



2005 Kansas Land Values and Cash Rents at the County Level

September 2005 (available at www.AgManager.info) – Revised October 2011

Kevin Dhuyvetter, K-State Ag Economics, (785) 532-3527, kcd@ksu.edu
Terry Kastens, Professor Emeritus, (785) 626-9000, tkastens@kastensinc.com

Department of Agricultural Economics, Kansas State University

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Kevin Dhuyvetter, K-State Ag. Economics (785-532-3527; kcd@ksu.edu)

Terry Kastens, K-State Ag. Economics (785-532-5866; tkastens@ksu.edu)

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 2005 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

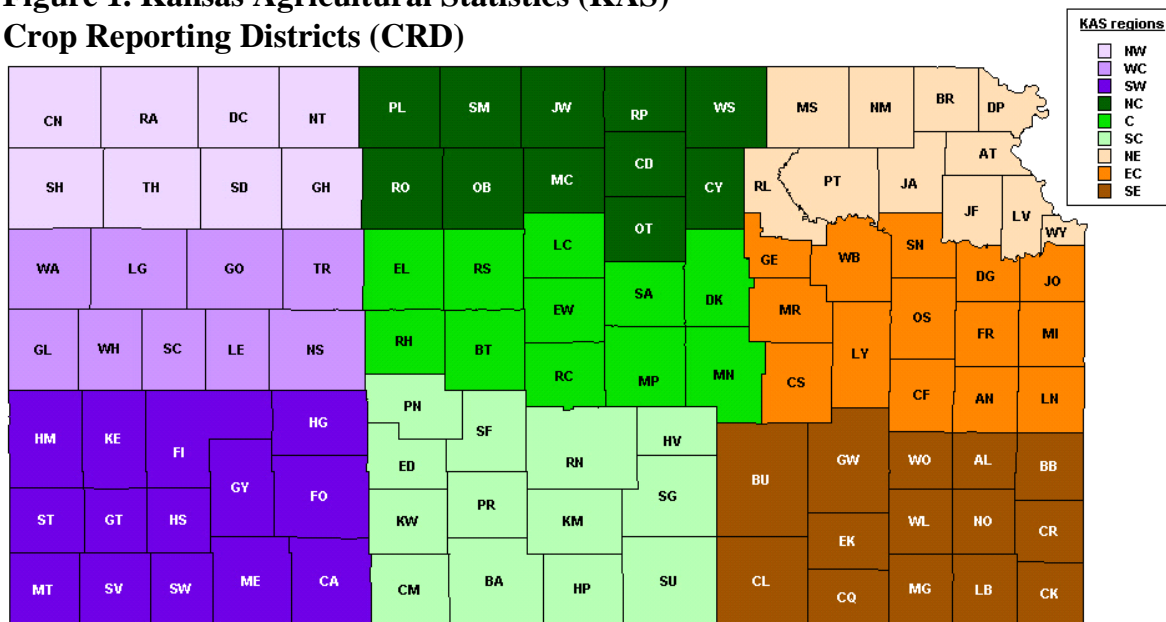
Region (CRD)	Non-irrigated Cropland		Pasture	
	Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Northwest	590	35.00	300	9.80
West Central	520	31.50	255	9.80
Southwest	480	26.50	250	8.70
North Central	760	42.00	495	14.40
Central	730	35.50	500	13.30
South Central	730	35.50	430	11.80
Northeast	1,300	64.50	750	17.60
East Central	1,200	44.00	750	17.90
Southeast	860	38.50	630	15.40
State	760	38.50	500	13.40

^a Kansas Agricultural Statistics, *Agricultural Land Values*, August 17, 2005.

Land values are for January 1, 2005; rents are for the year 2005.

