

Kansas

Agricultural Land Values and Trends 2024

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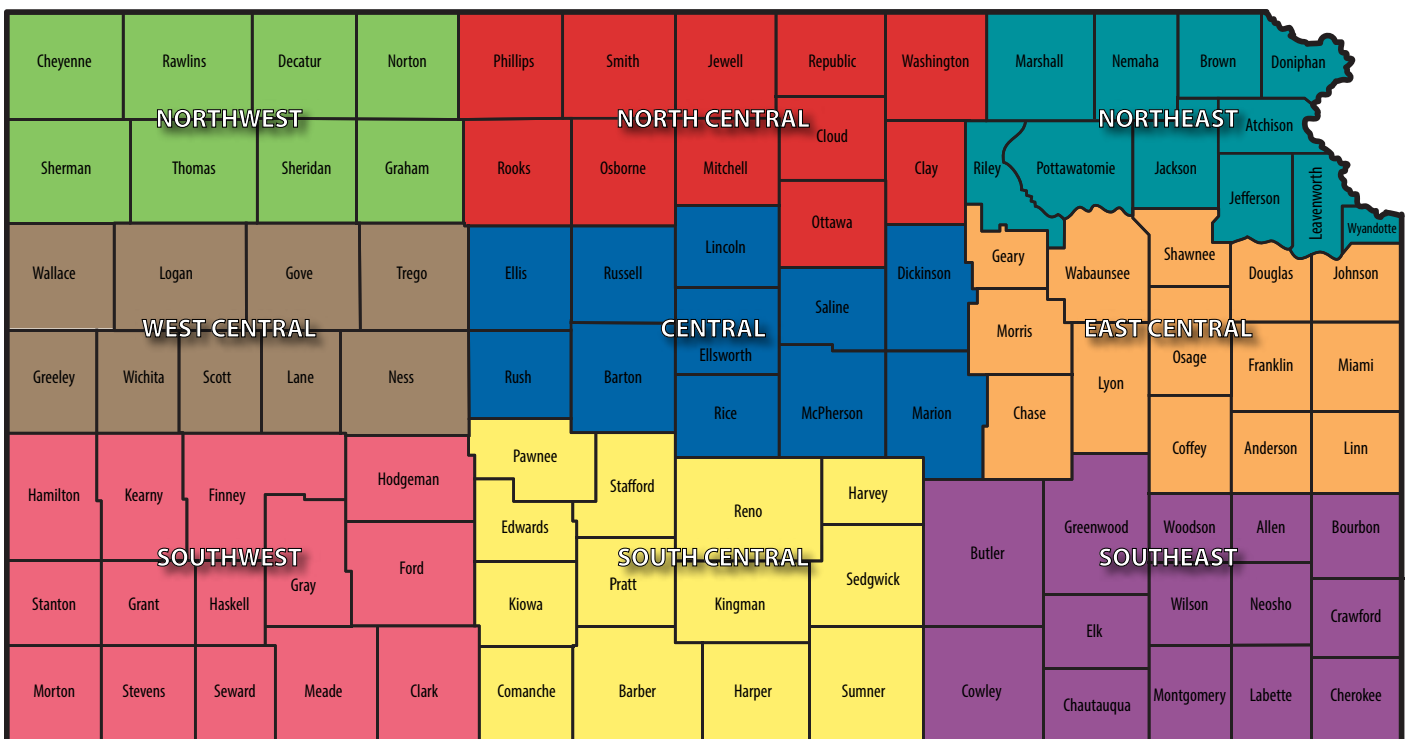
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Kansas Land Region Map



Kansas land regions in this book are consistent with Crop Reporting Districts used by the National Agricultural Statistics Service (NASS).

Acknowledgments

The *Kansas Agricultural Land Values and Trends* publication is a joint venture between the Kansas Society of Professional Farm Managers and Rural Appraisers and the Kansas State University Agricultural Economics Department. Agricultural land sales data comes from the Kansas Property Valuation Department, submitted by county courthouses across the state. A special thanks goes to Ann Roehm, KSFMRA Sales Data Manager, for countless hours in preparing data for this publication.

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Electronic copies of this publication can be found at:

<http://www.agmanager.info/land-leasing/land-buying-valuing>

Hard copies are also available through some KSFMRA members and K-State Research and Extension offices.

Disclosure

Data in this publication includes parcels sold from October of 2023 (Quarter 4 of 2023) through September of 2024 (Quarters 1-3 of 2024). This will be referred to throughout the book as “2024” land sales and is compared to “2023” land sales, which are from October 2022 through September 2023. In an attempt to capture parcels selling for agricultural land purposes on an open market sale, many observations were removed from the data set. No adjustments were made to the reported per acre sales value based on land quality, location, fencing, water availability, mineral rights, energy leases, etc., as that information was not available with the sale price.

