	8.0	4.7	2.0	2.9	549
1991	37.5	33.6	12.9	7.8	3.6	3.0	1.5	333
1992	33.7	39.6	10.4	6.3	4.3	2.4	3.3	490
1993	38.1	33.3	10.9	6.7	4.8	3.0	3.2	496
1994	38.4	44.6	5.9	4.1	3.8	1.9	1.4	370
1995	40.7	39.7	9.8	5.2	3.6	0.5	0.5	194
1996	37.4	39.7	10.5	3.9	4.9	0.7	3.0	305
1997	36.6	39.4	11.3	5.8	3.3	1.7	1.9	363
1998	38.7	41.2	6.3	7.1	1.3	2.9	2.5	238
1999	39.8	31.3	11.8	6.2	5.2	2.4	3.3	211
2000	39.9	36.3	8.5	8.1	5.2	1.2	0.8	248
2001	41.6	34.2	10.5	8.4	2.1	1.1	2.1	190
2002	37.2	37.6	9.2	6.9	4.1	3.2	1.8	218
2003	37.0	43.5	10.1	5.8	1.4	1.4	0.7	138
Average	38.4	37.9	9.9	6.4	3.6	1.8	2.0	350

Farmland Sales by Region

Table 16. *Percentage of Sales for Central Region by Size, 1980-2003*

Year	Size of Sale							Central Total Number of Sales
	A<80	80- 159	160- 239	240- 319	320- 399	400- 479	480- 559	
	<i>Percentage of Sales</i>							
1980	30.3	47.7	9.1	8.5	2.3	1.2	1.0	518
1981	29.0	47.8	8.9	9.1	2.8	1.5	1.0	607
1982	35.3	45.7	6.2	7.6	3.0	1.0	1.2	501
1983	32.5	49.8	6.6	6.9	2.1	1.6	0.5	609
1984	33.2	49.3	7.2	7.4	1.6	0.8	0.4	497
1985	30.0	45.3	9.2	9.2	3.6	1.3	1.3	466
1986	31.2	45.0	6.5	8.7	4.0	1.8	2.7	551
1987	30.7	46.2	10.1	7.1	3.2	1.4	1.3	773
1988	31.6	45.8	8.5	8.5	2.8	1.6	1.1	611
1989	32.7	41.5	9.1	9.5	3.2	2.8	1.2	496
1990	28.3	48.3	8.9	7.6	3.6	1.9	1.4	778
1991	30.0	46.4	9.2	8.0	3.2	1.7	1.4	649
1992	32.4	46.0	7.5	7.8	2.4	1.6	2.3	694
1993	30.6	40.1	10.6	9.6	4.8	2.2	2.2	604
1994	32.4	45.3	9.1	6.8	3.8	1.1	1.4	790
1995	27.6	46.7	7.6	10.5	3.7	2.0	1.8	760
1996	32.8	46.3	8.7	7.4	2.8	0.9	1.1	793
1997	33.7	46.4	6.7	7.9	2.6	2.0	0.7	1029
1998	31.5	48.1	6.3	8.8	2.8	1.1	1.4	1094
1999	36.7	45.8	5.9	7.3	2.6	0.9	0.8	968
2000	29.9	48.6	8.3	9.2	2.5	0.9	0.6	887
2001	31.4	47.1	6.9	8.2	3.7	1.8	1.1	845
2002	30.6	48.8	7.3	9.3	1.7	1.5	0.8	592
2003	34.2	45.7	6.8	6.6	3.1	1.9	1.7	775
Average	31.6	46.4	8.0	8.2	3.0	1.5	1.3	704

Farmland Sales by Region

Table 17. *Percentage of Sales for Western Region by Size, 1980-2003*

Year	Size of Sale							Western Total Number of Sales
	A<80	80- 159	160- 239	240- 319	320- 399	400- 479	480- 559	
	<i>Percentage of Sales</i>							
1980	6.4	51.2	4.2	24.0	4.9	4.9	4.2	283
1981	8.6	55.1	7.2	18.4	4.5	3.5	2.7	374
1982	9.3	56.4	4.2	17.6	5.9	3.7	2.8	353
1983	8.5	56.6	3.7	18.4	5.4	3.3	4.1	461
1984	11.1	56.5	6.9	15.9	5.3	1.3	2.9	377
1985	4.0	55.8	5.0	20.8	5.3	5.0	4.3	303
1986	8.1	51.7	5.8	21.8	6.0	3.9	2.6	381
1987	7.4	49.7	4.8	22.2	5.3	7.9	2.8	433
1988	4.9	51.3	5.1	19.2	8.1	6.6	4.7	468
1989	3.1	54.9	6.4	19.0	5.3	6.4	4.8	357
1990	6.1	55.9	3.4	18.4	5.1	5.1	6.1	413
1991	7.5	52.9	4.4	20.1	5.3	5.6	4.1	412
1992	3.7	49.3	5.9	25.6	4.5	5.6	5.4	355
1993	9.0	51.9	7.5	18.3	6.3	2.6	4.5	268
1994	5.3	51.4	7.9	19.0	7.9	3.8	4.6	416
1995	6.0	50.5	8.3	19.7	3.8	4.1	7.6	315
1996	9.3	47.6	6.1	20.8	6.1	5.1	5.1	313
1997	5.8	47.6	9.0	20.7	6.0	4.7	6.2	468
1998	6.9	44.0	9.3	24.9	5.2	5.0	4.6	461
1999	5.4	50.6	9.2	17.2	8.4	5.0	4.2	261
2000	6.5	51.3	11.0	11.7	10.4	2.6	6.5	154
2001	7.6	42.8	8.7	22.8	8.0	5.4	4.7	276
2002	12.1	49.6	8.1	19.9	4.8	3.3	2.2	272
2003	5.9	47.3	5.3	27.1	7.4	2.7	4.3	188
Average	7.0	51.3	6.6	20.2	6.1	4.5	4.4	348

Farmland Sales by Region

Table 18. Weighted Average Price per Acre for Eastern Region by Month, 1980-2003

Year	Not Reported	Month												Eastern Total
		Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
		\$ per Acre												
1980	628	710	740	646	773	795	727	691	834	715	684	1014	705	731
1981	751	593	665	798	678	863	888	658	984	708	612	680	715	714
1982	*	632	905	454	762	796	625	467	598	588	493	545	603	599
1983	*	471	640	556	555	632	813	646	710	701	600	669	768	619
1984	501	593	570	498	512	591	478	531	484	630	573	468	417	521
1985	326	516	725	347	467	364	467	366	458	393	459	239	400	401
1986	*	394	450	383	370	292	408	270	351	282	298	360	339	342
1987	220	327	372	322	335	291	301	318	392	293	267	321	275	313
1988	*	343	453	301	366	402	391	392	341	287	298	306	365	346
1989	*	491	342	340	298	487	451	323	437	349	345	267	382	376
1990	*	343	359	345	320	382	346	325	266	364	382	427	460	341
1991	*	363	454	359	397	371	327	540	450	497	347	387	473	400
1992	353	348	339	385	467	339	434	408	309	449	376	443	325	378
1993	*	385	339	405	480	523	413	397	370	478	348	371	485	409
1994	641	546	446	540	473	480	573	540	510	545	423	444	587	587
1995	*	435	634	506	490	513	613	708	698	456	630	475	706	558
1996	656	682	519	559	652	612	802	1,071	610	582	507	515	566	597
1997	600	601	668	542	587	722	532	805	760	621	621	596	552	605
1998	1,066	714	606	605	582	542	638	736	631	621	519	691	1,252	644
1999	*	767	742	632	540	610	567	728	499	563	593	488	814	611
2000	1,373	926	658	902	1,088	695	790	1,256	821	566	744	564	616	811
2001	*	850	1,006	833	892	768	944	1,108	1,025	1,139	891	1,029	624	822
2002	*	819	852	1,073	791	804	989	698	755	671	710	681	738	796
2003	*	1,119	962	759	803	733	953	988	1,210	*	897	909	*	893
Average	647	582	602	545	570	567	603	624	604	543	526	537	572	559

* Fewer than 5 observations.

Farmland Sales by Region

Table 19. Weighted Average Price per Acre for Central Region by Month, 1980-2003

Year	Not Reported	Month												Central Total
		Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
		\$ per Acre												
1980	664	572	569	640	818	726	733	763	674	956	865	698	679	722
1981	833	708	713	726	752	719	649	693	636	606	637	606	778	706
1982	572	623	859	458	624	621	705	724	590	694	508	688	812	613
1983	540	584	647	726	615	746	586	705	638	732	651	671	614	656
1984	697	597	577	590	548	495	594	599	453	533	504	496	474	561
1985	*	513	626	491	367	362	426	463	502	430	371	441	280	418
1986	227	349	277	294	324	280	370	341	394	309	297	273	316	310
1987	173	238	326	324	325	285	371	334	347	377	333	351	396	329
1988	521	353	368	303	354	421	451	371	504	451	408	427	307	387
1989	287	349	377	443	320	334	399	384	415	356	440	434	467	378
1990	347	483	344	360	357	466	391	397	487	489	357	432	343	390
1991	*	421	404	358	423	376	468	367	388	383	375	480	415	399
1992	*	479	431	401	423	456	431	380	407	313	469	410	391	315
1993	*	473	479	387	434	389	416	381	351	432	426	435	421	417
1994	370	439	390	489	509	421	401	451	414	467	452	373	456	443
1995	*	460	450	443	485	482	381	460	473	378	424	509	380	446
1996	*	493	418	424	548	450	457	510	477	492	526	511	468	475
1997	489	534	410	542	520	553	545	519	611	579	583	518	674	542
1998	508	664	596	643	577	630	636	598	558	607	575	627	608	658
1999	726	584	538	573	477	602	677	514	649	678	444	672	733	567
2000	*	596	616	595	536	680	706	588	635	589	656	647	731	618
2001	348	614	767	539	683	637	596	768	660	649	980	549	711	655
2002	*	694	532	787	658	761	736	706	692	807	594	665	781	694
2003	*	601	768	653	622	726	657	874	693	515	734	848	895	698
Average	487	518	520	508	512	526	533	537	527	534	525	532	547	517

* Fewer than 5 observations.

Farmland Sales by Region

Table 20. Weighted Average Price per Acre for Western Region by Month, 1980-2003

Year	Not Reported	Month												Western Total
		Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
		\$/per Acre												
1980	443	569	641	617	714	509	495	501	381	451	563	580	626	559
1981	*	496	479	536	641	570	551	703	646	523	518	546	436	542
1982	566	452	508	385	502	430	629	484	549	458	400	476	518	465
1983	*	536	465	435	520	482	413	461	552	433	409	392	520	458
1984	525	410	482	320	414	508	457	519	422	553	521	488	379	440
1985	333	352	433	382	325	305	380	366	303	319	266	349	277	332
1986	*	292	310	315	254	279	294	251	264	241	306	219	237	272
1987	*	256	316	202	250	263	274	348	311	352	296	265	353	281
1988	*	320	268	356	336	378	342	321	277	273	288	317	374	327
1989	411	394	347	377	386	302	431	425	270	390	242	278	295	349
1990	483	228	283	408	370	378	426	404	238	356	272	365	259	332
1991	*	277	394	340	395	409	343	324	292	424	330	353	299	349
1992	*	333	363	406	315	289	289	422	295	335	331	512	399	350
1993	447	336	221	402	311	408	329	262	315	344	417	304	361	339
1994	518	338	444	430	455	331	362	414	389	396	336	403	426	426
1995	*	374	398	343	357	246	357	409	433	227	339	392	374	325
1996	*	426	496	502	385	407	424	384	385	307	442	379	431	425
1997	438	360	549	406	402	426	482	338	444	470	388	470	359	427
1998	471	455	516	487	457	394	404	451	399	389	435	419	385	477
1999	360	414	618	444	474	402	435	375	439	399	323	463	357	439
2000	*	269	468	582	411	538	*	459	477	515	471	700	530	486
2001	398	503	661	465	523	400	378	415	531	410	414	540	382	491
2002	*	618	630	653	534	507	501	452	614	530	540	584	367	561
2003	*	527	360	609	620	544	479	548	639	703	616	705	717	567
Average	449	397	444	433	431	404	412	418	411	408	394	437	403	417

* Fewer than 5 observations.