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)**

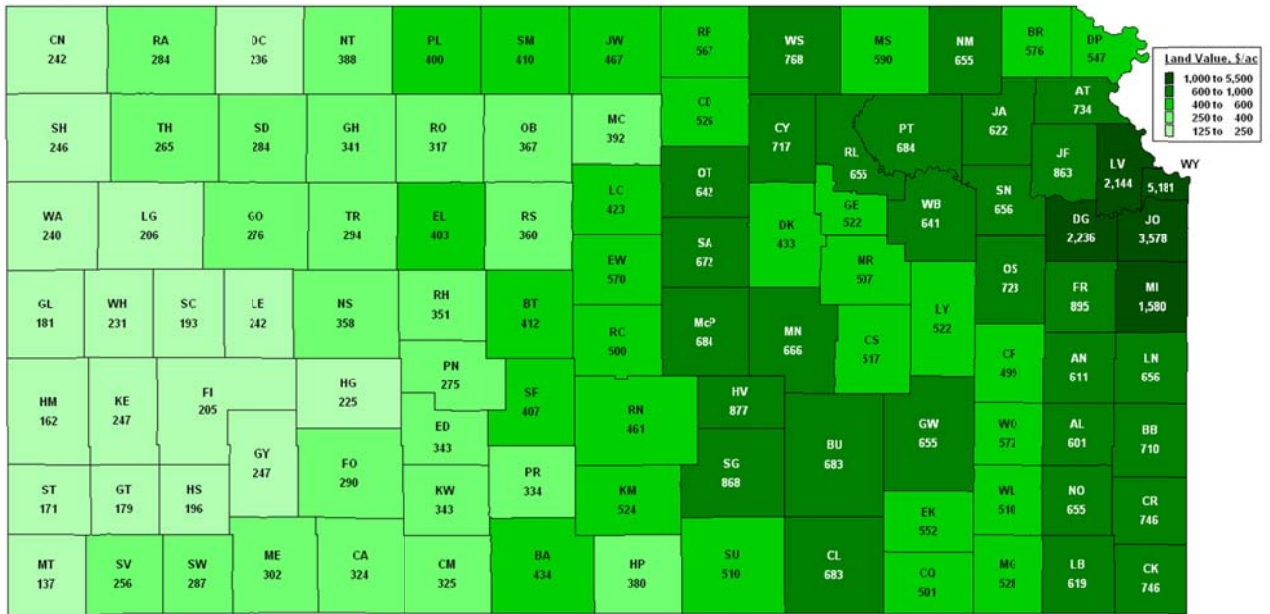


Figures 2-5 on the following pages show the CRD-level land values and cash rents for non-irrigated cropland and pasture reported in Table 1 prorated to the county level. In order to prorate the CRD level land values and cash rents to the county level, several pieces of information were required in addition 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 2002 through 2004) 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.