Parcels are classified as irrigated cropland, non-irrigated cropland, or pasture/hay ground based at least 75% of the parcel acres fitting into that category, termed “puritan” parcels. An economic procedure is used to compute average value per acre based on the listed price per acre and the parcel’s percentage composition of irrigated cropland, non-irrigated cropland, and pasture/hay ground. Minimum, maximum and averages values are based on this economic model and puritan parcels. Therefore, even though many sale acres are reported for the county, there may not be sufficient puritans to publish county-level values.

Readers are asked to exercise discretion when using data from this report. Reported market values should not be used as a substitute for a Land Professional.

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2024: A Year in Review

Welcome to the seventh edition of the Kansas Land Values and Trends. We appreciate the support of the Kansas Society of Farm Managers and Rural Appraisers as well as all our advertisers in the creation of this publication. We hope it provides useful and timely information for you and your business.

The year 2024 will continue the retrenchment in prices and farm income, especially for crop farmers. While yields did increase, the year did not allow many opportunities to price those crops at higher levels as was the case in 2023. Crop insurance revenue guarantees decreased from 2023 levels and are expected to decrease for 2025 crops. The farm safety net continues to decrease and at this point, the price support included in the 2018 farm bill continues to be below the cost of production substantially. Thus, the upcoming year will likely be a more difficult picture. Figure 1 illustrates the crop reference price estimates just before the February window when the reference price for corn and soybeans is determined. Wheat is set for the 2025 crop. The reference price declined by another 20% for wheat on top of a 16% decline for the previous crop. The reference price is expected to decline by another 6% for corn on top of an 18% decline for the previous crop. The reference price is expected to decrease by 26% for soybeans on top of a 16% decrease from 2023 to 2024. Without corresponding decreases in crop inputs, 2025 continues to look to be a difficult income year for crop producers.

Net Farm Income, as measured by the Kansas Farm Management Association, in 2021 was a record high of \$319,180. Net farm fell from the record level in 2021 to \$177,696. In 2023, net farm income fell again to \$98,299 per farm. Most of this decrease was from increased input prices and lower commodity prices. Figure 2 shows average net crop insurance per farm for 2021, 2022, and 2023. On a statewide basis, 55% of Kansas farm income in 2022 and 84% of net farm income in 2023 was from net crop insurance payments. The importance of crop insurance proceeds varied widely throughout Kansas in 2022 and 2023. In 2024, it is expected that net farm income will decrease from 2023 levels due to declining crop insurance proceeds. Net Farm Income in 2024 is expected to drop from net farm income of 2023 due to lower commodity prices and little to no government payments but will be offset with some lower operating costs.

What does this mean for land values? Weakening commodity prices, higher interest rates and lower net farm income will translate into steady or perhaps decreasing land values in 2025. With a softening of the farm economy from 2024 to 2025, land values will not increase at the levels in 2022, 2023, and 2024. Figure 3 shows Kansas land values (as reported by National Ag. Statistics Service) back to 1950. Land values were reported to increase by 22.8% in 2022, 13.6% in 2023, and 8.0% in 2024 which are large increases based on historical changes where less 1 in 4 years see an increase of more than 10%. Land value increases in 2025 may be close to zero. Since 1950, land values have increased by an average of 5.3% annually. Inflation-adjusted agricultural land values have increased by 2.1% since 1950. Two years in three since 1950, Kansas land values increased higher than the inflation rate.

As always, local land markets will react to different levels based on the ability of farmers to bid on land. Some of the differences in the reaction of land values across the state come from alternative uses for land including hunting, oil and gas exploration, and wind turbine development. However, the primary use of most land in Kansas is for agriculture. Please explore this book to see local land market trends in your district and county in 2024.

Sincerely,

Allen Featherstone

Kansas State University

Department of Agricultural Economics

Department Head and Professor

Figure 1. Crop Insurance Reference Price for 2022, 2023, 2024, and Expected 2025 for Wheat, Corn, and Soybeans