Farmland Sales by Region

Figure 11. Regions of Kansas

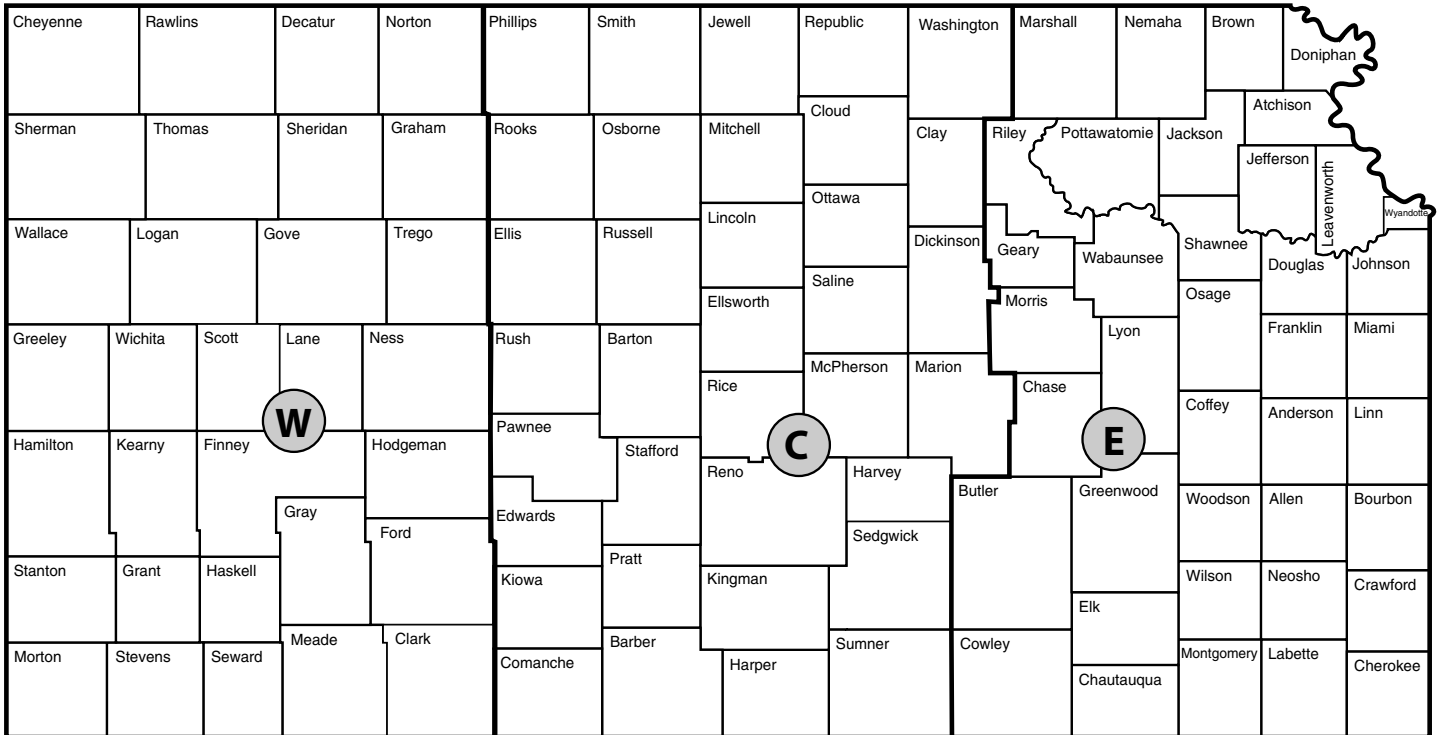
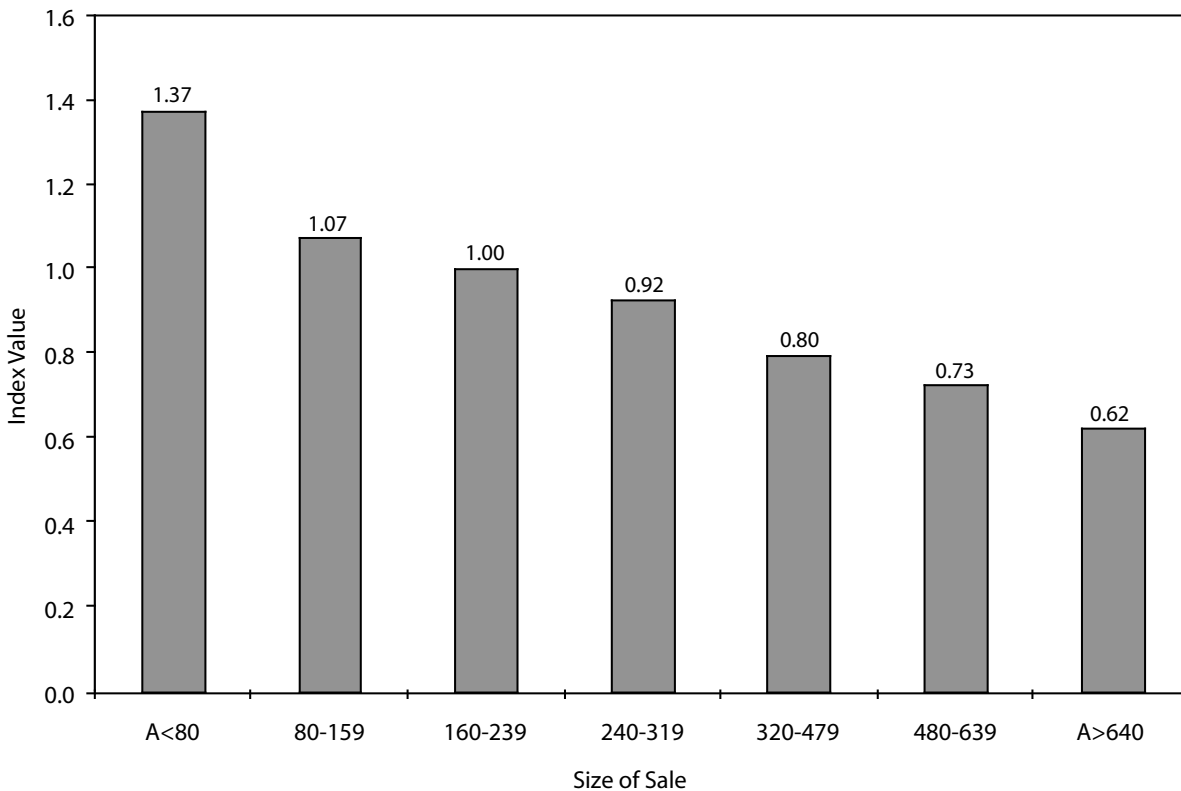


Figure 12. Index of Kansas Farmland Price by Size of Sale, 1980-2003 (Eastern Region)



Farmland Sales by Region

Figure 13. Index of Kansas Farmland Price by Size of Sale, 1980-2003 (Central Region)

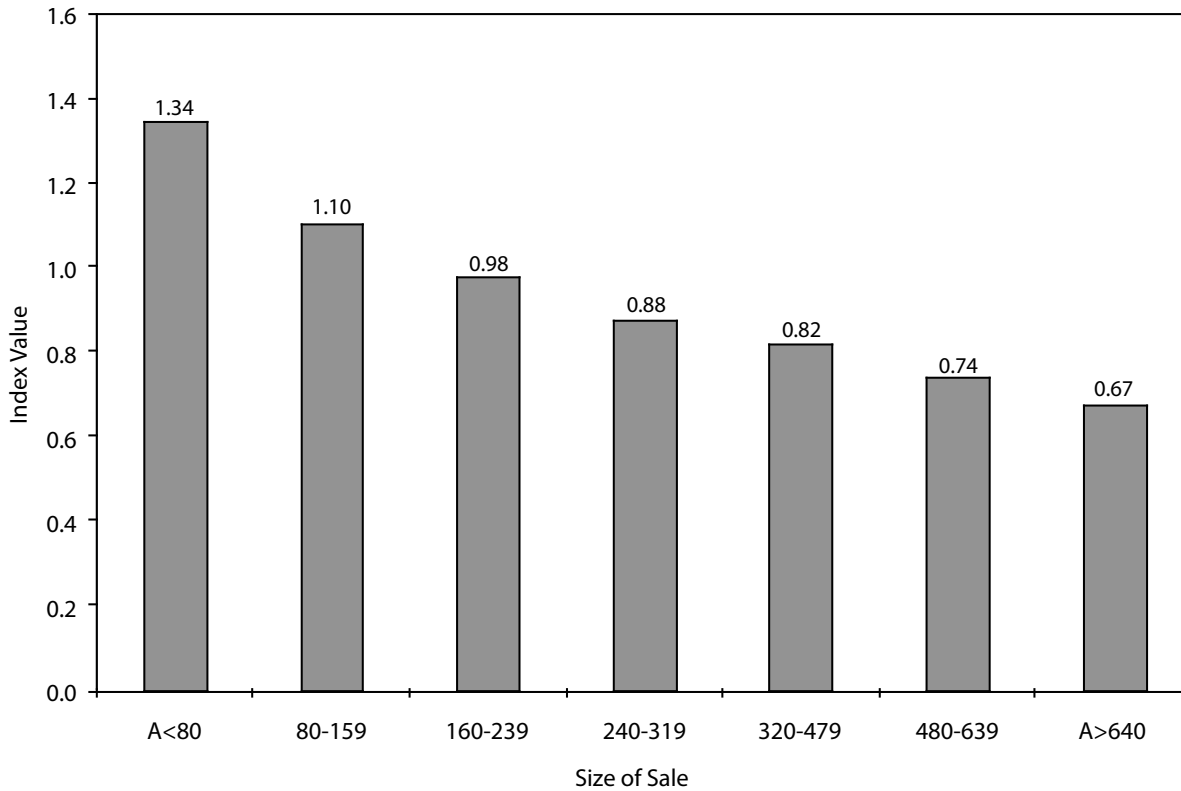
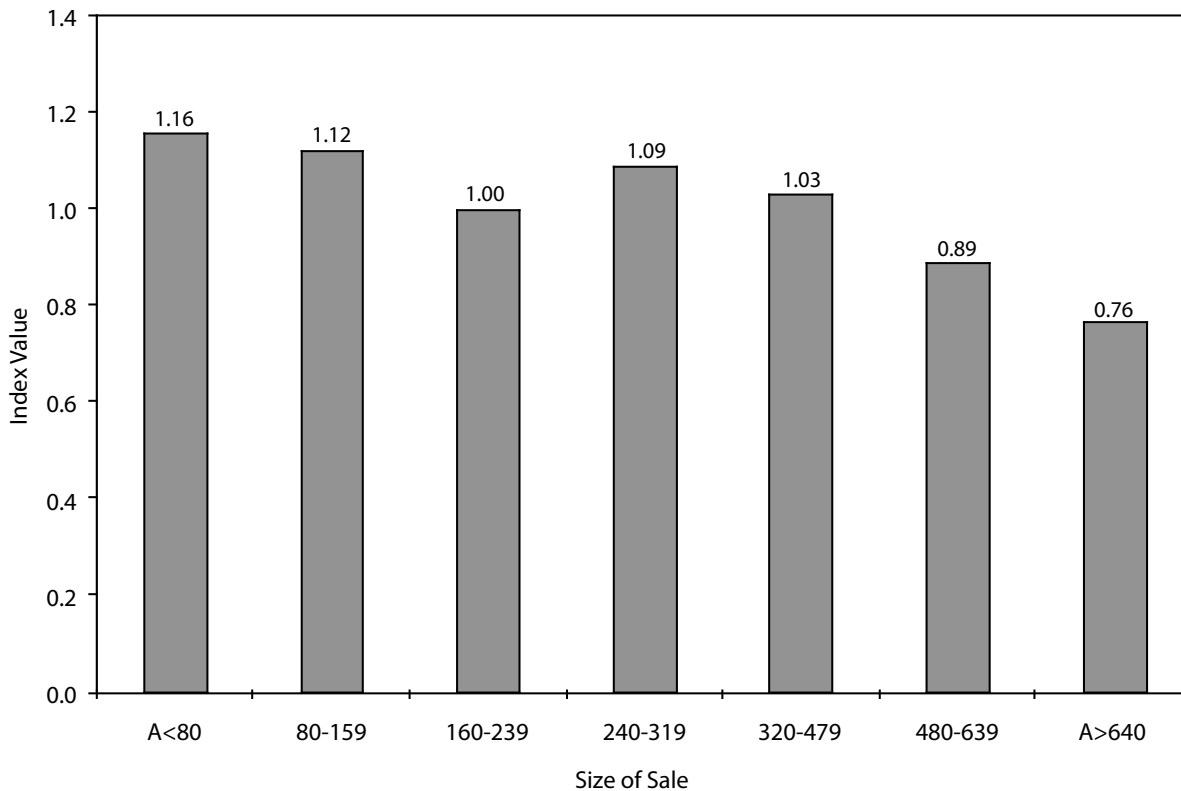


