125 Years of Farmland Values in Kansas

1870 – 1997

Notable changes have taken place in agriculture since 1870. Technology, yields, and production methods have vastly improved. These changes, in conjunction with fluctuating crop price trends, have led to an extremely different picture today for farmland values in Kansas. As of 1997, Kansas had more than 83.1 million acres of farmland valued at just under $48 billion. These numbers suggest an average value of $577 per acre, which compares to $381 per acre in 1977 and $11 per acre in 1880 (Census of Agriculture Values). These comparisons demonstrate that land values are one aspect of agriculture that has experienced dramatic changes during the last century.

The Census of Agriculture has provided farmland values by state and by county since 1860 and 1870, respectively. Pressly and Scofield previously used Census reports to assemble and publish per acre land values for 1850 to 1959. Land values, as published by the Census Bureau, include land and improvements and are current market values (dollars at the date of the Census). All farms were enumerated until 1950; since then, values have been estimated from samples of farms (Pine).

This publication presents farmland value data dating back approximately 125 years and provides a brief discussion of the trends occurring during that time period. Data provided are taken

Kansas State University Agricultural Experiment Station and Cooperative Extension Service

from the Kansas State Board of Agriculture's *Price Patterns* (1957) and 58th Annual Report (1975), Kansas Farm Facts (1998), and Wilfred H. Pine's *100 Years of Farmland Values in Kansas*.

State Trends

Table 1 provides historical data on wheat and corn yields and prices from 1870 to 1997. Table 1 also offers data encompassing the same time period for the per head inventory value of cattle. Finally, this table provides average land values for the state of Kansas from 1870 to 1997. Figure 1 illustrates the data compiled in Table 1.

Based on Census reports, average farmland values in Kansas fluctuated around the $50 mark until 1940 when values began a strong upward trend. From 1870 to 1880, land values decreased from $13 to $11 per acre, but swung upward again to $19 in 1890. The overall increase was short-lived because by 1900 farmland values had again decreased to $15 per acre (Figure 1). By 1920, land values had increased fourfold to $62 per acre, which was a peak level for a few decades. From 1920 until the 1940s, farmland values again took a downward turn, reaching a low of $30 per acre in 1940. After 1945, values rapidly increased, eventually peaking in 1982 at $601 per acre. Between 1982 and 1987, values sharply decreased to $413 per acre. Since this point, farmland values have recovered to the 1997 mark of $577 per acre. However, they still have not topped the 1982 pinnacle. Historically, farmland value fluctuations have trended with farming income. Therefore, values have typically been reflections of yield and price movements.

Yield fluctuations primarily occur due to weather and technology changes. Figure 2 shows changes in wheat and corn yields from 1870 to 1997. Wheat yields decreased from 1870 to 1880, stabilized in 1890 and decreased again in 1900 to 13.3 bushels per acre. With only minor increases in 1910 and 1925, wheat yields plummeted until reaching an all-time low of 11.1 in 1940. Wheat yields began increasing after this time, with minor setbacks in 1954 and 1978. Yields reached their highest level in 1987 at 37.2 bushels per acre. Between 1987 and 1997, wheat yields once again declined. Aside from minor increases in 1910 and 1925, corn yields declined until 1940. However, after the 12.9 bushel per acre

low in 1940, corn yields have trended upward with the peak in corn yields corresponding with the end of the data series, 1997.

Prices tend to be influenced by a variety of factors. Some internal factors, like yield, directly involve and can be strongly influenced by the farming community. Other external factors, such as wars and economic depressions, cannot be controlled or influenced by the agricultural sector. Wheat prices decreased from 1870 until 1900 to a low of $0.57 cents per bushel. Wheat prices peaked at $1.29 per bushel in 1920 and then declined again. Prices decreased back to $0.57 per bushel in 1935 and then increased from there until the 1954 peak of $2.12 per bushel. From 1954 to 1969, prices declined to $1.35 per bushel. Since 1969, wheat prices increased to $3.54 per bushel in 1982, declined to $3.01 per bushel in 1992, and increased again to $3.73 per bushel in 1997. Corn prices by 1920, at $0.94 per bushel, had nearly doubled from the 1870 price of $0.48. This high, like that in wheat, was not to last. Corn prices then trended downward until 1935. Between 1935 and 1940, corn prices started back up and increased until roughly 1954. Corn prices then dramatically dropped from the 1954 level of $1.53 per bushel to $1.09 in 1964. After this low, corn prices, like wheat, increased until 1982 when they reached a high of $2.69 per bushel. Prices decreased through 1992, and then increased again to $2.63 per bushel in 1997.

