



2003 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, Kansas Agricultural Statistics (KAS) conducts a land survey each year and reports land values and cash rents at the crop reporting district (CRD) level in Kansas. Table 1 shows the 2003 CRD level land values and cash rents for both non-irrigated cropland and pasture as reported by KAS, along with the overall statewide numbers. 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

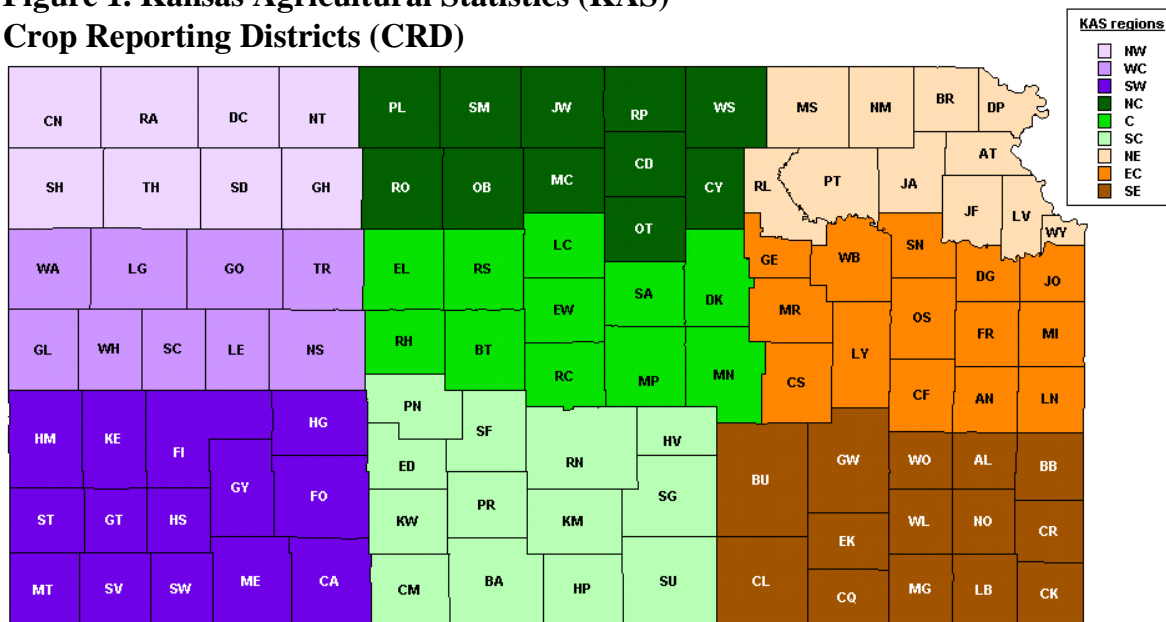
Region (CRD)	Non-irrigated Cropland		Pasture	
	Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Northwest	530	32.50	250	9.70
West Central	460	29.70	235	9.30
Southwest	440	25.60	230	8.70
North Central	635	39.00	380	13.70
Central	640	34.10	410	12.40
South Central	670	33.00	330	11.20
Northeast	995	59.50	625	15.20
East Central	985	41.50	625	16.90
Southeast	735	36.40	505	15.30

^a Kansas Agricultural Statistics, *Agricultural Land Values*, August 13, 2003.

Land values are for January 1, 2003; rents are for the year 2003.

Although KAS surveys landowners and producers in every county of the state, its sampling procedure is not designed to be statistically valid at the county level (that would require a much larger sample size). Thus, the information presented in Table 1 is the only statistically valid information on land values and cash rents that is reported on an annual basis. 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/>).