Figure 14. Index of Kansas Farmland Price by Size of Sale, 1980-2003 (Western Region)



Farmland Sales by Region

Figure 15. Percent of Kansas Farmland by Size of Sales, 1980-2003 (Eastern Region)

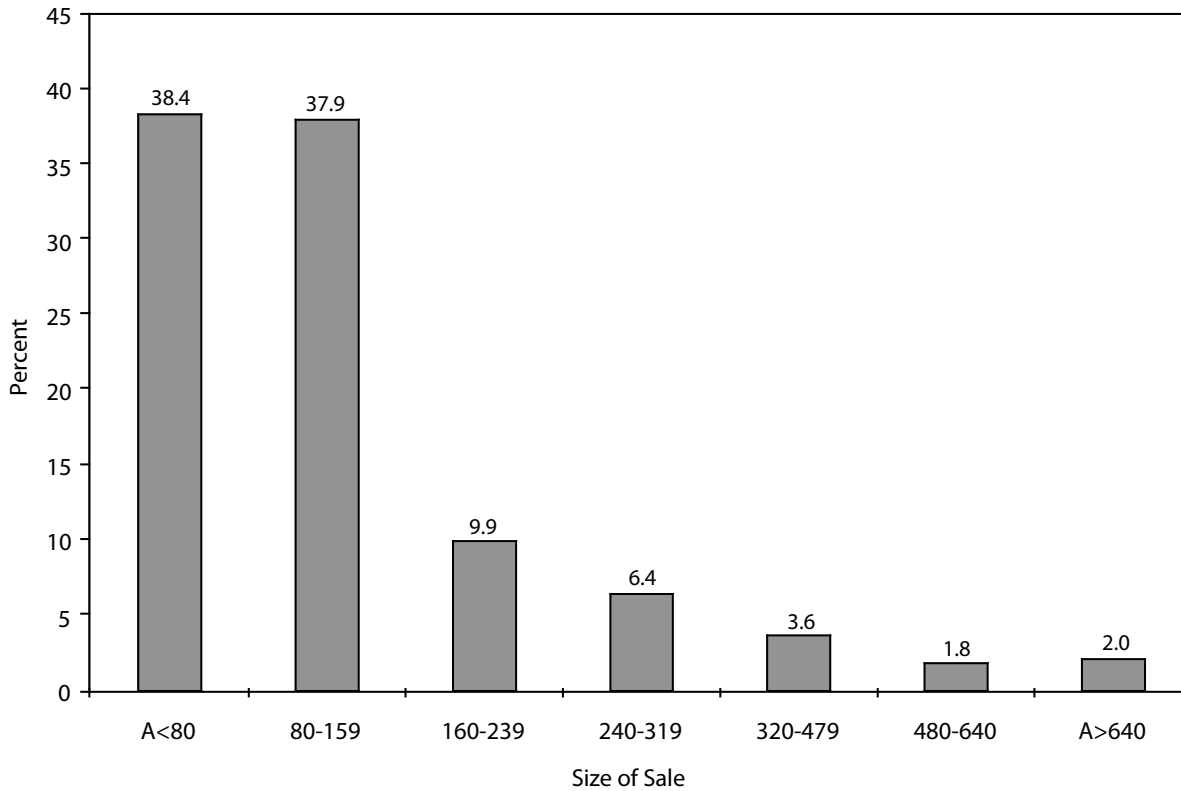
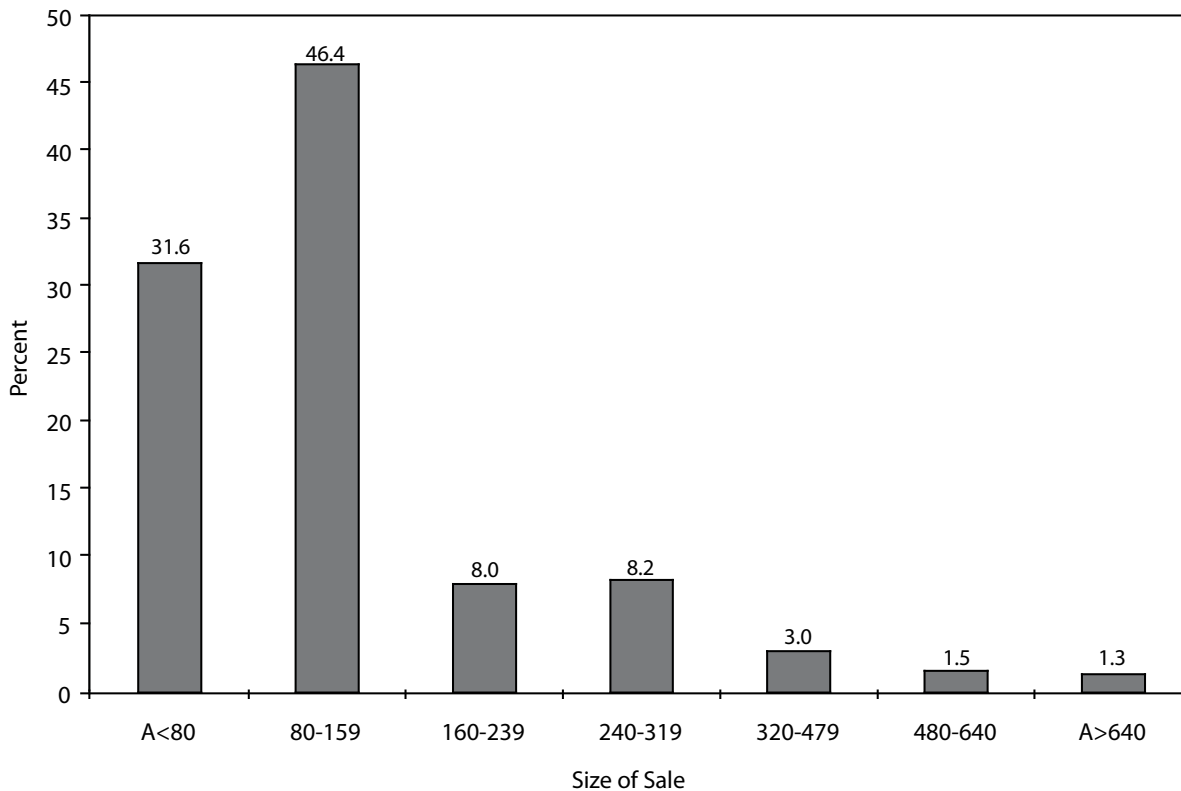


Figure 16. Percent of Kansas Farmland by Size of Sale, 1980-2003 (Central Region)



Farmland Sales by Region

Figure 17. Percent of Kansas Farmland by Size of Sale, 1980-2003 (Western Region)

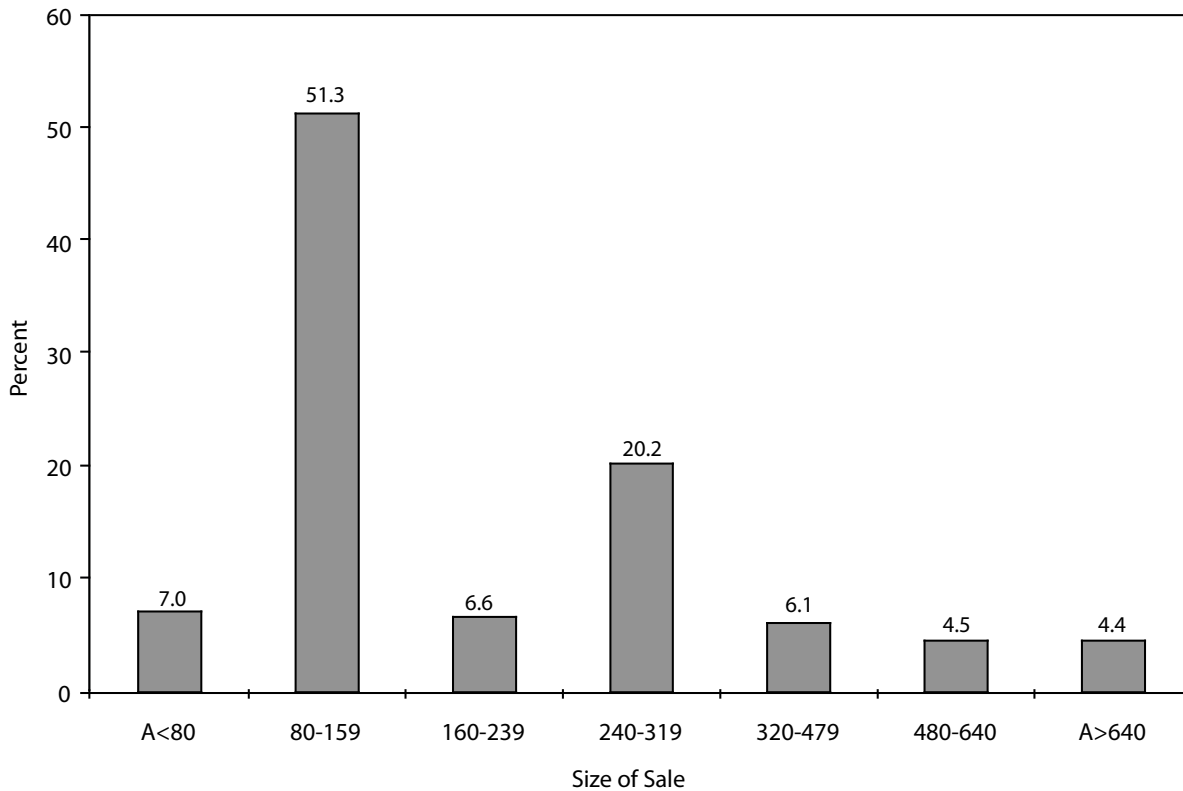
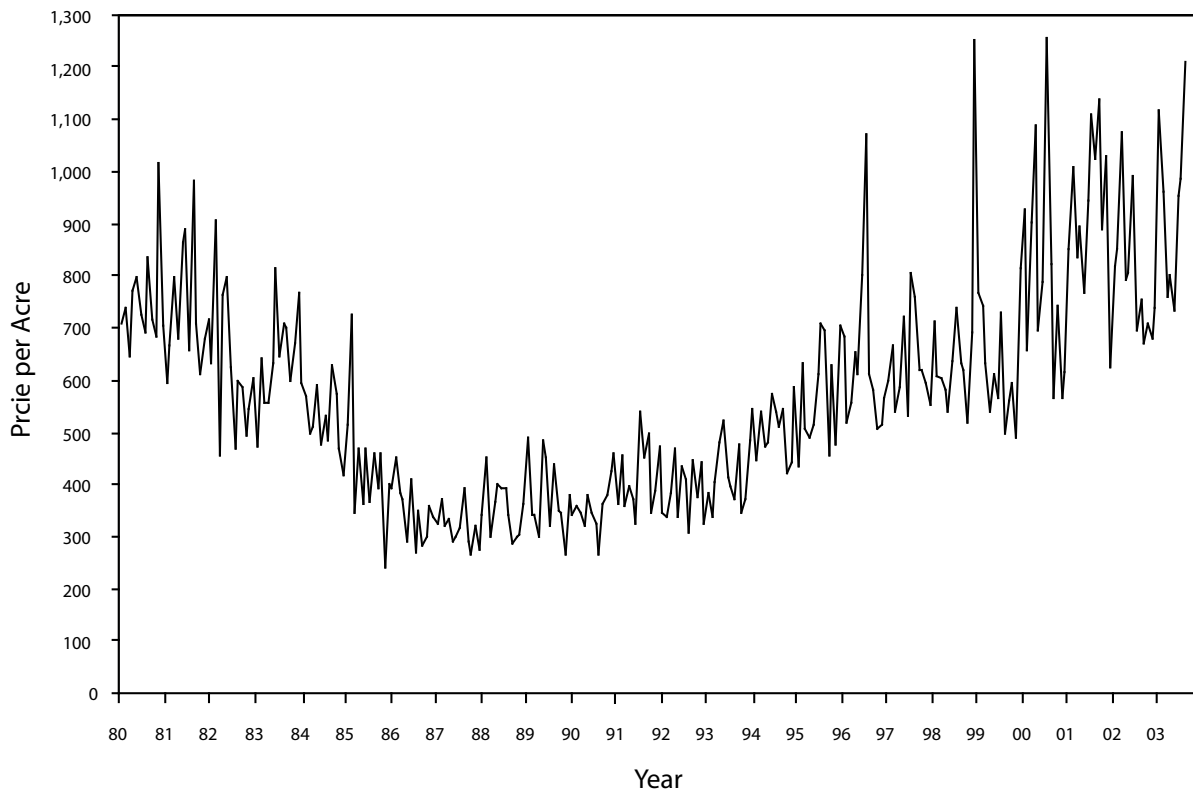