Cattle prices hovered around the $20 per head range from 1870 until 1920, at which time, per head prices virtually doubled to $42. Prices trended downward from 1920 until recovering to $51 per head in 1945. Cattle prices, like wheat and corn, then increased dramatically until 1954. Again like wheat and corn, prices fell after that time through 1964. For roughly the next 10 years, 1964-1974, cattle prices were on the rise again. After a small decline between 1974 and 1978, cattle prices began rising through 1997, with large increases occurring in 1982 and 1992.

County and Area Trends

Land values for Kansas counties were first reported by the 1870 Census. Values for all 105 counties as they are now organized (Table 2) were not reported until 1890. Figure 3 illustrates the Kansas counties comprising the nine Kansas Agricultural Statistics

Service crop reporting districts. Table 2 indicates that all counties, except Wyandotte, have followed the same basic trend of increasing farmland values peaking in 1920 and 1982 and dropping somewhat sharply until 1987. After 1987, the majority of counties' land values began increasing again; some rising sharply and others rising more gradually.

Home to the capital city and fertile Kansas River land, Shawnee County had the highest average farmland values in 1870 at $36 per acre. In 1974, Pine noted that counties near Kansas City and Wichita had experienced the largest increases in farmland values since 1870. The 1997 values of Wyandotte, Johnson and other Kansas/Missouri border counties (which include a major portion of Kansas City, Kansas) reflect that this trend continues. Johnson County progressed from being valued at equal to or less than its neighboring northeastern counties in 1870 to leading the farmland valuation rank at $2,349 per acre in 1997. Wyandotte's value increase is not quite as remarkable. Wyandotte's farmland was valued second only to Shawnee County in 1870 and led farmland values from1880 to 1992. As of 1997, both Johnson and Wyandotte farmland values were roughly double that of Shawnee County. Johnson and Wyandotte counties were singled out as leaders; however, all of the northern Kansas/Missouri border counties have experienced rapidly increasing farmland values since 1987, reflecting the impact of urbanization.

The effect of urbanization on farmland values also was experienced in Sedgwick County, which includes the city of Wichita. As of 1997, Sedgwick County farmland values were more than double those of land in most of its border counties. Farmland values in Sedgwick County have increased from $7 per acre in 1870 to $1,329 in 1997. Sedgwick County land values were second only to counties in the Kansas City area as of 1997.

In 1920, Brown county was considered the best corn county in the state (Pine). At that time, land values in Brown County averaged $202 per acre, which was far greater than in any other county except Wyandotte. Without considering the border counties mentioned above, Brown County farmland values were some of the highest in the state until after 1982. Although the increase in Brown's land value between 1920 and 1997 was impressive, other non-border counties, such as Douglas (from $109 to $1,135) and

Leavenworth (from $107 to $1,724) also experienced significant increases.

Irrigation in western Kansas and mineral resources in various areas have had varying effects on county land values. Haskell County, which is highly irrigated, increased in value from $18 per acre in 1940 to $828 in 1997. Wichita County values increased from $9 in 1940 to $525 in 1997, while Thomas County values rose from $15 in 1940 to $565 in 1997.

Table 3 provides the changes in land values occurring in the nine Kansas Agricultural Statistics Service districts. District land values in Table 3 were derived by grouping the counties into the nine districts and weighting the county land values by the number of acres in farms for each county as reported in the Census of Agriculture. As expected, counties encompassing Kansas City and Topeka have traditionally been the leaders in land values. The East Central (Kansas City area) and South Central (Wichita area) districts have rotated ranking second and third, until after 1987, when East Central land values began increasing much more sharply. District values follow the same trends as the county values. Value increases were more gradual in the western than in the eastern districts. By 1997, values per acre in the upper eastern districts were more than $200 higher than in the western districts. Nominal growth rates for the entire state have a volatile history (Figure 4). Except for brief periods between 1959 and 1969, and 1992 and 1997, each census marked a dramatic shift in growth rates, especially in the western districts.

Conclusion

Urban influences have been a driving force of farmland values in Kansas as evidenced by the growth in eastern and south central area values. Changes in production practices and production potential have contributed to the volatility in western Kansas land values. Through 1974, the “catching up” of land prices and area development were key factors affecting the increases in southeastern Kansas (Pine). Competition for agricultural land, from urban development speculators to larger farming operations, has increased values throughout the state.