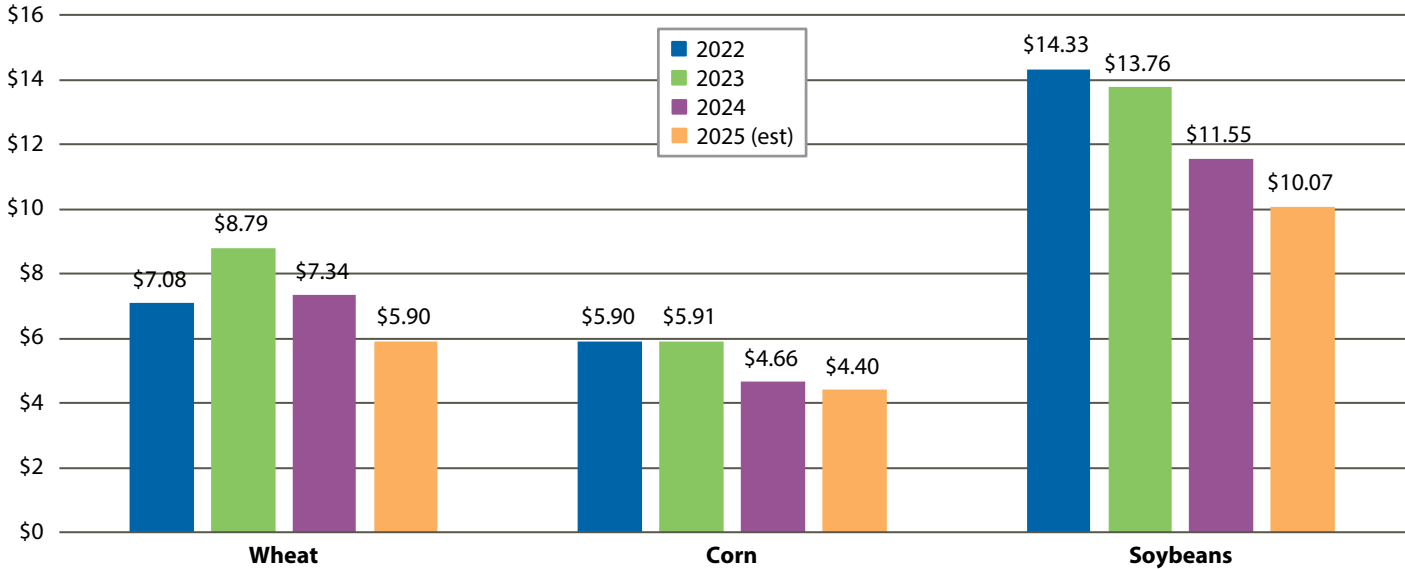


Figure 2. 2021, 2022, and 2023 Average Net Crop Insurance per Farm

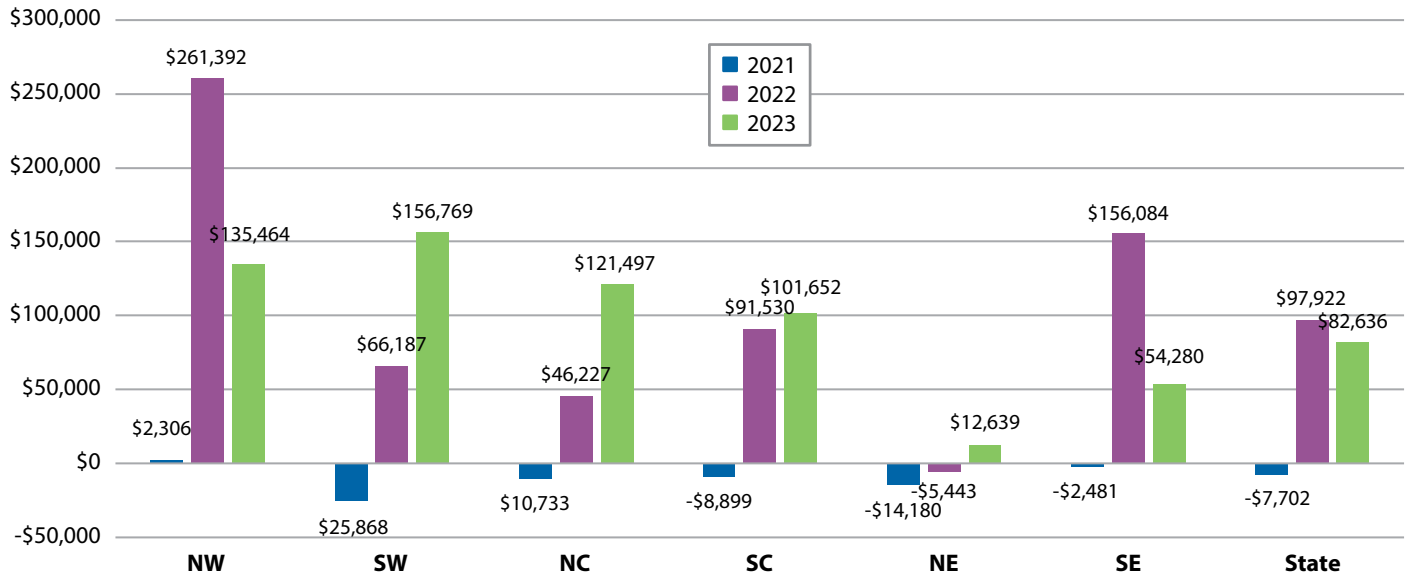
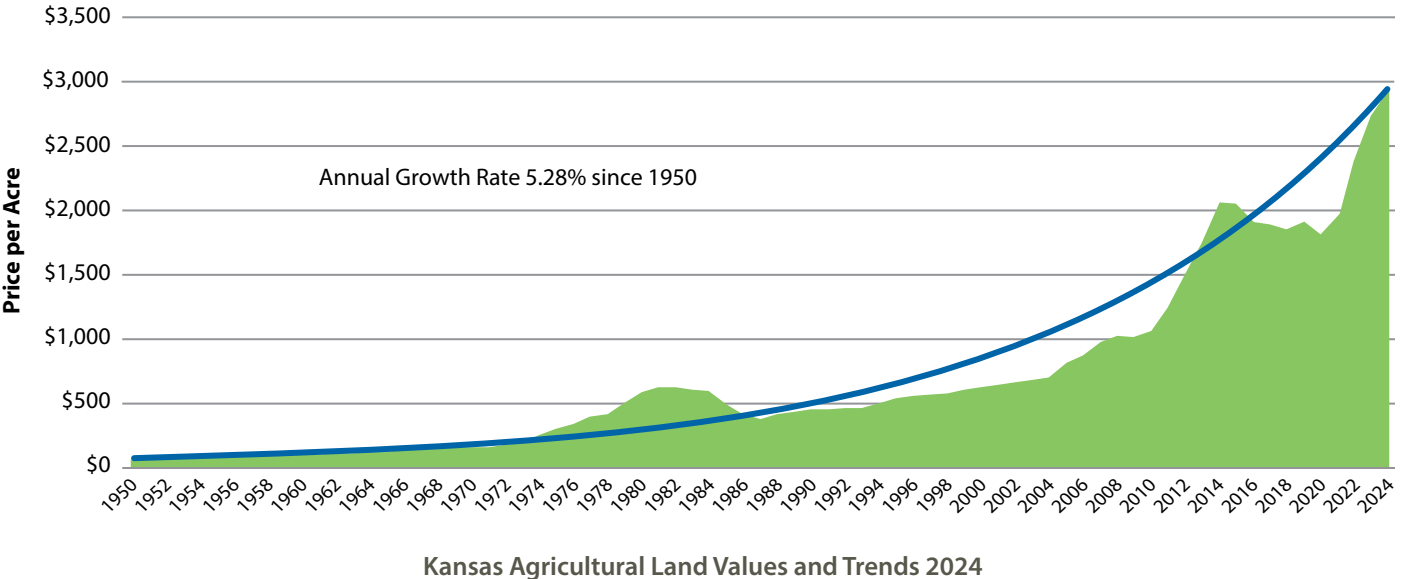