Figure 18. Kansas Farmland Price per Acre by Month, 1980-2003 (Eastern Region)



Farmland Sales by Region

Figure 19. Kansas Farmland Price per Acre by Month, 1980-2003 (Central Region)

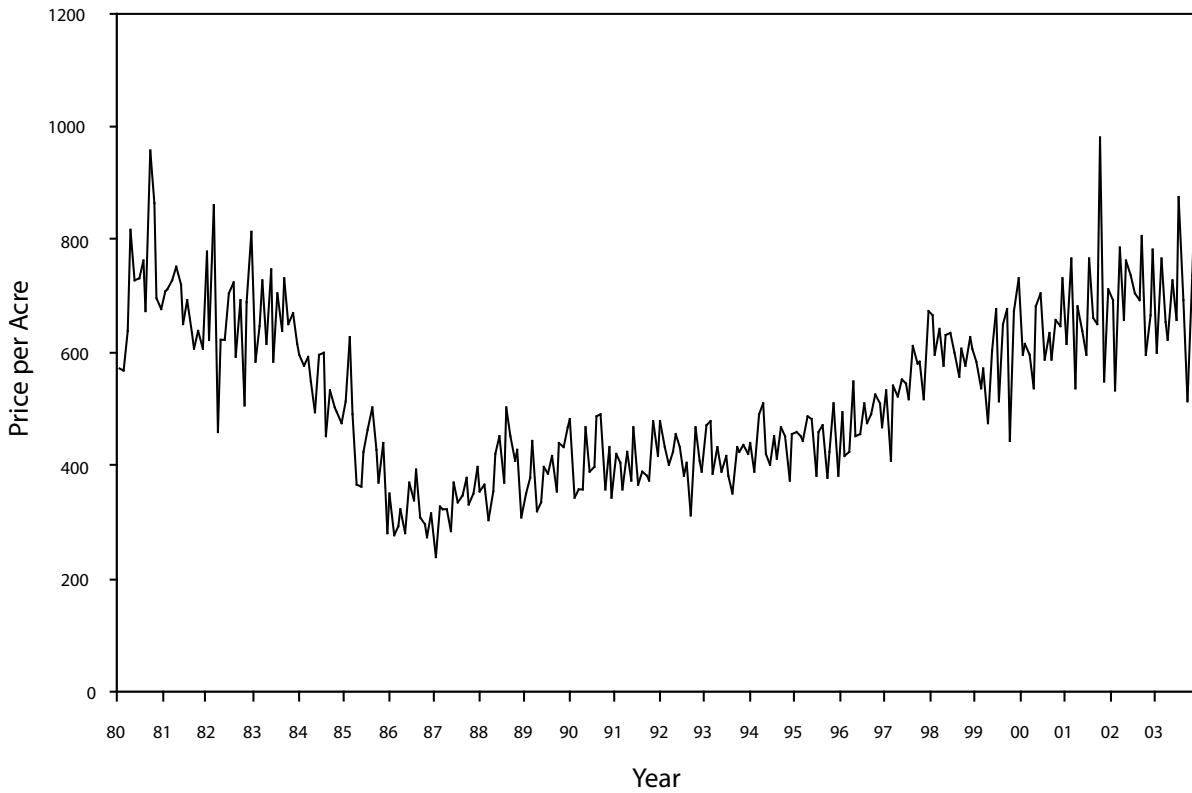
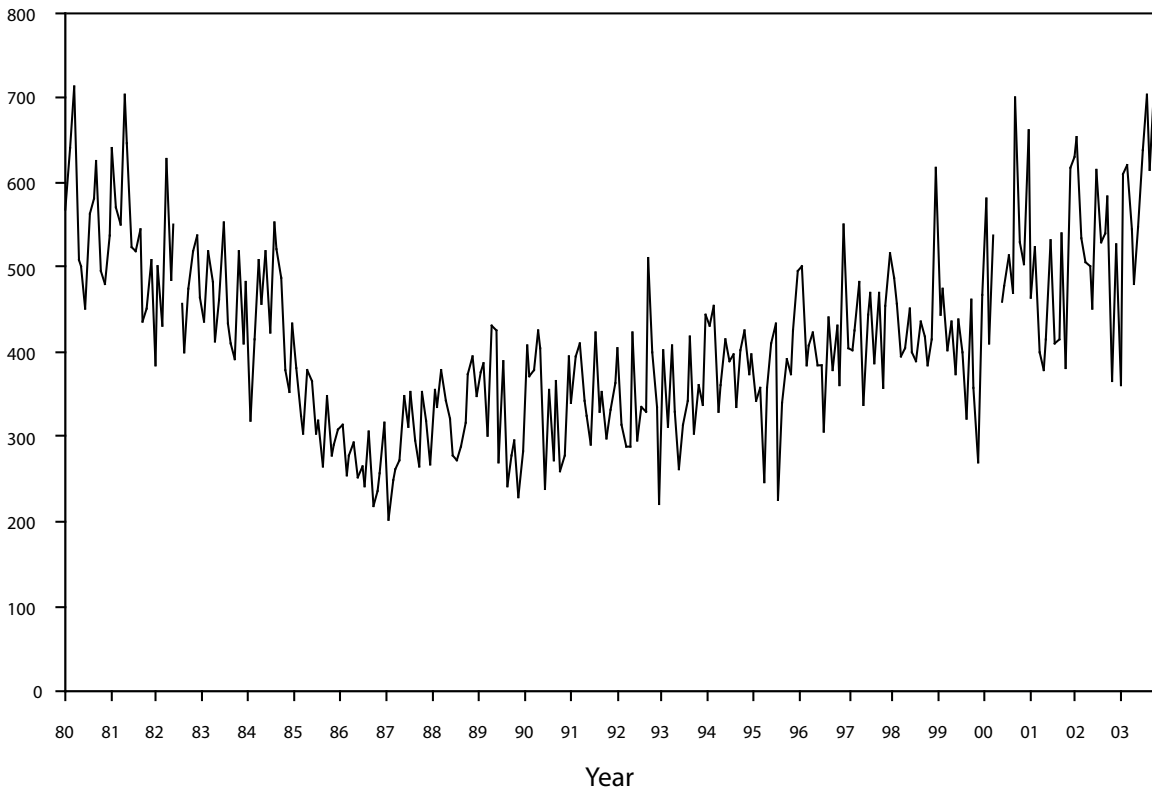


Figure 20. Kansas Farmland Price per Acre by Month, 1980-2003 (Western Region)



Contract Sale

Table 21. *Weighted Average Price per Acre According to Contract Sale, 1980-2003*

Year	Not Reported	Sold on Contract		Total
		No	Yes	
		<i>\$ per Acre</i>		
1980	659	788	748	663
1981	645	666	764	649
1982	548	470	696	551
1983	548	569	600	561
1984	508	487	537	503
1985	433	360	408	383
1986	314	299	333	304
1987	314	303	309	307
1988	355	351	344	351
1989	395	356	360	366
1990	395	345	436	357
1991	409	373	370	380
1992	252	381	424	342
1993	406	390	425	395
1994	437	438	398	436
1995	357	444	377	409
1996	452	672	494	482
1997	543	511	427	518
1998	565	577	823	589
1999	530	576	438	543
2000	602	649	616	625
2001	631	620	548	622
2002	681	673	518	671
2003	610	707	504	680
Average	483	500	496	487

Contract Sale

Table 22. *Size of Sale According to Contract Sale, 1980-2003*

Year	Not Reported	Sold on Contract		Total
		No	Yes	
	<i>Number of Acres per Sale</i>			
1980	189	*	157	188
1981	192	210	223	193
1982	193	177	189	193
1983	191	177	195	186
1984	176	166	187	173
1985	217	213	226	215
1986	202	199	209	200
1987	193	191	247	196
1988	217	196	277	207
1989	236	206	247	215
1990	159	221	218	211
1991	161	201	241	193
1992	311	210	210	235
1993	213	205	180	205
1994	166	199	224	193
1995	264	190	291	216
1996	210	191	202	198
1997	223	254	215	241
1998	181	190	277	190
1999	175	219	213	198
2000	176	169	161	172
2001	183	218	177	201
2002	193	171	182	179
2003	187	307	191	195
Average	200	203	214	200

*Fewer than 5 observations.

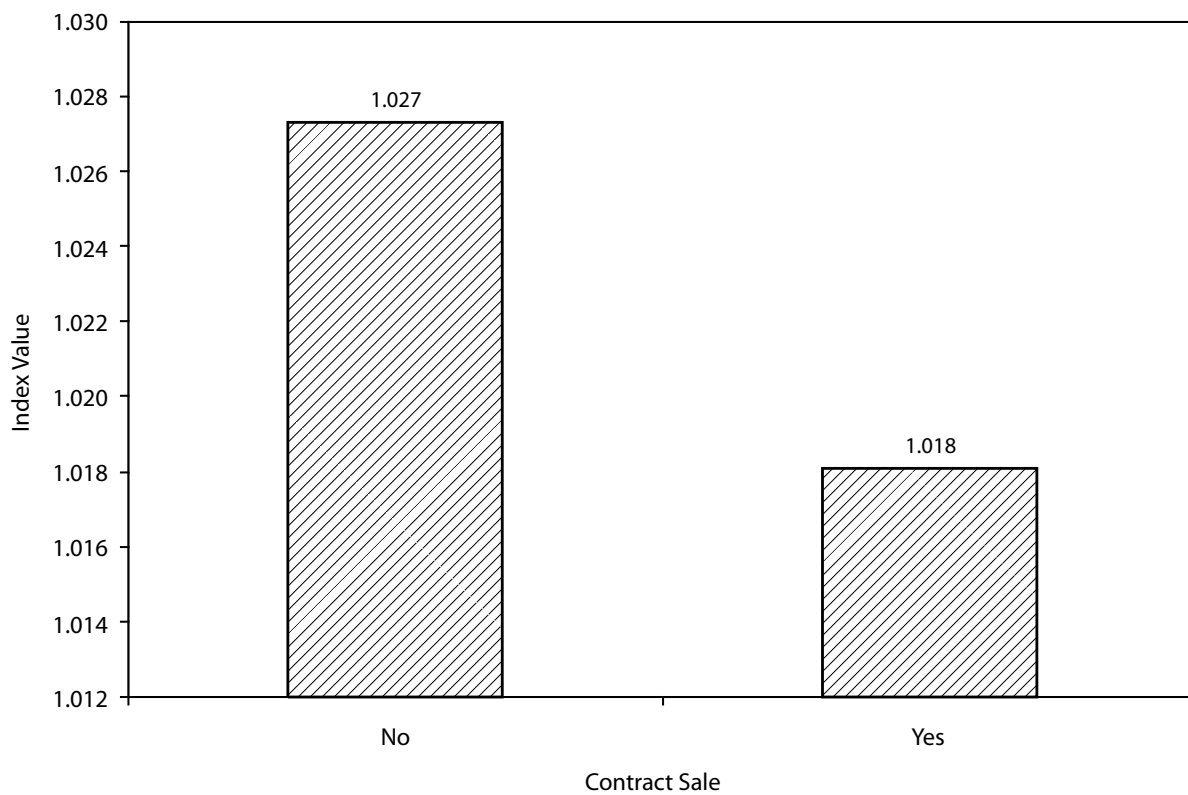
Contract Sale

Table 23. *Percentage of Sales According to Contract Sale, 1980-2003*

Year	Not Reported	Sold on Contract		Total Number of Sales
		No	Yes	
<i>Percentage of Sales</i>				
1980	94.5	0.1	5.5	1,118
1981	95.9	1.0	3.0	1,355
1982	96.0	1.2	2.8	1,180
1983	52.0	39.8	8.2	1,532
1984	64.3	32.0	3.7	1,308
1985	28.8	66.8	4.4	1,055
1986	20.9	73.3	5.8	1,278
1987	32.6	59.4	8.0	1,904
1988	28.2	66.0	5.8	1,580
1989	22.5	72.7	4.8	1,155
1990	16.1	77.9	6.0	1,740
1991	22.6	73.2	4.2	1,394
1992	24.0	71.0	4.9	1,539
1993	18.1	76.0	5.9	1,368
1994	21.3	75.1	3.6	1,576
1995	29.9	66.1	4.0	1,269
1996	36.9	60.9	2.3	1,411
1997	35.1	59.0	5.9	1,860
1998	46.5	48.4	5.1	1,793
1999	45.3	45.0	9.7	1,440
2000	43.8	46.4	9.9	1,289
2001	43.6	51.8	4.6	1,311
2002	33.6	63.2	3.1	1,082
2003	22.7	77.3	3.5	1,101
Average	40.6	54.3	5.2	1,402