Figure 5 illustrates that statewide nominal land values have increased more than tenfold. However, real land values from 1930 to 1997 have increased only 8 percent. This statement means that when the effect of inflation is removed, Kansas agricultural land values grew at a rate of only 0.12 percent between 1930 and 1997. On the other hand, from a starting reference point of 1945, annual real growth was slightly more than 2 percent. Future trends in land values are dependent on several factors. In 1974, Pine surmised that the general inflation rate and the cost of energy would quite likely be major factors influencing land values. These are likely significant factors today. In addition, both internal factors (prices, yields and costs of inputs) affecting land owners' incomes and external factors (national economic events, farm policy, tax policy, consumer buying power, and consumer preferences) will continue to play vital roles in establishing land values. Through the last 125 years, observed Kansas land values have experienced an increasing trend. Although individual years will vary due to changes in relevant factors, expectations are for this trend to continue.

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Table 1. *Yields and Prices of Wheat and Corn, Inventory Value of Cattle, and Land Values in Kansas, 1870-1997*

	Wheat		Corn		Cattle	Land
	Yield (bu/acre)	Price ($/bu)	Yield (bu/acre)	Price ($/bu)	$/Head	Values ($/acre)
1870	15.5	1.07	31.3	0.48	19	13
1880	14.1	0.86	29.7	0.29	20	11
1890	14.1	0.69	28.6	0.30	24	19
1900	13.3	0.57	21.2	0.30	20	15
1910	14.0	0.71	22.4	0.43	23	40
1920	13.2	1.29	15.5	0.94	42	62
1925	13.4	1.16	22.5	0.65	34	50
1930	12.8	1.18	19.9	0.72	39	49
1935	12.6	0.57	13.3	0.50	28	31
1940	11.1	0.83	12.9	0.71	29	30
1945	15.8	1.09	23.6	0.87	51	41
1950	15.9	1.90	24.7	1.49	92	66
1954	15.7	2.12	25.5	1.53	129	80
1959	19.7	1.92	32.6	1.19	104	100
1964	24.4	1.76	47.1	1.09	127	122
1969	24.0	1.35	68.4	1.14	130	159
1974	33.1	2.37	87.8	1.87	221	301
1978	28.8	3.03	89.3	2.41	208	501
1982	32.0	3.54	109.8	2.69	361	601
1987	37.2	3.09	119.6	2.55	353	413
1992	33.6	3.01	125.0	2.28	537	463
1997	32.4	3.73	137.8	2.63	566	577

Yields and values for each census year are averages for years since the preceding census. Cattle inventory value is the January 1 inventory value.
Sources: *Kansas State Board of Agriculture: 58th Annual Report*, 1975; *Price Patterns* 1957, *Kansas Farm Facts*, 1998.

Table 2. *Average Dollar Value per Acre for Farmland and Improvements in Kansas by County, by Census Year 1870-1997*

County	1870	80	90	1900	10	20	25	30	35	40	45	50	54	59	64	69	74	78	82	87	92	97
Allen	20	12	20	21	49	71	58	47	34	29	40	63	73	100	118	179	315	541	613	445	414	698
Anderson	12	14	21	28	42	68	50	45	30	24	34	50	65	91	115	188	337	475	593	352	460	558
Atchison	21	23	37	39	80	142	109	87	48	48	59	87	87	118	145	219	366	724	768	564	611	932
Barber		4	12	5	23	37	28	28	20	23	30	44	62	79	103	120	257	399	522	298	330	353
Barton		8	14	15	57	77	71	75	47	52	77	111	128	146	165	179	298	557	729	451	514	573
Bourbon	19	14	21	19	37	69	50	37	26	23	31	46	56	72	90	155	310	444	541	393	368	493
Brown	19	20	37	47	97	202	144	116	75	64	85	130	143	162	194	265	460	785	1065	654	693	961
Butler	8	12	18	15	40	59	47	45	26	33	41	66	87	109	133	178	346	545	629	497	533	715
Chase	17	15	16	13	29	66	46	44	25	26	35	53	68	84	104	118	225	398	404	288	406	490
Chautauqua		8	13	10	21	36	29	26	14	17	20	34	44	61	85	111	270	355	458	239	289	414
Cherokee	9	10	22	22	38	71	54	42	24	25	34	52	70	106	135	181	359	588	666	541	528	752
Cheyenne		2	7	3	14	37	29	26	16	17	31	49	57	78	89	108	217	333	442	311	370	473
Clark		3	8	2	16	28	22	23	18	14	21	42	53	61	77	94	138	303	360	242	248	499
Clay	8	10	22	20	57	86	69	60	42	41	48	73	90	108	140	170	287	556	568	426	479	608
Cloud	6	10	19	18	57	79	62	60	39	38	50	69	80	100	122	167	280	536	635	407	516	570
Coffey	18	15	22	20	42	70	67	48	30	29	35	55	67	104	109	155	288	468	548	357	440	610
Comanche		3	8	3	16	38	24	29	19	18	26	49	59	69	82	121	171	276	362	266	258	390
Cowley	4	10	21	17	38	70	54	50	31	35	38	65	92	125	134	192	345	484	551	385	493	540
Crawford	11	12	27	25	48	69	51	43	28	25	35	53	62	76	115	165	334	577	748	436	507	638
Decatur		3	8	7	22	34	32	32	22	16	27	42	63	75	88	104	227	362	500	292	370	434
Dickinson	11	14	26	20	60	111	79	82	51	51	63	96	100	122	140	177	284	521	645	446	474	638
Doniphan	26	20	31	43	81	162	119	104	66	56	67	91	104	140	154	244	439	788	1007	741	748	1161
Douglas	31	23	33	33	57	109	88	77	50	48	58	82	104	145	185	295	499	707	944	827	907	1135
Edwards		5	10	6	42	57	52	53	35	33	52	79	92	103	124	150	315	646	609	423	503	495
Elk		8	15	12	29	46	39	33	17	18	25	42	57	71	82	126	233	345	429	277	319	428