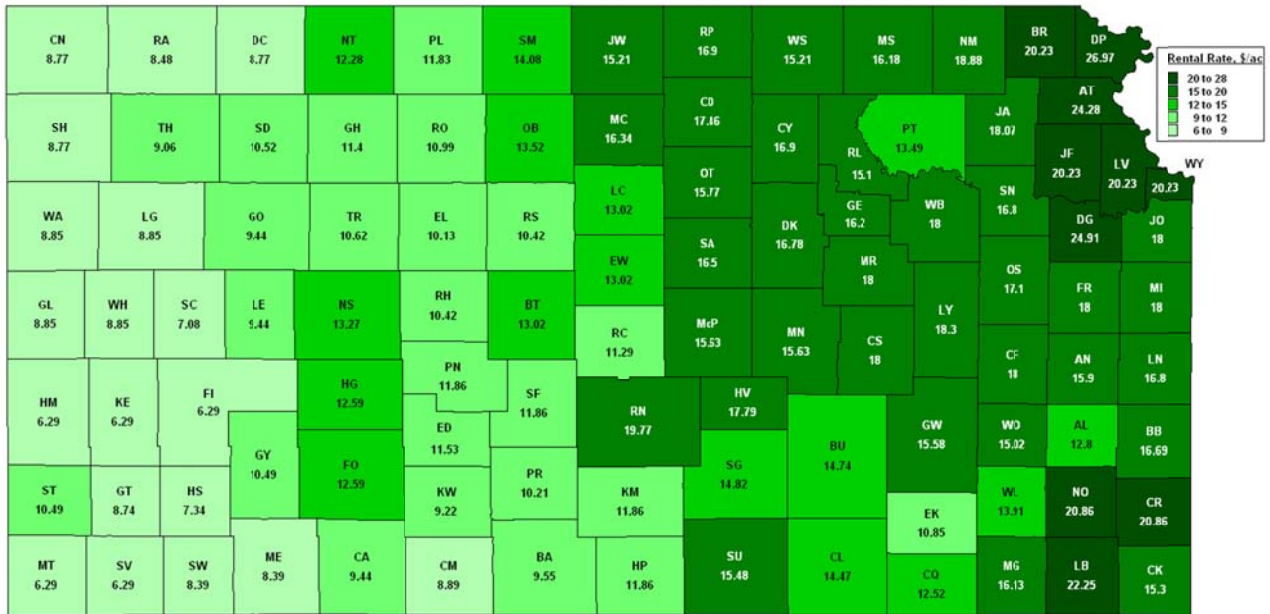
¹ This database is an in-house survey that FSA conducts and is not publicly available and thus was simply used to create county indices for both cash rents and land values.

Figure 4. Kansas Pasture Land Values, 2005*



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

Figure 5. Kansas Pasture Rents, 2005*



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

Table 2. Estimated 2005 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	839	38.41	601	12.80
Anderson	AN	EC	907	48.81	611	15.90
Atchison	AT	NE	1,531	64.61	734	24.28
Barber	BA	SC	665	29.69	434	9.55
Barton	BT	C	604	38.96	412	13.02
Bourbon	BB	SE	784	36.30	710	16.69
Brown	BR	NE	1,156	67.55	576	20.23
Butler	BU	SE	957	40.83	683	14.74
Chase	CS	EC	1,086	47.24	517	18.00
Chautauqua	CQ	SE	574	31.76	501	12.52
Cherokee	CK	SE	977	38.41	746	15.30
Cheyenne	CN	NW	560	31.15	242	8.77
Clark	CA	SW	452	29.30	324	9.44
Clay	CY	NC	1,114	52.16	717	16.90
Cloud	CD	NC	789	45.84	526	17.46
Coffey	CF	EC	821	42.52	499	18.00
Comanche	CM	SC	399	22.76	325	8.89
Cowley	CL	SE	1,076	43.86	683	14.47
Crawford	CR	SE	948	40.83	746	20.86
Decatur	DC	NW	544	38.48	236	8.77
Dickinson	DK	C	846	38.96	433	16.78
Doniphan	DP	NE	1,906	92.51	547	26.97
Douglas	DG	EC	2,600	50.70	2,236	24.91
Edwards	ED	SC	532	30.68	343	11.53
Elk	EK	SE	729	40.83	552	10.85
Ellis	EL	C	722	26.29	403	10.13
Ellsworth	EW	C	688	39.60	570	13.02
Finney	FI	SW	535	26.05	205	6.29
Ford	FO	SW	594	29.30	290	12.59
Franklin	FR	EC	1,386	42.52	895	18.00
Geary	GE	EC	992	45.04	522	16.20
Gove	GO	WC	487	28.29	276	9.44
Graham	GH	NW	519	32.99	341	11.40
Grant	GT	SW	452	29.30	179	8.74
Gray	GY	SW	552	24.42	247	10.49
Greeley	GL	WC	529	30.18	181	8.85
Greenwood	GW	SE	893	39.32	655	15.58
Hamilton	HM	SW	452	28.33	162	6.29
Harper	HP	SC	599	34.64	380	11.86
Harvey	HV	SC	1,214	44.54	877	17.79
Haskell	HS	SW	519	19.54	196	7.34
Hodgeman	HG	SW	422	24.42	225	12.59
Jackson	JA	NE	859	80.76	622	18.07
Jefferson	JF	NE	1,125	57.27	863	20.23
Jewell	JW	NC	727	39.51	467	15.21
Johnson	JO	EC	4,105	40.94	3,578	18.00
Kearny	KE	SW	527	29.30	247	6.29
Kingman	KM	SC	765	34.64	524	11.86
Kiowa	KW	SC	516	29.69	343	9.22
Labette	LB	SE	802	30.25	619	22.25
Lane	LE	WC	508	31.69	242	9.44
Leavenworth	LV	NE	2,328	44.05	2,144	20.23