Contract Sale

Figure 21. Index of Kansas Farmland Price by Contract Sale, 1980-2003



Land Quality

Table 24. *Weighted Average Price per Acre According to Land Quality, 1980-2003*

Year	Not Reported	Land Quality			Total
		Good	Average	Low	
		<i>\$ per Acre</i>			
1980	603	871	626	465	663
1981	610	838	627	440	649
1982	567	528	660	369	551
1983	502	722	530	350	561
1984	513	624	472	296	503
1985	410	519	352	231	383
1986	312	376	288	199	304
1987	304	447	296	207	307
1988	345	321	505	230	351
1989	350	488	356	232	366
1990	337	513	330	219	357
1991	360	526	353	264	380
1992	204	525	350	245	342
1993	376	492	388	247	395
1994	365	616	434	289	436
1995	359	633	422	229	409
1996	475	600	480	305	482
1997	474	746	498	326	518
1998	523	722	587	411	589
1999	457	944	551	349	543
2000	603	603	856	384	625
2001	536	605	829	817	622
2002	672	838	652	373	671
2003	658	893	663	330	680
Average	455	625	504	325	487

Land Quality

Table 25. Size of Sale According to Land Quality, 1980-2003

Year	Not Reported	Land Quality			Total
		Good	Average	Low	
<i>Number of Acres per Sale</i>					
1980	199	180	183	207	188
1981	222	171	192	175	193
1982	163	201	193	228	193
1983	226	166	181	184	186
1984	182	157	167	208	173
1985	195	192	236	225	215
1986	178	205	206	225	200
1987	198	181	190	240	196
1988	198	189	213	239	207
1989	252	197	196	218	215
1990	185	189	219	277	211
1991	180	206	177	188	193
1992	377	185	210	280	235
1993	251	232	188	200	205
1994	217	170	181	269	193
1995	258	150	194	425	216
1996	217	183	178	376	198
1997	189	355	227	218	241
1998	194	194	186	207	190
1999	257	139	180	277	198
2000	179	169	172	179	172
2001	254	188	174	187	201
2002	160	164	188	211	179
2003	215	158	196	242	195
Average	214	188	193	237	200

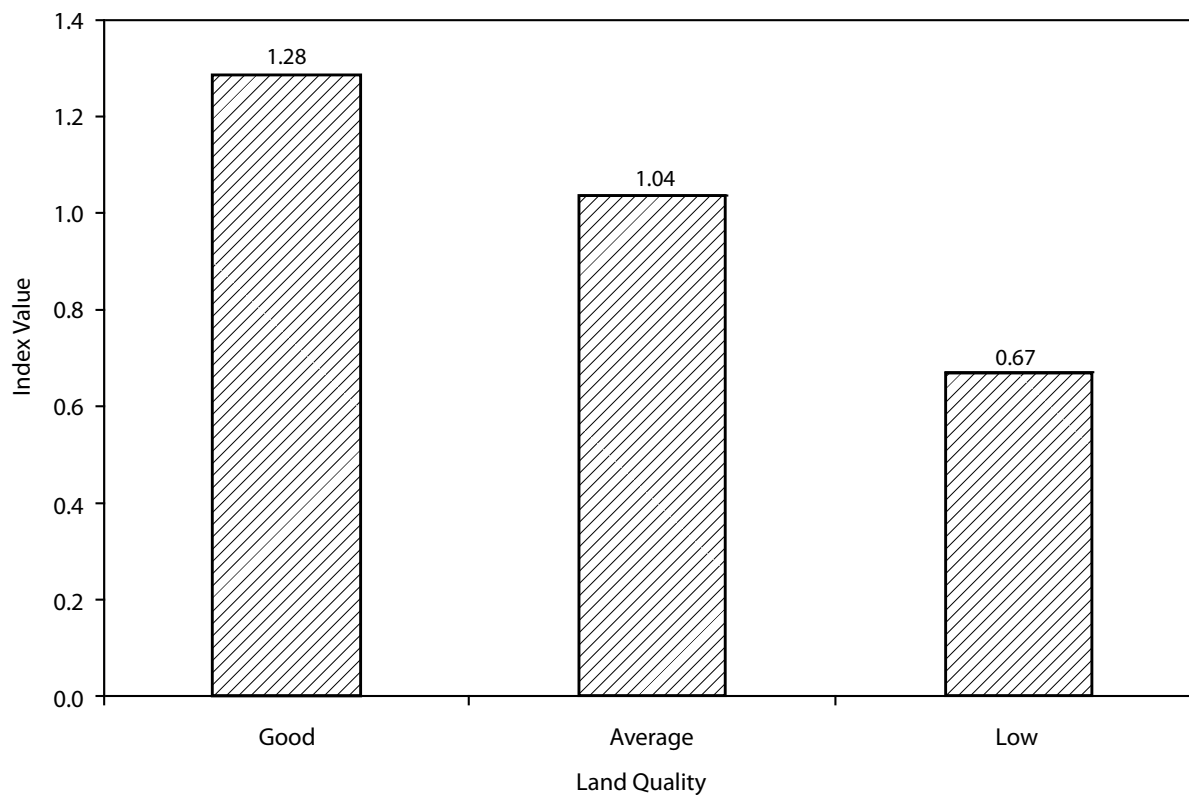
Land Quality

Table 26. *Percentage of Sales According to Land Quality, 1980-2003*

Year	Not Reported	Land Quality			Total Number of Sales
		Good	Average	Low	
<i>Percentage of Sales</i>					
1980	17.8	25.6	46.2	10.4	1,118
1981	23.8	22.1	45.8	8.3	1,355
1982	20.5	27.0	41.1	11.4	1,180
1983	18.9	29.3	44.3	7.4	1,532
1984	35.7	21.0	36.9	6.3	1,308
1985	27.3	20.9	40.6	11.3	1,055
1986	25.7	23.1	41.1	10.2	1,278
1987	28.5	43.5	16.0	12.0	1,904
1988	23.7	46.3	20.7	9.2	1,580
1989	29.6	18.9	42.9	8.6	1,155
1990	17.6	23.8	49.9	8.6	1,740
1991	19.6	20.4	52.2	7.8	1,394
1992	14.0	26.4	52.7	6.9	1,539
1993	12.6	16.7	62.8	8.0	1,368
1994	19.8	20.9	51.6	7.7	1,576
1995	21.6	21.7	48.9	7.7	1,269
1996	17.1	21.5	55.2	6.2	1,411
1997	22.6	18.1	53.0	6.2	1,860
1998	25.1	19.0	52.5	3.4	1,793
1999	24.3	12.5	58.8	4.4	1,440
2000	19.2	64.5	12.3	4.1	1,289
2001	22.5	14.3	58.6	4.6	1,311
2002	21.6	17.2	57.2	4.0	1,082
2003	15.4	16.3	65.3	3.0	1,101
Average	21.9	24.6	46.1	7.4	1,402

Land Quality

Figure 22. Index of Kansas Farmland Price by Land Quality, 1980-2003



Irrigation

Table 27. Weighted Average Price per Acre According to Irrigation, 1980-2003

Year	Not Reported	Irrigation			Total
		Yes	No	Partially or Potential	
		<i>\$ per Acre</i>			
1980	676	847	628	673	663
1981	608	903	619	817	649
1982	599	793	520	597	551
1983	483	782	553	831	561
1984	506	708	470	692	503
1985	419	556	348	481	383
1986	316	411	290	322	304
1987	307	444	286	*	307
1988	337	390	339	*	351
1989	470	576	333	*	366
1990	441	651	334	*	357
1991	449	579	351	*	380
1992	383	542	318	*	342
1993	448	603	382	*	395
1994	384	623	431	*	436
1995	294	657	427	*	409
1996	441	749	468	*	482
1997	493	849	497	*	518
1998	448	879	581	*	589
1999	542	1108	510	*	543
2000	630	1052	580	*	625
2001	720	1138	551	*	622
2002	729	998	609	*	671
2003	675	990	631	*	680
Average	492	743	461	630	487

*Reported differently after 1986.

Irrigation

Table 28. Size of Sale According to Irrigation, 1980-2003

Year	Not Reported	Irrigation			Total
		Yes	No	Partially or Potential	
<i>Number of Acres per Sale</i>					
1980	176	278	179	205	188
1981	183	265	189	207	193
1982	149	231	195	328	193
1983	222	256	171	152	186
1984	178	204	167	179	173
1985	232	246	208	191	215
1986	176	241	203	207	200
1987	190	272	192	*	196
1988	217	229	193	*	207
1989	194	277	209	*	215
1990	159	239	212	*	211
1991	172	257	192	*	193
1992	207	280	233	*	235
1993	206	217	204	*	205
1994	200	302	183	*	193
1995	365	304	184	*	216
1996	218	249	192	*	198
1997	306	256	225	*	241
1998	216	289	180	*	190
1999	173	213	199	*	198
2000	162	192	172	*	172
2001	204	222	199	*	201
2002	159	216	178	*	179
2003	180	295	187	*	195
Average	202	251	194	210	200

* Reported Differently after 1986.

Irrigation

Table 29. *Percentage of Sales According to Irrigation, 1980-2003*

Year	Not Reported	Irrigation			Total Number of Sales
		Yes	No	Partially or Potential	
<i>Percentage of Sales</i>					
1980	18.3	7.6	68.7	5.4	1,118
1981	19.6	5.6	69.9	4.9	1,355
1982	20.2	4.0	71.6	4.2	1,180
1983	21.5	5.0	69.0	4.5	1,532
1984	33.8	4.5	58.3	3.4	1,308
1985	20.4	6.6	69.7	3.3	1,055
1986	18.5	6.6	73.0	1.9	1,278
1987	35.4	58.3	6.3	*	1,904
1988	23.9	52.9	23.2	*	1,580
1989	4.1	9.0	86.9	*	1,155
1990	4.8	5.2	89.9	*	1,740
1991	10.5	6.2	83.3	*	1,394
1992	6.9	7.3	85.8	*	1,539
1993	8.0	3.2	88.7	*	1,368
1994	18.9	4.9	76.3	*	1,584
1995	15.3	4.6	80.1	*	1,269
1996	13.5	5.0	81.5	*	1,411
1997	16.5	5.3	78.3	*	1,860
1998	10.3	5.6	84.0	*	1,793
1999	6.3	4.9	88.9	*	1,440
2000	21.6	6.9	71.5	*	1,289
2001	19.5	5.9	74.7	*	1,311
2002	14.8	9.8	75.4	*	1,082
2003	13.1	8.1	78.8	*	1,101
Average	16.5	10.1	72.2	3.9	1,402

* Reported Differently after 1986.