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

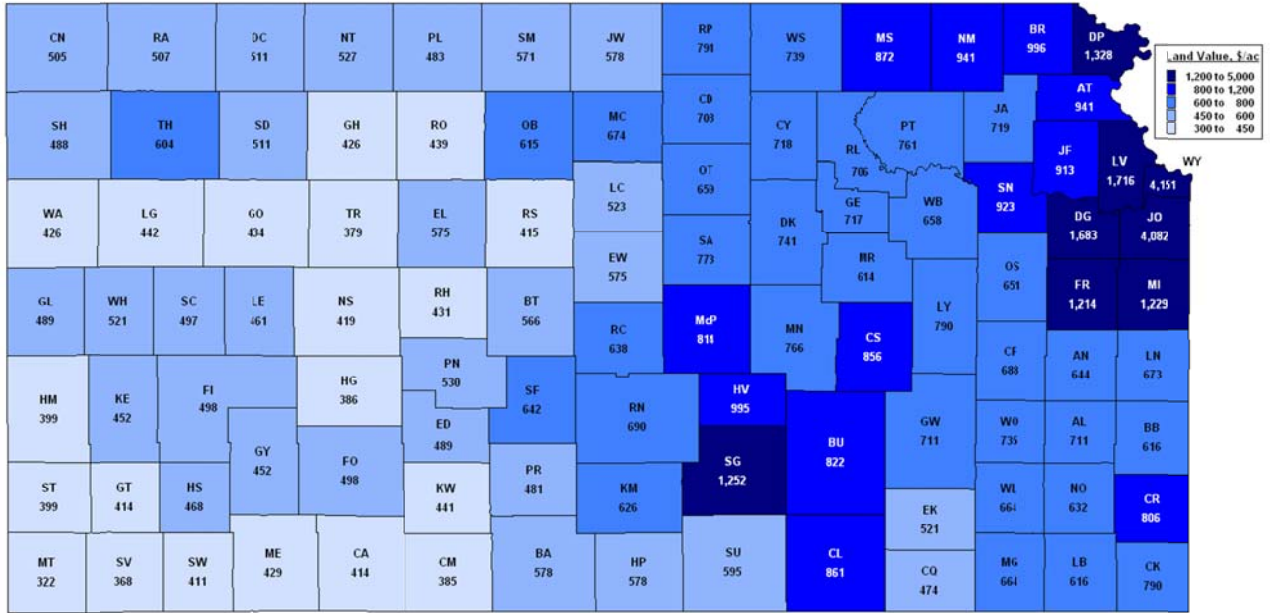


Figures 2-5 on the following pages show the CRD-level land values and cash rents for non-irrigated cropland and pasture reported in Table 1 prorated to the county level. In order to prorate the CRD level land values and cash rents to the county level, several pieces of information were required in addition 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 cash rents and land values (average for the years 2000 through 2002) from the state Farm Service Agency (FSA) office was used to index county-to-county variation.¹ 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 2007 Ag Census (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 1-4. Thus, the values displayed in Figures 1-4, when multiplied by the respective acreage-based weights and summed, will exactly equal the KAS reported values at the CRD level.

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, but primarily due to inconsistencies that exist in the FSA survey data. However, the purpose of this paper and the procedure used in this analysis is to provide producers, landowners, lenders, appraisers, and others in agribusiness 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.