Table 2. Continued

County	Code	Region	Nonirrigated Land		Pasture Land	
			Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Lincoln	LC	C	612	38.96	423	13.02
Linn	LN	EC	924	44.09	656	16.80
Logan	LG	WC	497	33.95	206	8.85
Lyon	LY	EC	924	47.24	522	18.30
Marion	MN	C	889	34.73	666	15.63
Marshall	MS	NE	1,156	60.21	590	16.18
McPherson	McP	C	956	42.85	684	15.63
Meade	ME	SW	504	19.54	302	8.39
Miami	MI	EC	1,813	34.96	1,580	18.00
Mitchell	MC	NC	789	43.94	392	16.34
Montgomery	MG	SE	766	36.30	528	16.13
Morris	MR	EC	718	30.23	507	18.00
Morton	MT	SW	368	18.23	137	6.29
Nemaha	NM	NE	1,234	62.26	655	18.88
Neosho	NO	SE	802	36.30	655	20.86
Ness	NS	WC	486	33.95	358	13.27
Norton	NT	NW	593	40.32	388	12.28
Osage	OS	EC	898	47.24	723	17.10
Osborne	OB	NC	727	36.35	367	13.52
Ottawa	OT	NC	882	43.31	642	15.77
Pawnee	PN	SC	567	31.01	275	11.86
Phillips	PL	NC	604	28.45	400	11.83
Pottawatomie	PT	NE	992	54.33	684	13.49
Pratt	PR	SC	557	27.71	334	10.21
Rawlins	RA	NW	609	34.45	284	8.48
Reno	RN	SC	790	44.54	461	19.77
Republic	RP	NC	882	47.42	567	16.90
Rice	RC	C	738	34.09	500	11.29
Riley	RL	NE	1,000	51.39	655	15.10
Rooks	RO	NC	464	28.45	317	10.99
Rush	RH	C	512	24.35	351	10.42
Russell	RS	C	487	25.97	360	10.42
Saline	SA	C	917	42.20	672	16.50
Scott	SC	WC	512	33.58	193	7.08
Sedgwick	SG	SC	1,297	44.54	868	14.82
Seward	SW	SW	432	34.19	287	8.39
Shawnee	SN	EC	1,083	51.96	656	16.80
Sheridan	SD	NW	577	34.82	284	10.52
Sherman	SH	NW	535	31.15	246	8.77
Smith	SM	NC	631	38.25	410	14.08
Stafford	SF	SC	674	30.68	407	11.86
Stanton	ST	SW	452	35.82	171	10.49
Stevens	SV	SW	377	24.42	256	6.29
Sumner	SU	SC	735	35.63	510	15.48
Thomas	TH	NW	667	37.38	265	9.06
Trego	TR	WC	403	28.29	294	10.62
Wabaunsee	WB	EC	838	42.52	641	18.00
Wallace	WA	WC	454	28.29	240	8.85
Washington	WS	NC	959	58.48	768	15.21
Wichita	WH	WC	580	33.95	231	8.85
Wilson	WL	SE	799	40.83	510	13.91
Woodson	WO	SE	895	38.41	572	15.02
Wyandotte	WY	NE	5,625	48.46	5,181	20.23

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