Figure 3. NASS Reported Kansas Land Values 1950 through 2024



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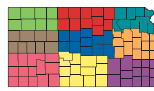
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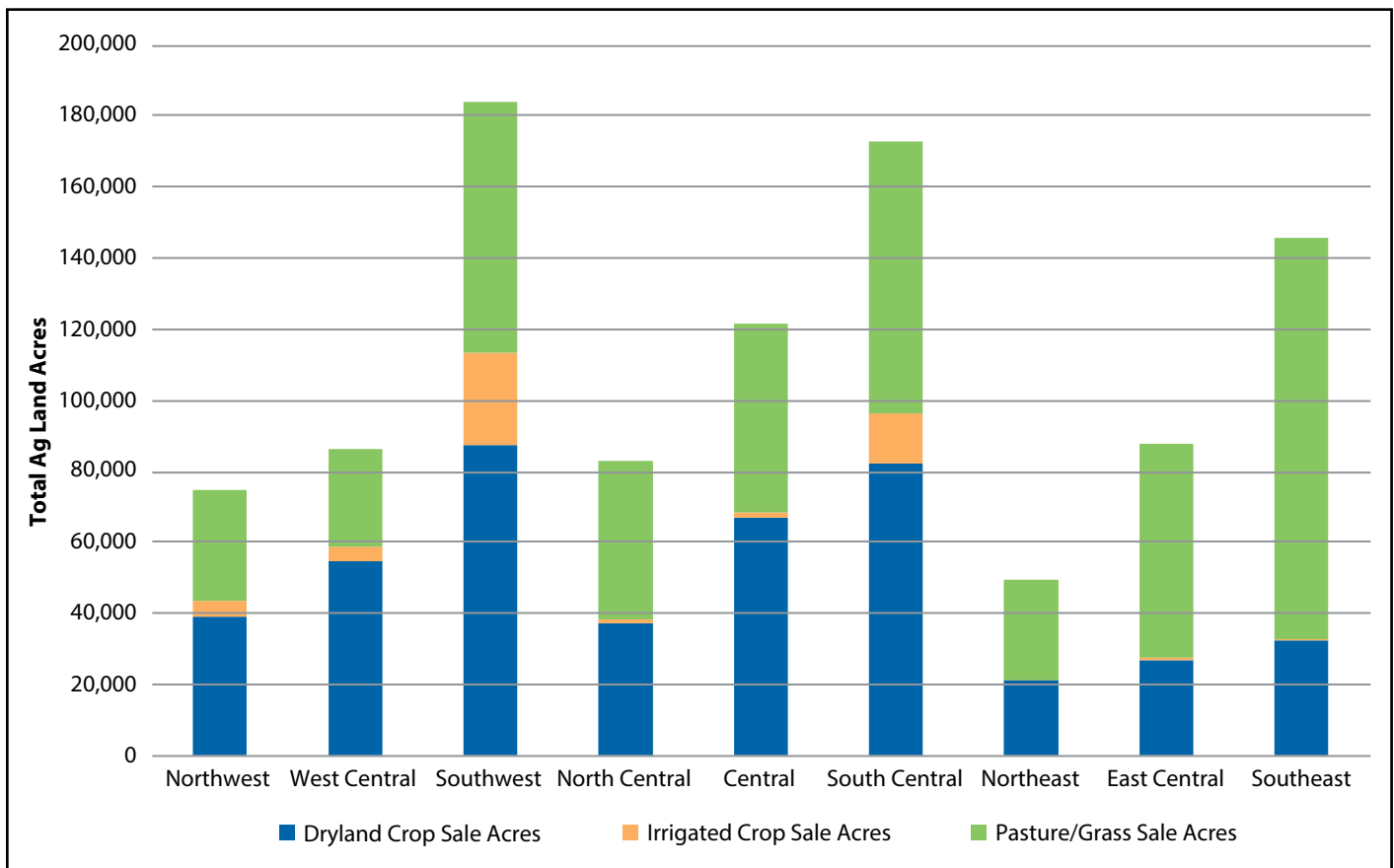
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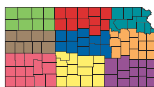