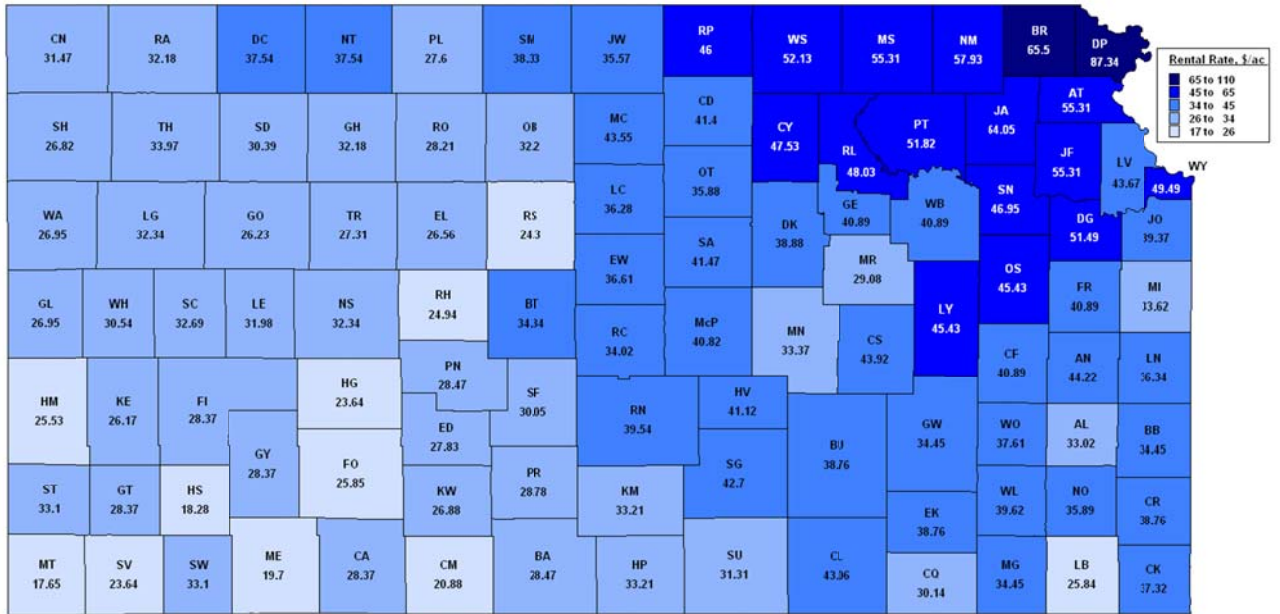
¹ This database is an in-house survey that FSA conducts and is not publicly available and thus was simply used to create county indices for both cash rents and land values.

Figure 2. Kansas Nonirrigated Land Values, 2003*



* Land values calculated using KAS crop reporting district values indexed to county level.

Figure 3. Kansas Nonirrigated Cash Rents, 2003*



* Cash rent values calculated using KAS crop reporting district values indexed to county level.

Table 2. Estimated 2003 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	711	33.02	542	14.20
Anderson	AN	EC	644	44.22	454	14.17
Atchison	AT	NE	941	55.31	706	20.94
Barber	BA	SC	578	28.47	286	7.97
Barton	BT	C	566	34.34	380	11.58
Bourbon	BB	SE	616	34.45	542	16.70
Brown	BR	NE	996	65.50	540	18.48
Butler	BU	SE	822	38.76	542	14.48
Chase	CS	EC	856	43.92	457	17.35
Chautauqua	CQ	SE	474	30.14	443	12.53
Cherokee	CK	SE	790	37.32	558	16.70
Cheyenne	CN	NW	505	31.47	199	9.06
Clark	CA	SW	414	28.37	248	9.52
Clay	CY	NC	718	47.53	473	16.56
Cloud	CD	NC	703	41.40	434	16.56
Coffey	CF	EC	688	40.89	454	17.35
Comanche	CM	SC	385	20.88	261	8.97
Cowley	CL	SE	861	43.06	525	14.20
Crawford	CR	SE	806	38.76	665	20.88
Decatur	DC	NW	511	37.54	231	9.06
Dickinson	DK	C	741	38.88	370	14.69
Doniphan	DP	NE	1,328	87.34	498	22.17
Douglas	DG	EC	1,683	51.49	1,475	19.67
Edwards	ED	SC	489	27.83	282	10.96
Elk	EK	SE	521	38.76	394	12.53
Ellis	EL	C	575	26.56	307	10.17
Ellsworth	EW	C	575	36.61	431	11.87
Finney	FI	SW	498	28.37	213	6.35
Ford	FO	SW	498	25.85	257	12.69
Franklin	FR	EC	1,214	40.89	851	17.35
Geary	GE	EC	717	40.89	425	15.62
Gove	GO	WC	434	26.23	234	8.52
Graham	GH	NW	426	32.18	285	11.17
Grant	GT	SW	414	28.37	177	5.29
Gray	GY	SW	452	28.37	241	11.63
Greeley	GL	WC	489	26.95	173	8.52
Greenwood	GW	SE	711	34.45	542	14.48
Hamilton	HM	SW	399	25.53	151	6.35
Harper	HP	SC	578	33.21	318	11.96
Harvey	HV	SC	995	41.12	891	15.95
Haskell	HS	SW	468	18.28	195	8.46
Hodgeman	HG	SW	386	23.64	234	12.69
Jackson	JA	NE	719	64.05	590	16.26
Jefferson	JF	NE	913	55.31	599	17.00
Jewell	JW	NC	578	35.57	365	14.91
Johnson	JO	EC	4,082	39.37	3,856	23.14
Kearny	KE	SW	452	26.17	221	6.35
Kingman	KM	SC	626	33.21	334	11.96
Kiowa	KW	SC	441	26.88	231	7.97
Labette	LB	SE	616	25.84	443	20.88
Lane	LE	WC	461	31.98	211	9.09
Leavenworth	LV	NE	1,716	43.67	1,716	18.48