Irrigation

Figure 23. Index of Kansas Farmland Price by Irrigation, 1987-2003

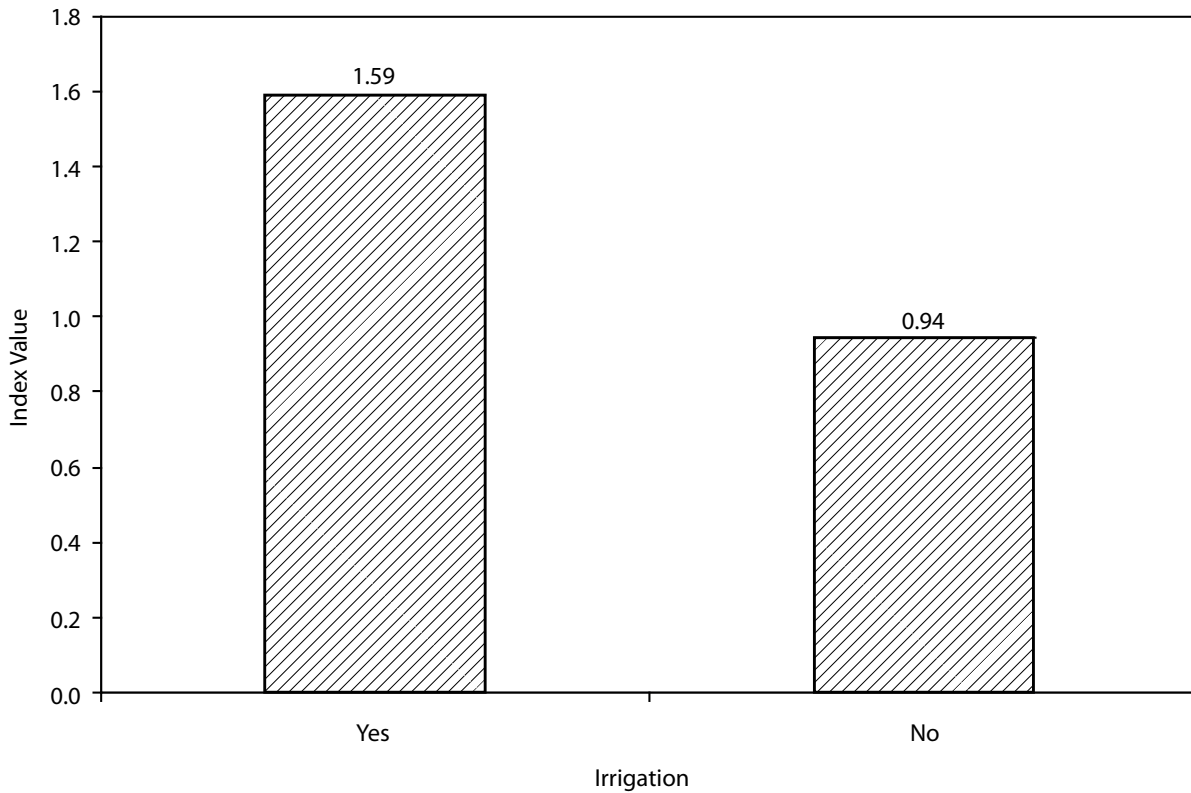
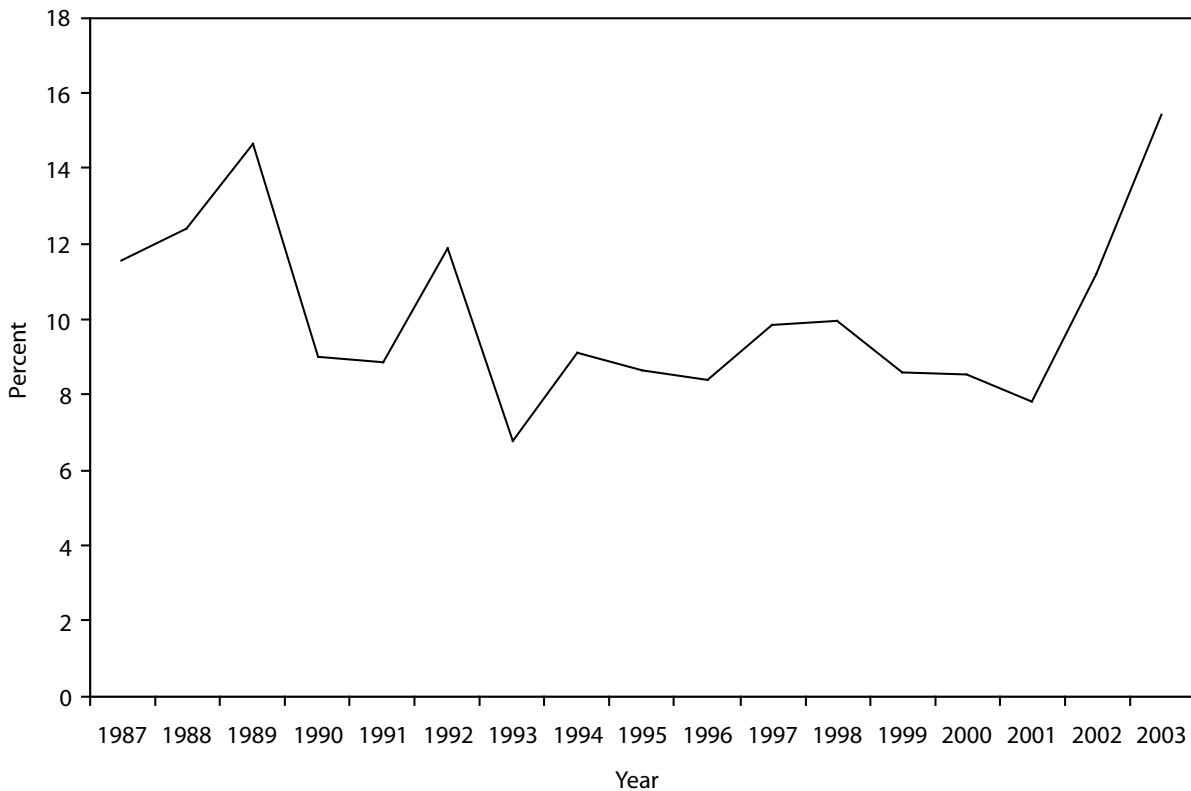


Figure 24. Percent of Kansas Cropland with Irrigation, 1980-2003



Percent of Acres in Cultivation

Table 30. Weighted Average Price per Acre According to Percent of Acres in Cultivation, 1980-2003

Year	Not Reported	Percent of Acres in Cultivation						Total
		<5	5-24	25-49	50-74	75-94	95-100	
<i>\$ per Acre</i>								
1980	*	529	410	591	671	836	746	663
1981	795	527	486	536	692	828	784	649
1982	*	366	388	430	645	740	681	551
1983	*	402	390	477	571	736	705	561
1984	500	452	300	435	507	602	621	503
1985	*	309	273	300	399	514	510	383
1986	241	245	170	253	285	382	416	304
1987	409	397	118	227	362	370	411	307
1988	484	247	207	271	353	446	462	351
1989	413	244	212	288	358	460	507	366
1990	448	254	235	287	363	447	518	357
1991	*	293	250	286	375	458	496	380
1992	474	191	256	327	393	484	489	342
1993	*	313	304	351	437	515	513	395
1994	632	344	279	342	407	516	562	436
1995	*	285	237	355	418	535	576	409
1996	375	384	383	468	454	559	598	482
1997	554	443	378	438	478	607	659	518
1998	590	461	384	465	668	671	670	589
1999	508	417	455	426	544	677	763	543
2000	571	553	459	523	526	729	772	625
2001	829	555	395	438	560	767	787	622
2002	677	569	558	554	660	718	820	671
2003	630	532	473	578	698	778	858	680
Average	537	388	333	402	493	599	622	487

*Fewer than 5 observations.

Percent of Acres in Cultivation

Table 31. Size of Sale According to Percent of Acres in Cultivation, 1980-2003

Year	Not Reported	Percent of Acres in Cultivation						Total
		<5	5-24	25-49	50-74	75-94	95-100	
<i>Number of Acres per Sale</i>								
1980	187	206	245	205	183	155	185	188
1981	160	232	258	218	171	161	168	193
1982	103	250	303	221	170	152	166	193
1983	118	232	277	209	167	149	162	186
1984	116	180	317	184	171	153	146	173
1985	168	268	417	242	117	161	163	215
1986	134	208	399	217	203	171	167	200
1987	142	189	375	224	193	162	173	196
1988	102	221	283	205	215	192	186	207
1989	147	243	423	235	200	164	194	215
1990	151	244	435	222	176	176	173	211
1991	*	173	344	247	192	161	180	193
1992	89	380	433	208	196	165	179	235
1993	*	234	361	221	184	158	164	205
1994	175	219	274	255	182	154	174	193
1995	*	295	553	232	191	162	162	216
1996	170	269	288	202	198	146	169	198
1997	169	429	248	191	220	156	172	241
1998	155	205	276	213	188	177	174	190
1999	128	308	356	212	178	138	144	198
2000	138	168	253	194	194	157	150	172
2001	117	217	390	245	192	154	190	201
2002	138	210	267	207	177	152	159	179
2003	169	220	392	230	166	187	159	195
Average	142	242	340	218	184	161	169	200

*Fewer than 5 observations.

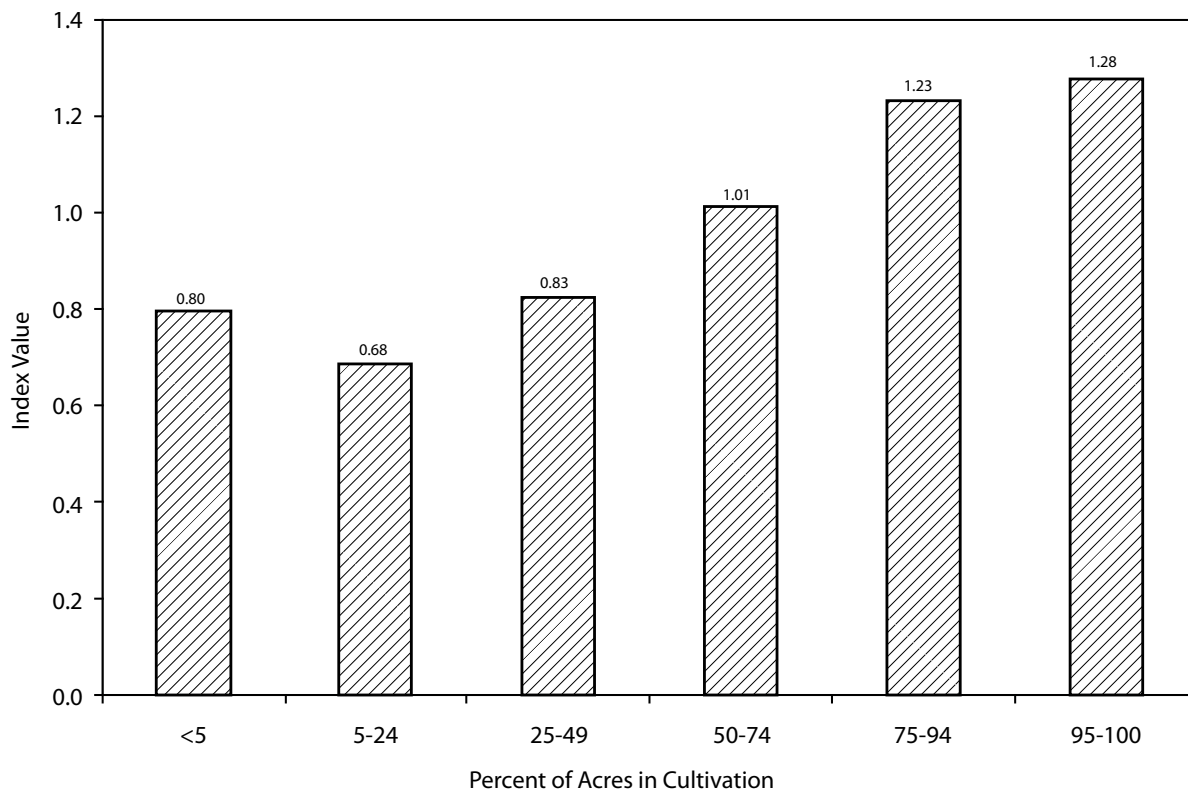
Percent of Acres in Cultivation

Table 32. Percentage of Sales According to Percent of Acres in Cultivation, 1980-2003