Ellis		6	10	10	28	41	40	40	24	24	35	58	74	100	101	116	218	366	610	381	380	403
Ellsworth	6	8	16	19	41	62	54	54	35	36	50	63	84	84	116	128	232	393	492	338	367	432
Finney			9	3	20	22	23	27	20	14	24	60	71	92	118	173	324	625	690	499	538	588
Ford		5	10	3	30	46	38	47	32	26	41	80	86	107	125	154	261	481	528	429	426	508
Franklin	21	17	25	27	52	86	73	63	39	36	46	62	81	119	139	214	405	706	727	565	726	975
Geary			19	18	37	69	62	59	40	35	42	56	85	114	131	167	266	456	518	429	555	517
Gove		2	6	4	17	21	23	24	17	13	23	43	53	67	88	96	214	357	462	297	359	477
Graham		2	8	6	22	29	27	24	16	13	21	34	46	62	82	95	207	345	397	317	318	333
Grant			6	3	9	17	22	35	22	16	28	65	78	96	127	165	361	580	777	513	504	660
Gray			6	5	17	28	25	38	24	20	34	68	77	91	108	161	370	624	682	518	502	663
Greeley			5	3	9	16	20	17	11	7	13	49	59	67	103	110	238	370	482	419	419	444
Greenwood	13	8	17	14	31	52	41	40	21	22	27	46	62	72	92	121	235	373	423	320	338	475
Hamilton			6	5	15	13	17	18	10	7	14	43	43	59	74	98	175	277	394	306	292	353
Harper		5	16	10	43	66	47	52	35	41	55	86	109	136	168	219	436	601	789	425	501	494
Harvey		12	26	23	71	102	84	84	57	70	87	124	155	177	214	290	515	831	1005	658	695	1001
Haskell			5	3	11	21	20	38	23	18	37	86	100	116	151	203	471	753	872	654	694	828
Hodgeman		3	7	3	19	28	25	31	18	15	31	59	59	78	102	122	211	370	474	312	304	423
Jackson	20	17	26	29	60	98	75	66	41	33	39	58	66	83	108	170	293	583	599	427	518	660
Jefferson	22	20	27	30	64	107	80	68	46	40	48	82	89	111	170	242	420	740	863	619	773	844
Jewell	2	8	17	18	54	72	57	52	33	26	36	54	64	72	105	141	257	451	534	389	425	541
Johnson	23	23	40	46	106	151	149	136	91	75	101	155	180	306	342	590	1081	1299	1761	1334	1976	2349
Kearny		3	7	5	16	21	19	20	14	11	19	47	51	68	88	98	250	347	419	378	408	468
Kingman		4	14	10	40	61	40	48	33	40	52	73	97	117	139	185	358	609	690	434	481	532
Kiowa			9	4	31	48	36	39	22	23	34	51	66	86	100	110	210	432	441	340	375	446
Labette	9	13	21	20	39	68	47	40	25	28	37	50	69	92	94	89	359	600	613	430	443	628
Lane		2	5	4	15	23	21	25	19	13	28	63	74	80	103	133	208	377	489	371	352	410
Leavenworth	29	21	33	37	60	107	87	76	45	51	52	81	92	135	177	288	538	880	1063	939	945	1724
Lincoln	5	8	13	12	39	62	51	51	30	27	40	62	72	84	113	130	244	422	467	326	411	514
Linn	17	12	21	20	36	65	45	41	27	23	30	47	60	80	102	184	302	524	561	407	493	669
Logan			7	3	13	15	18	16	12	7	13	37	46	55	77	85	175	324	438	243	311	341