Land Acres Sold – By Region

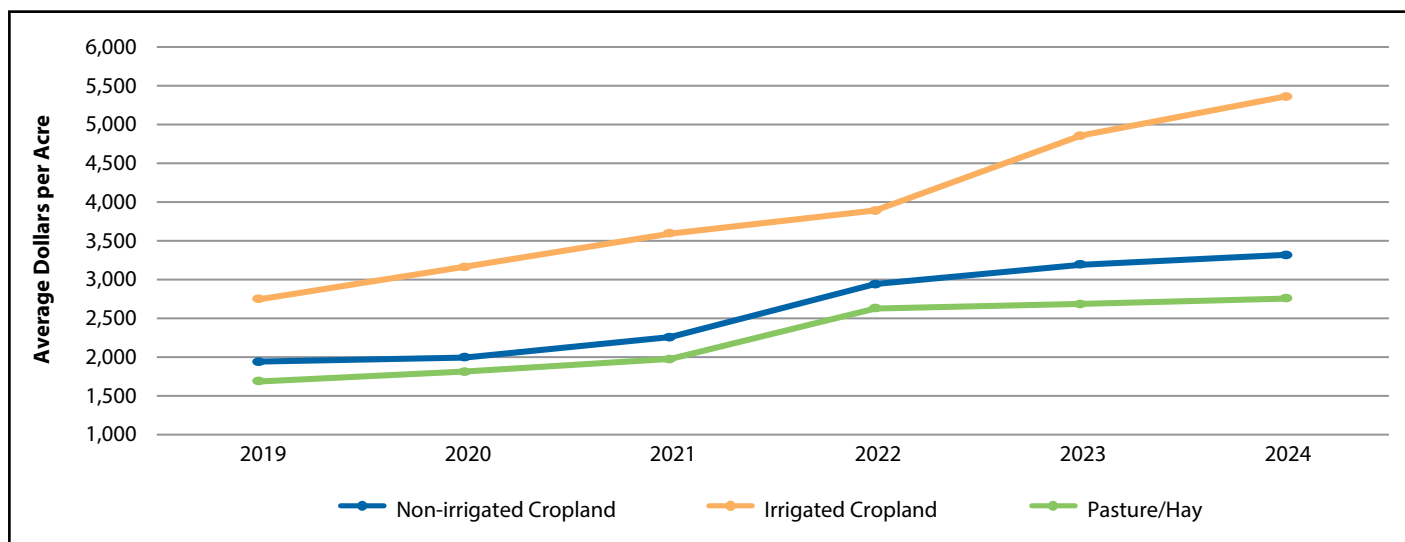


Region	Dryland Crop Sale Acres	Irrigated Crop Sale Acres	Pasture/Grass Sale Acres	Total Sale Acres
Northwest	38,876	4,703	31,146	74,725
West Central	54,603	4,237	27,683	86,523
Southwest	87,343	26,324	70,598	184,265
North Central	37,026	1,207	44,878	83,111
Central	66,935	1,610	53,147	121,692
South Central	82,282	14,190	76,636	173,108
Northeast	21,015	216	28,283	49,514
East Central	26,626	675	60,611	87,912
Southeast	32,464	200	113,526	146,190
State	447,170	53,362	506,508	1,007,040

Slightly more than one million acres of agricultural land were sold during 2024, primarily pasture and dryland (non-irrigated) crop ground. Irrigated crop ground made up a relatively small portion of sales. Land sales volume varied by region, with the main contributors being the Southwest and South Central regions every year. The Southeast and Central regions also had significant sale acres in 2024 compared to their normal sales volume. While the Northeast region has the highest prices per acre, it is by far the smallest in sales volume.