Year	Not Reported	Percent of Acres in Cultivation						Total Number of Sales
		<5	5-24	25-49	50-74	75-94	95-100	
		<i>Percent of Sales</i>						
1980	0.3	18.7	4.3	12.2	17.8	20.2	26.6	1,118
1981	0.4	23.2	5.4	11.9	17.6	16.2	25.2	1,355
1982	0.3	19.0	4.6	12.1	15.9	18.3	29.7	1,180
1983	0.3	21.8	3.6	12.1	15.0	18.3	29.0	1,532
1984	0.4	28.8	4.3	11.5	13.6	16.8	24.5	1,308
1985	0.4	22.6	6.9	10.9	13.6	19.1	26.6	1,055
1986	0.4	20.0	5.2	11.3	18.0	19.1	26.1	1,278
1987	1.0	20.9	6.2	11.9	19.0	19.4	21.6	1,904
1988	0.4	17.9	6.1	13.0	17.0	19.7	25.9	1,580
1989	0.5	16.3	5.5	11.3	18.2	19.1	29.2	1,155
1990	0.4	21.0	5.8	12.2	15.2	18.3	27.1	1,740
1991	0.2	17.0	5.7	10.8	19.1	19.7	27.5	1,394
1992	0.4	17.7	5.3	11.7	15.3	22.1	27.4	1,539
1993	0.2	24.3	6.9	12.9	17.8	20.1	17.8	1,368
1994	0.7	19.8	4.9	9.2	14.1	21.1	30.2	1,576
1995	0.2	19.6	3.9	9.4	15.6	24.2	27.1	1,269
1996	0.4	20.1	4.6	9.2	16.6	23.2	25.9	1,411
1997	0.4	21.6	4.1	10.4	16.3	18.8	28.4	1,860
1998	0.8	17.9	4.6	8.5	17.3	20.2	30.6	1,793
1999	1.0	20.1	4.3	11.1	15.6	21.1	26.8	1,440
2000	1.1	18.7	4.9	9.9	16.4	22.1	26.9	1,289
2001	0.9	22.6	4.2	8.8	16.4	20.5	26.5	1,311
2002	0.8	21.5	3.1	9.0	14.0	23.0	28.6	1,082
2003	1.2	20.8	4.2	8.6	14.8	20.1	30.3	1,101
Average	0.5	20.5	4.9	10.8	16.3	20.0	26.9	1,402

Percent of Acres in Cultivation

Figure 25. Index of Kansas Farmland Price by Percent of Acres in Cultivation, 1980-2003



Type of Road

Table 33. *Weighted Average Price per Acre According to Type of Road, 1980-2003*

Year	Not Reported	Type of Road			Total
		Dirt	Gravel	Hard	
		<i>\$ per Acre</i>			
1980	649	562	654	812	663
1981	629	535	649	798	649
1982	534	467	564	598	551
1983	502	505	564	691	561
1984	518	373	500	578	503
1985	417	294	377	423	383
1986	309	243	307	355	304
1987	303	269	313	346	307
1988	332	278	363	403	351
1989	351	312	382	389	366
1990	329	298	372	388	357
1991	377	306	384	420	380
1992	242	319	377	466	342
1993	375	322	403	460	395
1994	380	381	456	462	436
1995	328	424	435	571	409
1996	434	415	497	583	482
1997	505	385	519	644	518
1998	508	446	644	726	589
1999	478	440	606	568	543
2000	602	459	638	788	625
2001	527	534	659	784	622
2002	661	495	673	829	671
2003	716	550	675	730	680
Average	459	401	500	576	487

Type of Road

Table 34. Size of Sale According to Type of Road, 1980-2003

Year	Not Reported	Type of Road			Total
		Dirt	Gravel	Hard	
<i>Number of Acres per Sale</i>					
1980	200	225	174	201	188
1981	216	196	195	161	193
1982	176	200	187	222	193
1983	218	213	178	152	186
1984	188	225	160	149	173
1985	192	260	206	254	215
1986	182	220	213	167	200
1987	210	200	182	203	196
1988	209	209	212	183	207
1989	258	204	195	196	215
1990	214	218	212	196	211
1991	198	199	189	195	193
1992	345	240	205	187	235
1993	244	212	193	204	205
1994	220	229	180	196	193
1995	306	193	193	152	216
1996	283	201	177	160	198
1997	274	534	182	193	241
1998	214	201	177	181	190
1999	230	229	177	197	198
2000	190	198	163	151	172
2001	259	173	193	160	201
2002	166	195	186	162	179
2003	174	190	210	172	195
Average	224	224	189	183	200

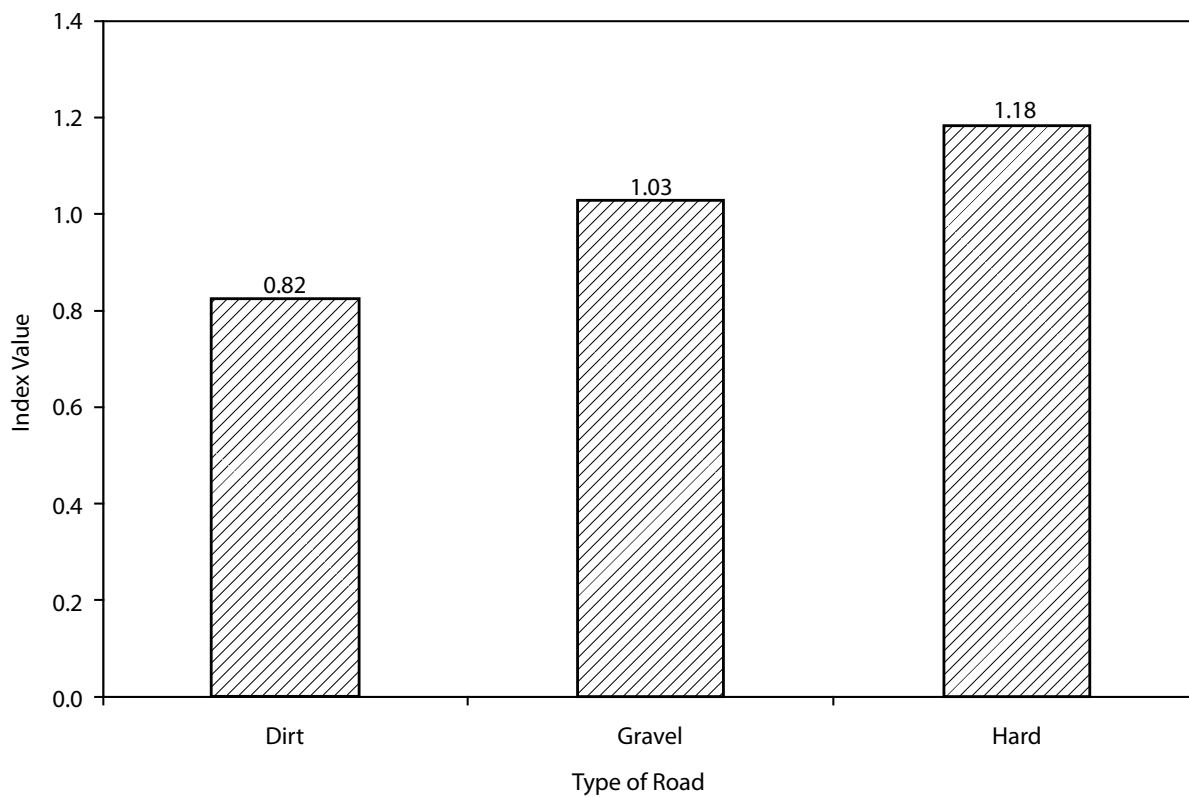
Type of Road

Table 35. *Percentage of Sales According to Type of Road, 1980-2003*

Year	Not Reported	Type of Road			Total Number of Sales
		Dirt	Gravel	Hard	
	<i>Percentage of Sales</i>				
1980	16.8	15.6	49.7	17.9	1,118
1981	21.5	15.6	44.0	18.9	1,355
1982	21.0	13.9	47.8	17.3	1,180
1983	20.5	11.7	48.8	19.1	1,532
1984	33.9	7.7	44.7	13.7	1,308
1985	27.6	11.1	47.9	13.5	1,055
1986	24.9	12.1	50.3	12.7	1,278
1987	31.0	14.4	42.8	11.8	1,904
1988	23.9	10.5	51.3	14.2	1,580
1989	29.4	8.9	46.4	15.3	1,155
1990	19.3	12.0	54.3	14.5	1,740
1991	21.7	11.2	51.6	15.5	1,394
1992	18.8	12.5	52.5	16.1	1,539
1993	14.3	14.0	58.0	13.8	1,368
1994	12.7	11.0	60.9	15.4	1,576
1995	25.5	10.2	51.8	12.6	1,269
1996	19.7	10.6	55.1	14.6	1,411
1997	21.1	11.0	53.0	14.9	1,860
1998	25.5	11.5	50.8	12.2	1,793
1999	25.2	11.0	52.4	11.5	1,440
2000	22.8	11.9	50.0	15.4	1,289
2001	22.5	11.5	52.6	13.3	1,311
2002	23.2	9.9	52.9	14.0	1,082
2003	22.4	8.5	54.5	14.5	1,101
Average	22.7	11.6	51.0	14.7	1,402

Type of Road

Figure 26. Index of Kansas Farmland Price by Type of Road, 1980-2003



Improvements

Table 36. Weighted Average Price per Acre According to Improvements, 1980-2003

Year	Not Reported	Improvements			Percent of Total Price in Improvements				Total
		Fully	Partially	Unimproved	<25	25-49	50-74	75-100	
\$ per Acre									
1980	634	810	717	633	**	**	**	**	663
1981	597	764	712	624	**	**	**	**	649
1982	483	680	536	542	**	**	**	**	551
1983	471	733	635	544	**	**	**	**	561
1984	509	631	398	502	**	**	**	**	503
1985	395	464	351	374	**	**	**	**	383
1986	309	419	310	287	**	**	**	**	304
1987	**	**	**	**	302	412	631	908	307
1988	**	**	**	**	346	497	572	*	351
1989	**	**	**	**	355	558	796	*	366
1990	**	**	**	**	354	529	555	*	357
1991	**	**	**	**	374	548	773	*	380
1992	**	**	**	**	333	511	838	*	342
1993	**	**	**	**	388	545	667	*	395
1994	**	**	**	**	430	611	638	903	436
1995	**	**	**	**	404	575	899	*	409
1996	**	**	**	**	475	714	480	1,359	482
1997	**	**	**	**	508	762	1,133	3,181	518
1998	**	**	**	**	583	831	1,433	*	589
1999	**	**	**	**	527	1,189	1,262	3,628	543
2000	**	**	**	**	605	1,076	1,637	3,654	625
2001	**	**	**	**	613	913	1,904	1,775	622
2002	**	**	**	**	664	1,029	1,156	*	671
2003	**	**	**	**	657	871	1,182	2,521	680
Average	485	643	523	501	466	716	974	2,241	487

* Fewer than 5 observations.