County	1870	80	90	1900	10	20	25	30	35	40	45	50	54	59	64	69	74	78	82	87	92	97
Lyon	23	17	21	20	42	80	63	57	34	33	39	69	75	104	121	166	286	456	554	320	427	573
McPherson	6	11	21	21	61	109	80	83	53	64	81	125	137	172	173	245	472	737	834	562	722	847
Marion	13	14	22	18	56	95	72	75	42	46	55	77	99	120	149	192	334	572	628	436	484	717
Marshall	10	14	23	28	69	111	84	80	52	43	55	74	82	109	116	178	325	604	683	451	591	718
Meade		2	6	3	20	27	23	33	19	19	29	65	62	78	97	125	232	433	509	412	390	470
Miami	21	17	28	28	51	88	69	57	39	31	45	61	86	117	157	268	540	800	916	854	952	1440
Mitchell	3	9	17	16	49	71	60	55	36	33	48	74	85	108	140	166	301	605	650	445	498	598
Montgomery	5	12	21	20	39	64	49	42	28	31	39	57	78	102	123	180	353	550	741	470	487	627
Morris	1	11	20	16	44	78	62	54	32	33	38	82	72	97	115	147	260	358	467	336	443	516
Morton			5	3	7	19	16	22	14	8	18	49	65	89	92	101	201	290	312	280	331	374
Nemaha	12	15	27	33	74	130	85	84	57	46	62	83	88	116	126	209	324	634	731	442	612	738
Neosho	11	11	20	20	41	68	49	43	26	29	33	55	64	96	126	191	337	505	702	380	453	536
Ness		2	7	3	18	31	30	34	21	17	32	64	65	77	95	106	256	363	419	257	300	334
Norton		3	10	8	27	40	35	33	20	17	22	38	47	61	80	97	203	321	467	322	365	432
Osage	12	15	23	22	43	74	58	58	35	31	37	60	69	99	109	167	319	460	610	399	518	615
Osborne	2	6	11	10	34	51	46	38	23	21	34	47	62	69	98	124	214	406	480	309	317	372
Ottawa	7	10	18	16	43	71	56	49	32	37	47	71	88	113	133	162	283	505	608	392	476	514
Pawnee		6	12	8	49	69	56	56	39	40	60	97	115	129	144	174	305	563	661	423	434	533
Phillips		5	11	11	33	48	40	35	24	18	28	38	49	56	78	117	200	330	502	321	339	422
Pottawatomie	18	14	19	24	45	74	60	58	36	32	40	58	79	101	114	150	276	489	573	374	439	686
Pratt		4	11	6	44	73	51	58	37	43	62	87	117	128	133	157	313	561	582	466	490	541
Rawlins		2	7	4	17	33	30	31	19	19	25	51	63	77	99	100	206	369	488	272	305	383
Reno		8	19	16	59	89	68	74	49	62	74	112	149	154	99	94	395	677	868	565	664	728
Republic	5	9	22	23	69	95	80	76	45	38	47	79	85	101	132	199	331	640	778	482	565	669
Rice	3	10	20	19	58	90	71	72	47	54	76	96	130	143	162	184	351	588	663	448	505	566