Trends in Average Land Value – By Type



Type	Dollars per Acre						% Change in 2024 Dollars from 2023
	2019	2020	2021	2022	2023	2024	
Irrigated Cropland	2,747	3,162	3,596	3,889	4,856	5,359	10.4%
Non-Irrigated Cropland	1,942	1,996	2,257	2,942	3,194	3,316	3.8%
Pasture/Hay Ground	1,689	1,813	1,975	2,630	2,683	2,757	2.7%

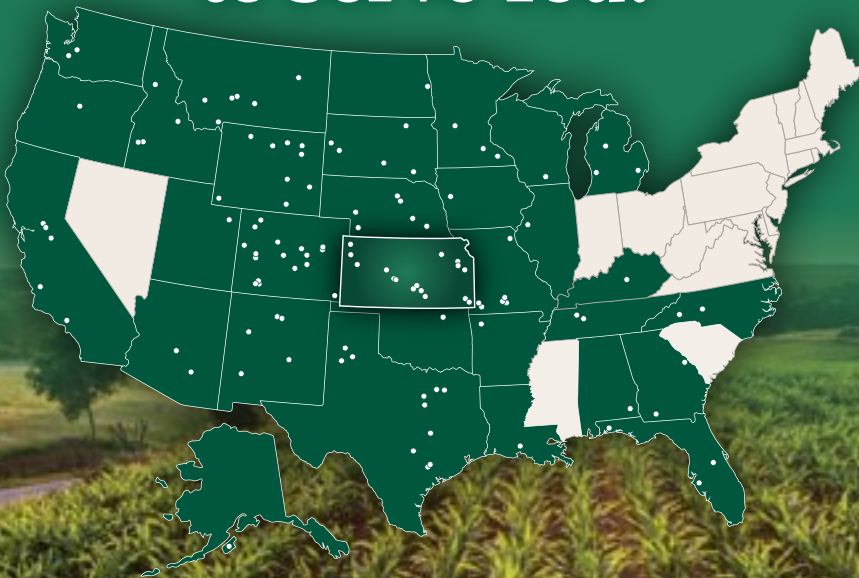
It is difficult to interpret a state average as so much variability exists in land values based on region, productivity level, local demand, etc., that an overall average is unreflective of any one market. When averaging the price per acre from all sales across Kansas, what tends to happen is areas with high sales volume drive the average. In Kansas, the Southwest region accounts for many of the cropland sales but also has the lowest price per acre, so values in that region heavily influence the state average. Likewise, much of the pasture/hay ground acreage sells in the East Central and Southeast regions, so the pasture/hay ground state average is largely influenced by sales in this area. This is why non-irrigated and pasture/hay ground values are closer than expected when compared at the state level. Evaluating the trend of these values over time, however, does reveal insightful information.

Non-irrigated cropland, which makes up most of the agricultural land in the state, continues to increase but at a much slower pace than in recent years. Compared to the 2023 average, the value of non-irrigated cropland has increased 3.8% at the state level. Irrigated cropland, which is located primarily in the three western regions of Kansas and the South Central region, showed a larger increase in value over the 2023 average at 10.4%. Agricultural land for pasture and grass hay followed a similar trend to non-irrigated crop ground and saw a 2.7% increase from its average value in 2023. Regional trends in these three agricultural land categories are displayed on the following pages. While state trends give an overall picture, local markets are highly variable.