** Reported differently after 1986.

Improvements

Table 37. Size of Sale According to Improvements, 1980-2003

Year	Not Reported	Improvements			Percent of Total Price in Improvements				Total
		Fully	Partially	Unimproved	<25	25-49	50-74	75-100	
<i>Number of Acres per Sale</i>									
1980	225	202	196	177	**	**	**	**	188
1981	228	191	196	187	**	**	**	**	193
1982	180	203	240	184	**	**	**	**	193
1983	234	200	190	174	**	**	**	**	186
1984	194	156	268	153	**	**	**	**	173
1985	315	208	304	189	**	**	**	**	215
1986	193	212	263	190	**	**	**	**	200
1987	**	**	**	**	199	183	105	38	196
1988	**	**	**	**	210	164	122	26	207
1989	**	**	**	**	219	151	85	118	215
1990	**	**	**	**	215	139	80	17	211
1991	**	**	**	**	199	160	79	16	193
1992	**	**	**	**	246	165	79	14	235
1993	**	**	**	**	214	154	75	20	205
1994	**	**	**	**	198	152	73	34	193
1995	**	**	**	**	222	184	84	15	216
1996	**	**	**	**	204	144	83	21	198
1997	**	**	**	**	247	182	74	29	241
1998	**	**	**	**	194	145	75	16	190
1999	**	**	**	**	203	126	123	14	198
2000	**	**	**	**	176	142	80	20	172
2001	**	**	**	**	204	167	68	35	201
2002	**	**	**	**	182	131	83	8	179
2003	**	**	**	**	198	286	86	26	195
Average	224	196	237	179	208	163	86	27	200

**Reported differently after 1986.

Improvements

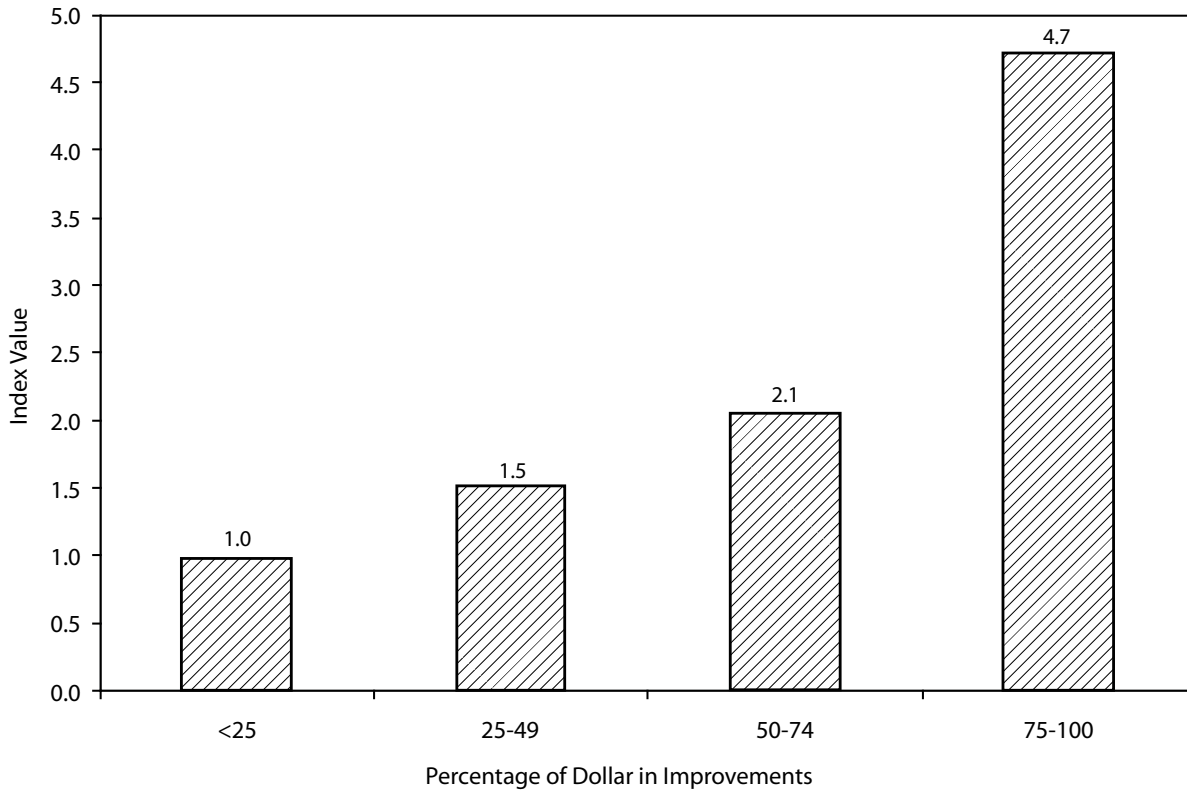
Table 38. *Percentage of Sales According to Improvements, 1980-2003*

Year	Not Reported	Improvements			Percent of Total Price in Improvements				Total Number of Sales
		Fully	Partially	Unimproved	<25	25-50	50-75	75-100	
<i>\$ per Acre</i>									
1980	12.1	10.8	10.6	66.5	**	**	**	**	1,118
1981	11.6	11.7	13.9	62.7	**	**	**	**	1,355
1982	9.8	10.6	13.4	66.2	**	**	**	**	1,180
1983	12.6	9.3	10.0	68.1	**	**	**	**	1,532
1984	28.1	8.8	7.4	55.7	**	**	**	**	1,308
1985	9.0	11.5	10.1	69.4	**	**	**	**	1,055
1986	14.7	7.1	10.7	67.4	**	**	**	**	1,278
1987	**	**	**	**	95.5	3.1	1.0	0.4	1,904
1988	**	**	**	**	95.7	3.4	0.7	0.2	1,580
1989	**	**	**	**	95.0	3.5	1.4	0.2	1,155
1990	**	**	**	**	97.5	1.8	0.6	0.1	1,740
1991	**	**	**	**	96.1	2.4	1.2	0.2	1,394
1992	**	**	**	**	94.2	3.7	1.8	0.3	1,539
1993	**	**	**	**	94.3	3.9	1.5	0.3	1,368
1994	**	**	**	**	95.6	3.2	0.7	0.4	1,576
1995	**	**	**	**	96.9	2.1	0.9	0.1	1,269
1996	**	**	**	**	96.0	3.1	0.6	0.3	1,411
1997	**	**	**	**	96.1	2.8	0.8	0.3	1,860
1998	**	**	**	**	97.5	1.7	0.6	0.2	1,793
1999	**	**	**	**	96.0	1.7	1.4	0.8	1,440
2000	**	**	**	**	95.7	2.0	1.6	0.7	1,289
2001	**	**	**	**	97.4	1.2	0.8	0.5	1,311
2002	**	**	**	**	97.5	1.7	0.7	0.1	1,082
2003	**	**	**	**	94.4	2.6	2.1	0.9	1,101
Average	14.0	10.0	10.9	65.1	96.0	2.6	1.1	0.4	1,402

**Reported differently after 1986.

Improvements

Figure 27. Index of Kansas Farmland Price by Improvements, 1987-2003



Mineral Rights

Table 39. *Weighted Average Price per Acre According to Mineral Rights, 1980-2003*

Year	Not Reported	Mineral Rights			Total
		All	Partial	None	
<i>\$ per Acre</i>					
1980	675	717	469	590	663
1981	649	676	618	539	649
1982	615	586	323	481	551
1983	524	595	541	513	561
1984	523	521	409	422	503
1985	391	384	309	386	383
1986	322	312	272	224	304
1987	307	307	321	297	307
1988	366	354	338	273	351
1989	343	374	407	318	366
1990	351	366	331	318	357
1991	395	387	359	310	380
1992	357	355	346	373	342
1993	393	416	288	272	395
1994	379	490	344	371	436
1995	354	467	366	299	409
1996	474	492	451	418	482
1997	506	546	364	450	518
1998	624	592	476	490	589
1999	470	582	667	435	543
2000	542	669	456	551	625
2001	538	658	910	463	622
2002	685	672	671	613	671
2003	691	704	709	397	680
Average	478	509	448	408	487

Mineral Rights

Table 40. *Size of Sale According to Mineral Rights, 1980-2003*

Year	Not Reported	Mineral Rights			Total
		All	Partial	None	
<i>Number of Acres per Sale</i>					
1980	194	161	212	265	188
1981	200	177	217	244	193
1982	174	173	263	298	193
1983	207	169	222	147	186
1984	180	153	264	158	173
1985	213	205	244	243	215
1986	198	188	253	263	200
1987	194	194	225	228	196
1988	204	192	332	236	207
1989	218	205	252	261	215
1990	195	206	295	226	211
1991	176	188	269	202	193
1992	205	234	349	256	235
1993	180	201	311	342	205
1994	206	171	326	258	193
1995	289	171	327	320	216
1996	181	191	579	164	198
1997	392	177	271	250	241
1998	187	187	279	205	190
1999	228	180	523	173	198
2000	182	164	270	201	172
2001	193	196	380	211	201
2002	168	179	204	190	179
2003	171	191	407	189	195
Average	206	186	303	230	200

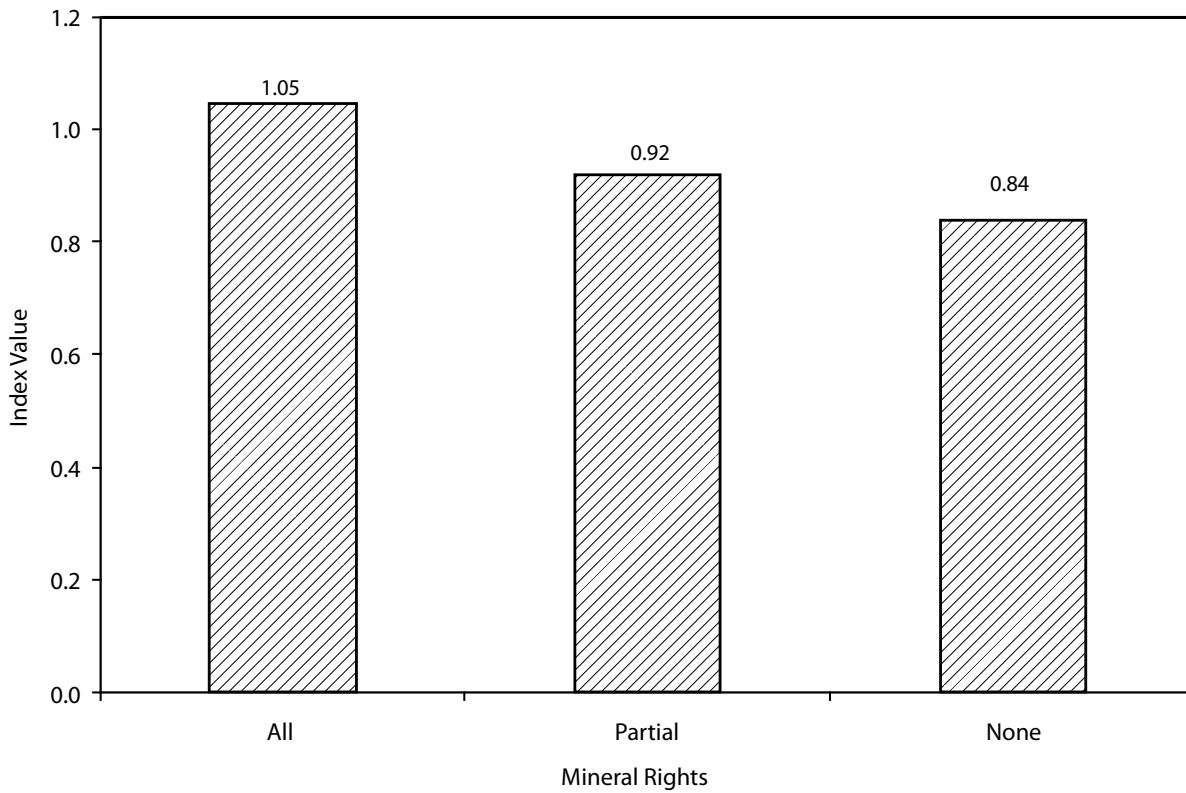
Mineral Rights

Table 41. Percentage of Sales According to Improvements, 1980-2003

Year	Not Reported	Mineral Rights			Total Number of Sales
		All	Partial	None	
<i>Percent of Sales</i>					
1980	44.1	40.6	7.1	8.2	1,118
1981	29.7	50.0	15.5	4.8	1,355
1982	26.4	53.6	14.8	5.2	1,180
1983	26.4	52.9	15.2	5.5	1,532
1984	34.1	52.0	9.6	4.3	1,308
1985	25.7	55.2	15.8	3.3	1,055
1986	22.5	63.1	9.5	4.9	1,278
1987	36.6	56.6	4.7	2.1	1,904
1988	27.3	61.6	6.6	4.5	1,580
1989	20.1	66.1	7.4	6.3	1,155
1990	24.5	63.7	7.2	4.6	1,740
1991	23.3	59.9	9.0	7.7	1,394
1992	17.7	72.6	4.4	5.3	1,539
1993	25.7	67.0	3.5	3.7	1,368
1994	27.9	61.1	3.0	7.9	1,576
1995	26.2	64.0	4.6	5.2	1,269
1996	24.6	67.0	3.0	5.4	1,411
1997	24.3	64.9	2.4	8.3	1,860
1998	26.6	64.2	2.5	6.6	1,793
1999	25.7	70.3	1.8	2.2	1,440
2000	25.8	69.5	1.6	3.1	1,289
2001	20.4	71.6	2.7	5.2	1,311
2002	14.0	78.0	3.4	4.6	1,082
2003	16.8	74.5	3.9	4.8	1,101
Average	25.7	62.5	6.6	5.2	1,402

Mineral Rights

Figure 28. Index of Kansas Farmland Price by Mineral Rights, 1980-2003



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