Riley	18	12	20	20	47	79	69	71	40	39	52	79	81	122	143	184	323	550	622	448	508	673
Rooks		4	9	7	32	44	36	29	19	18	28	49	55	68	85	105	203	308	460	310	315	338
Rush		4	9	9	37	51	49	52	38	33	45	77	98	102	125	135	262	443	558	322	363	421
Russell		7	11	11	35	47	40	40	27	27	41	60	74	83	101	117	211	360	518	280	324	359
Saline	10	15	24	19	51	99	77	70	44	47	75	104	112	137	163	181	304	569	683	471	556	730
Scott			4	3	16	21	23	21	15	13	24	65	77	88	147	161	308	466	524	373	412	510
Sedgwick	7	13	29	25	76	111	92	102	64	71	90	139	185	211	247	330	569	969	1244	861	882	1329
Seward			7	2	14	24	24	30	19	14	29	56	58	77	101	148	385	507	615	461	503	596
Shawnee	36	26	43	34	69	122	98	92	67	60	69	91	118	169	197	277	442	794	957	804	878	1084
Sheridan		2	6	5	21	30	30	29	20	15	26	50	61	78	103	126	265	411	579	370	451	510
Sherman			6	3	13	27	29	23	15	11	23	39	67	77	111	144	339	377	574	360	441	493
Smith	4	6	13	12	41	67	49	45	30	18	31	36	57	76	90	124	290	423	497	347	399	575
Stafford		4	10	10	51	79	61	64	46	46	69	89	106	119	136	182	318	566	666	492	472	545
Stanton			5	4	8	20	16	23	15	8	24	61	56	92	108	132	305	486	500	409	464	624
Stevens			5	3	11	30	25	30	22	14	24	64	71	94	107	164	341	470	576	438	419	525
Sumner		9	21	18	50	85	62	63	43	47	61	88	123	161	191	242	489	740	881	535	540	603
Thomas		2	6	4	19	30	27	29	20	15	25	59	72	83	98	129	316	465	635	396	474	595
Trego		4	7	6	21	30	28	31	21	16	29	50	62	65	96	98	216	339	408	256	357	450
Wabaunsee	11	10	19	17	38	63	56	51	30	26	36	52	70	83	98	138	257	428	473	385	380	497
Wallace		3	6	3	11	18	18	16	8	6	11	31	38	45	73	94	190	315	462	351	369	376
Washington	9	11	21	24	58	84	66	63	41	38	45	62	75	97	116	162	346	575	635	406	533	683
Wichita			4	3	11	16	16	18	11	9	21	62	73	105	139	162	326	487	527	373	461	525
Wilson	11	12	20	17	35	62	45	40	23	26	33	49	73	96	114	160	304	460	587	365	456	534
Woodson	12	12	16	17	34	57	47	36	23	21	27	44	64	77	102	154	261	404	517	309	382	460
Wyandotte	31	39	118	106	193	210	255	254	141	197	164	280	330	509	438	702	1194	1690	1652	1609	2115	2200
State	13	11	19	15	40	62	50	49	31	30	41	66	80	100	122	159	301	501	601	413	463	577

Sources: 1870-1959 are from Pressly and Scofield, *Farm Real Estate Values in the United States by Counties 1850-1959*, University of Washington Press Seattle, 1965. 1964-1997 are taken from the Census of Agriculture.

Table 3. *Value per Acre of Farmland and Improvements in Kansas for Census Years 1880 to 1997, by Crop Reporting District and for the State*

	NW	WC	SW	NC	C	SC	NE	EC	SE	STATE
1880	$3	$3	$4	$8	$10	$8	$18	$17	$11	$11
1890	7	6	7	17	18	18	29	25	19	19
1900	5	4	3	16	16	14	33	24	17	15
1910	20	16	18	47	47	49	69	47	37	40
1920	32	22	27	69	77	75	118	83	61	62
1925	30	23	24	55	62	54	91	69	48	50
1930	28	24	31	50	64	58	82	61	41	49
1935	18	16	20	32	40	39	51	38	25	31
1940	15	12	15	29	42	43	46	35	27	30
1945	25	22	27	39	58	58	57	44	33	41
1950	46	51	60	58	85	86	83	67	53	66
1954	60	60	66	70	102	111	92	81	71	80
1959	75	72	85	86	119	134	121	113	92	100
1964	94	101	104	111	138	143	143	134	112	122
1969	113	114	137	146	164	179	211	200	156	159
1974	250	234	276	269	294	361	367	365	312	301
1978	375	373	463	476	509	605	664	548	481	501
1982	514	464	540	571	629	724	774	653	578	601
1987	331	320	411	380	409	475	538	486	395	413
1992	390	365	424	433	467	511	629	596	434	463
1997	462	425	533	528	573	613	863	752	568	577

District values derived using county values weighted by the number of acres in farms.

Figure 1. *Kansas Farm Land Values, Wheat and Corn Prices, and Cattle Inventory Values, 1870-1997*