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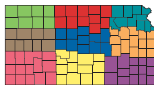
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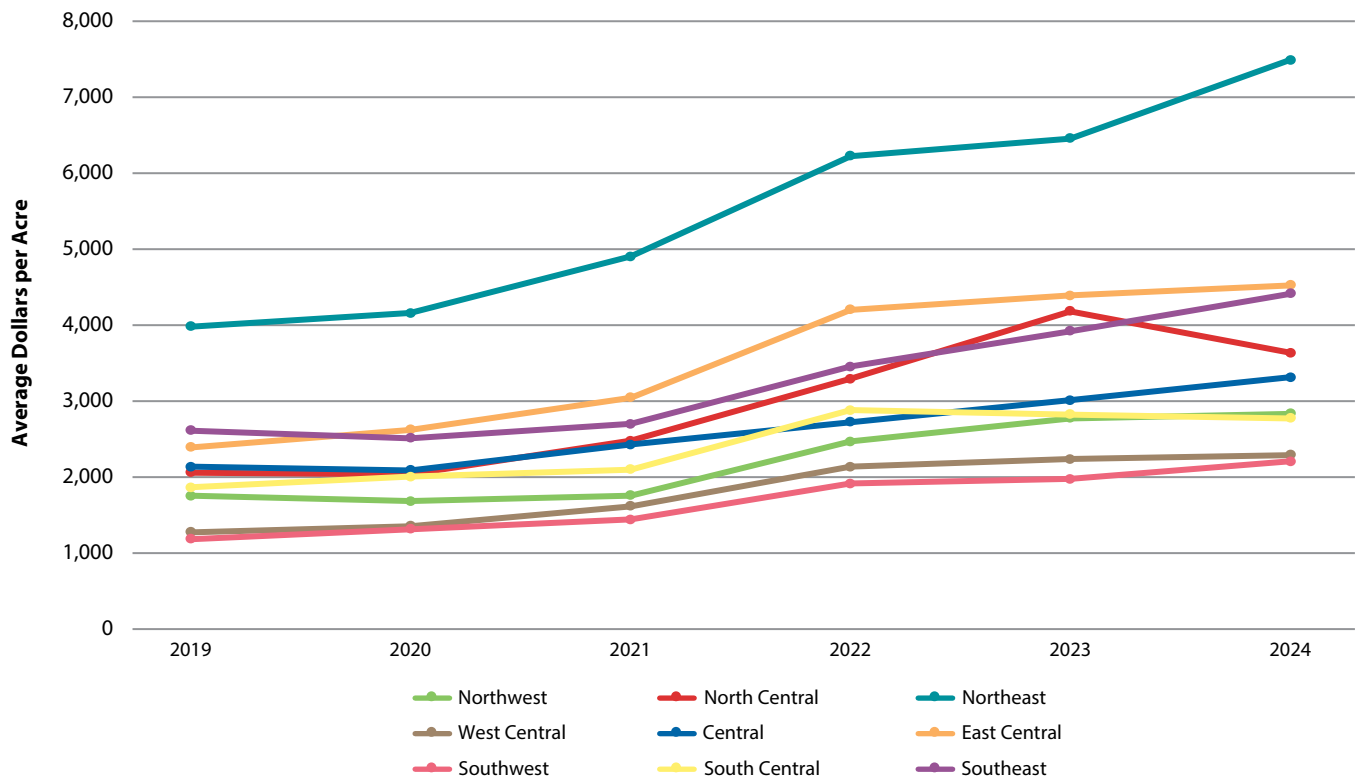
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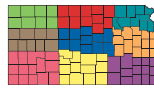
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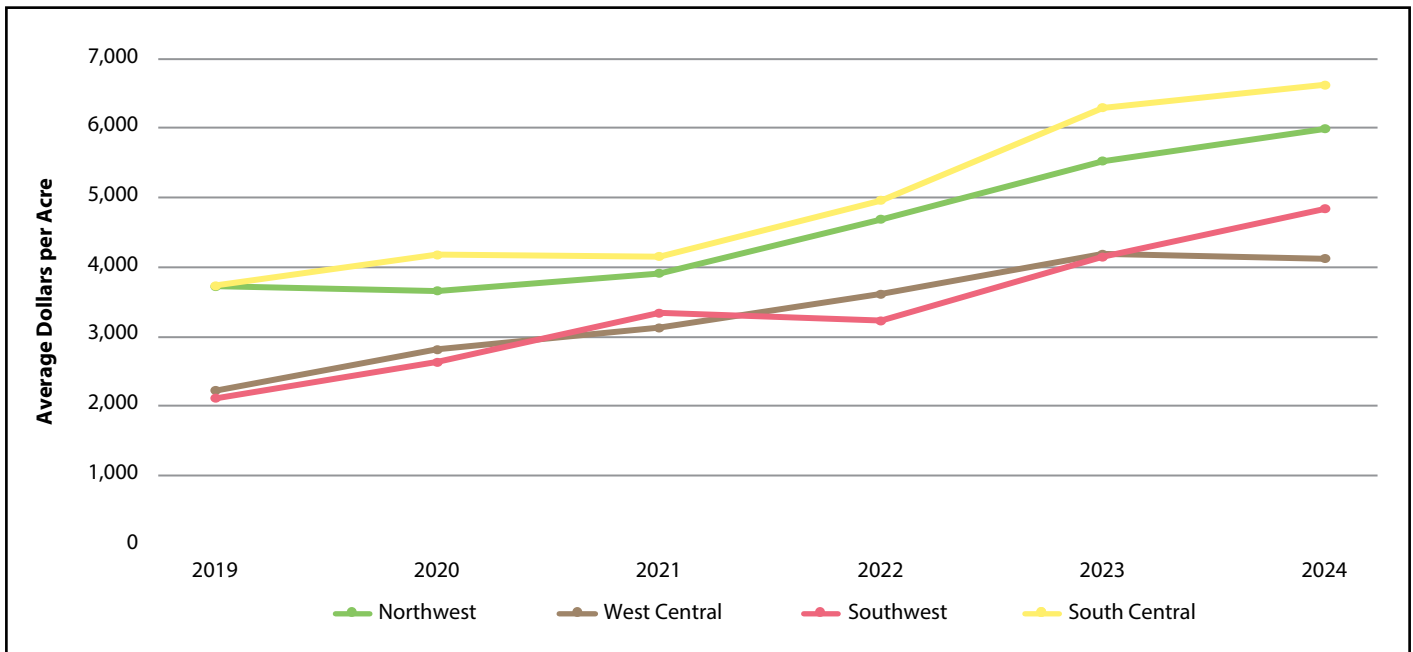
Trends in Non-irrigated Land Value – By Region