Table 2. Continued

County	Code	Region	Nonirrigated Land		Pasture Land	
			Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Lincoln	LC	C	523	36.28	370	12.15
Linn	LN	EC	673	36.34	567	15.62
Logan	LG	WC	442	32.34	169	8.52
Lyon	LY	EC	790	45.43	468	17.35
Marion	MN	C	766	33.37	562	14.97
Marshall	MS	NE	872	55.31	471	14.78
McPherson	McP	C	814	40.82	494	13.56
Meade	ME	SW	429	19.70	283	8.11
Miami	MI	EC	1,229	33.62	1,191	17.35
Mitchell	MC	NC	674	43.55	326	14.91
Montgomery	MG	SE	664	34.45	443	15.03
Morris	MR	EC	614	29.08	468	16.77
Morton	MT	SW	322	17.65	133	6.35
Nemaha	NM	NE	941	57.93	526	14.78
Neosho	NO	SE	632	35.89	492	20.88
Ness	NS	WC	419	32.34	326	12.78
Norton	NT	NW	527	37.54	329	10.87
Osage	OS	EC	651	45.43	503	15.91
Osborne	OB	NC	615	32.20	318	13.25
Ottawa	OT	NC	659	35.88	450	14.08
Pawnee	PN	SC	530	28.47	231	11.96
Phillips	PL	NC	483	27.60	310	11.59
Pottawatomie	PT	NE	761	51.82	540	11.58
Pratt	PR	SC	481	28.78	271	9.97
Rawlins	RA	NW	507	32.18	214	8.15
Reno	RN	SC	690	39.54	342	19.93
Republic	RP	NC	791	46.00	465	16.56
Rice	RC	C	638	34.02	460	11.02
Riley	RL	NE	706	48.03	526	12.56
Rooks	RO	NC	439	28.21	271	10.49
Rush	RH	C	431	24.94	315	10.45
Russell	RS	C	415	24.30	298	9.89
Saline	SA	C	773	41.47	531	15.26
Scott	SC	WC	497	32.69	182	6.53
Sedgwick	SG	SC	1,252	42.70	764	14.95
Seward	SW	SW	411	33.10	281	8.46
Shawnee	SN	EC	923	46.95	517	13.88
Sheridan	SD	NW	511	30.39	267	10.87
Sherman	SH	NW	488	26.82	214	9.06
Smith	SM	NC	571	38.33	372	13.25
Stafford	SF	SC	642	30.05	342	11.96
Stanton	ST	SW	399	33.10	151	9.52
Stevens	SV	SW	368	23.64	266	6.35
Sumner	SU	SC	595	31.31	437	12.62
Thomas	TH	NW	604	33.97	276	9.97
Trego	TR	WC	379	27.31	298	10.22
Wabaunsee	WB	EC	658	40.89	496	17.35
Wallace	WA	WC	426	26.95	229	8.52
Washington	WS	NC	739	52.13	531	14.08
Wichita	WH	WC	521	30.54	196	8.23
Wilson	WL	SE	664	39.62	419	15.03
Woodson	WO	SE	735	37.61	478	15.31
Wyandotte	WY	NE	4,151	49.49	4,153	18.48

^a Values estimated using KAS crop reporting district (CRD) values indexed to the county level.