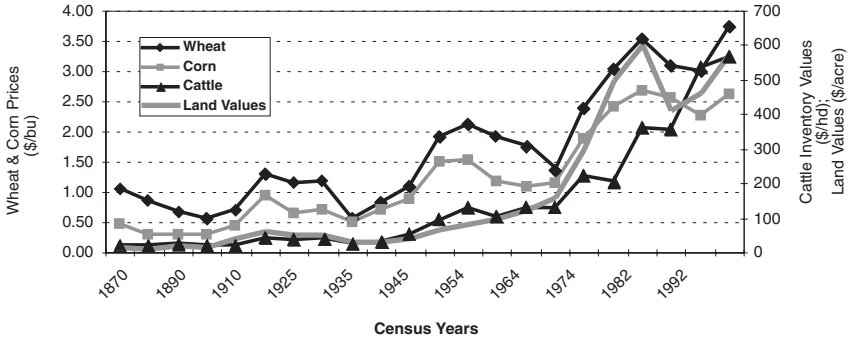


Figure 2. *Kansas Wheat and Corn Yields, 1870-1997*

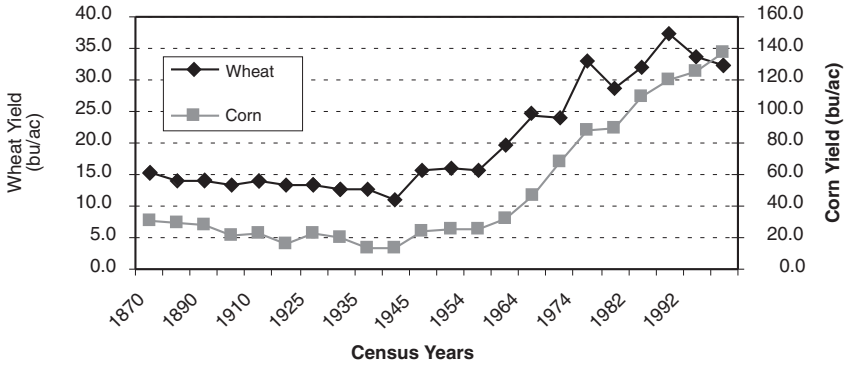


Figure 3. *Kansas Agricultural Statistics Crop Reporting Districts*

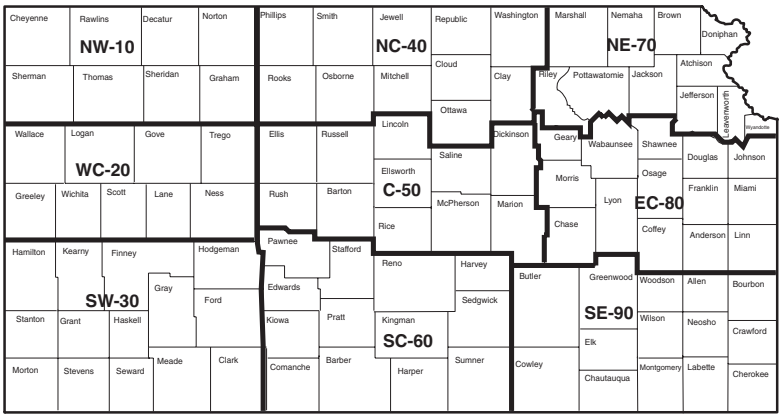


Figure 4. *Nominal Growth Rates in Kansas Land Values by Crop Reporting District by Census Period*

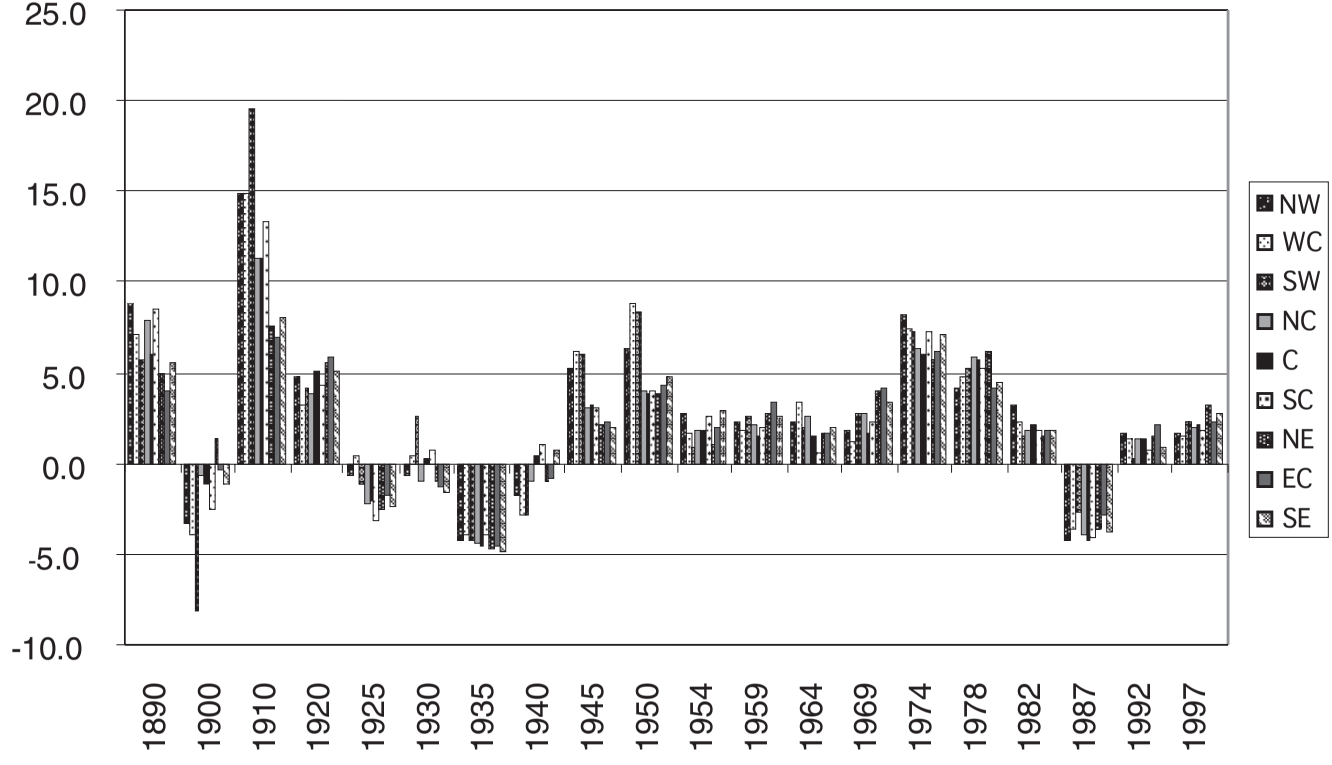
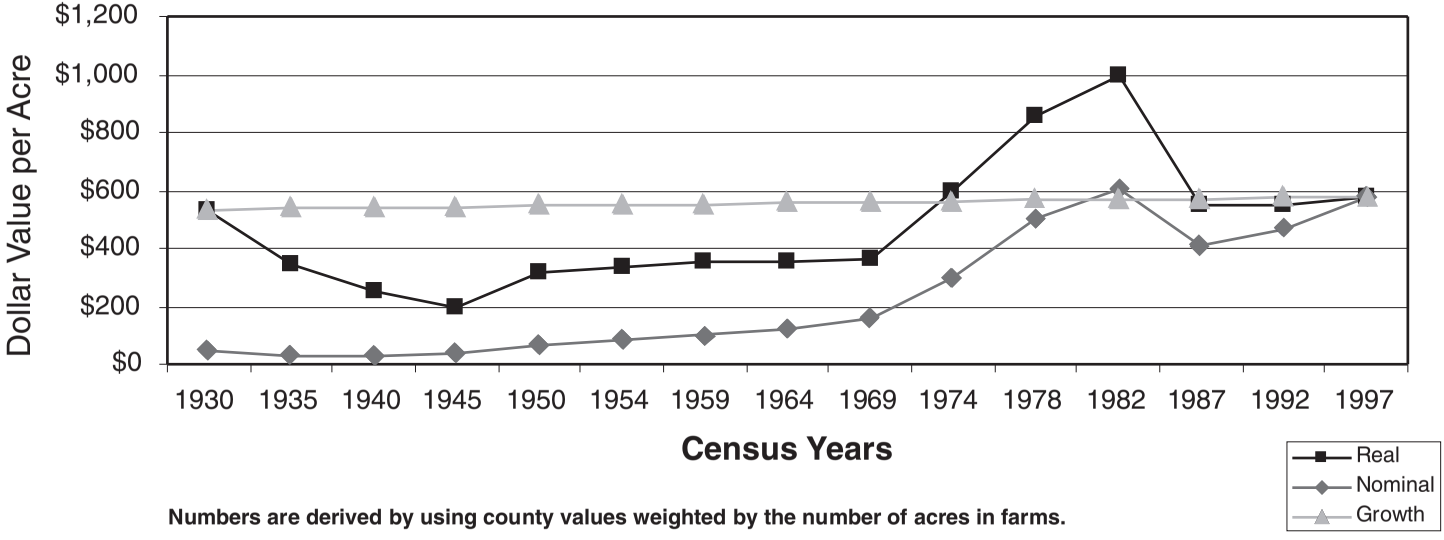


Figure 5. *Nominal vs. Real Land Values in Kansas, 1930-1997*



Leah J. Tsoodle
Extension Associate, Land Use Value
Agricultural Economics

Christine A. Wilson
Assistant Professor
Agricultural Economics
Purdue University

Kansas State University
Agricultural Experiment Station
and Cooperative Extension Service

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