Region	Average Dollars per Acre						% Change in 2024 Dollars from 2023
	2019	2020	2021	2022	2023	2024	
Northwest	1,751	1,682	1,760	2,468	2,775	2,832	2.0%
West Central	1,276	1,357	1,616	2,137	2,234	2,293	2.6%
Southwest	1,188	1,314	1,443	1,912	1,976	2,207	11.7%
North Central	2,060	2,037	2,476	3,292	4,180	3,631	-13.1%
Central	2,136	2,091	2,425	2,722	3,008	3,309	10.0%
South Central	1,865	2,002	2,099	2,878	2,822	2,771	-1.8%
Northeast	3,978	4,154	4,899	6,216	6,449	7,479	16.0%
East Central	2,393	2,623	3,045	4,197	4,383	4,520	3.1%
Southeast	2,614	2,513	2,697	3,453	3,920	4,412	12.6%

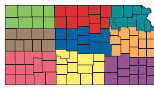


Trends in Irrigated Land Value – By Region

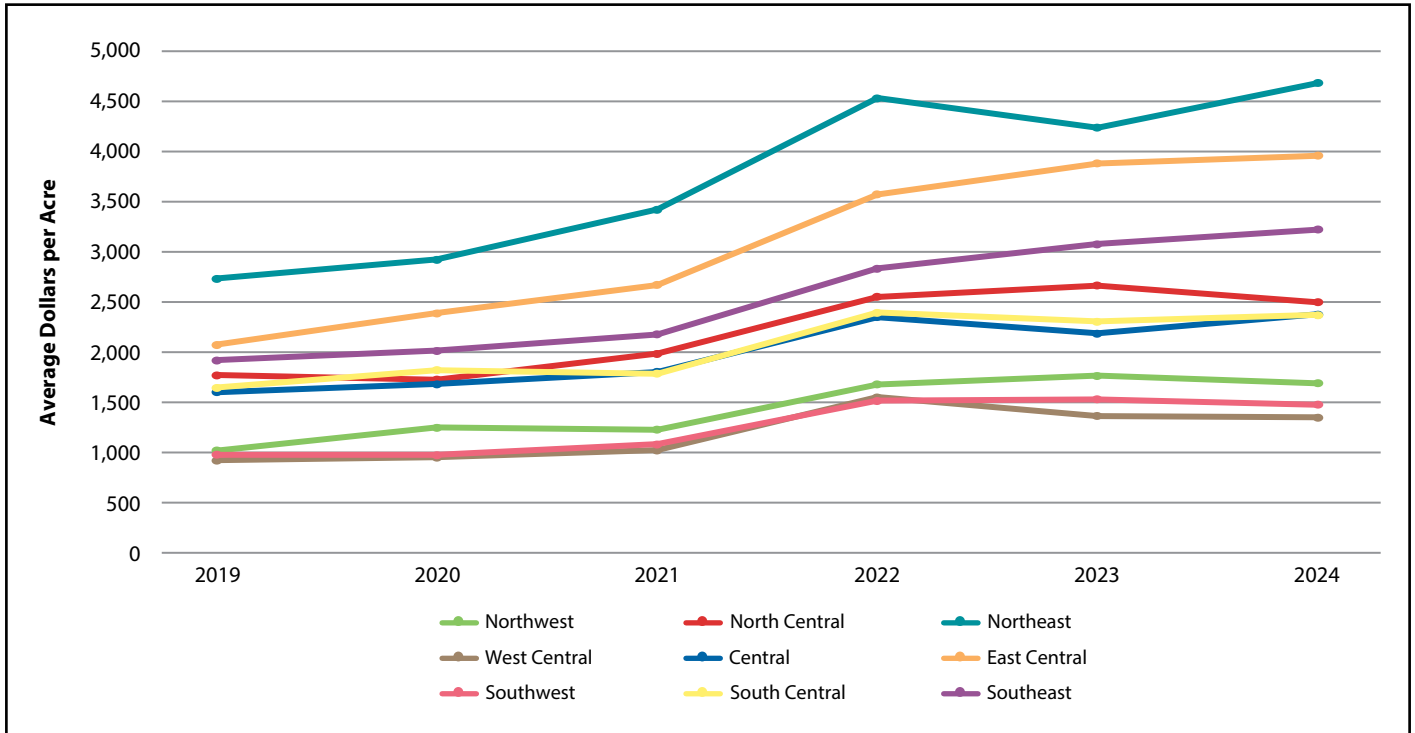


Region	Average Dollars per Acre						% Change in 2024 Dollars from 2023
	2019	2020	2021	2022	2023	2024	
Northwest	3,728	3,660	3,913	4,690	5,530	5,992	8.4%
West Central	2,225	2,819	3,130	3,615	4,193	4,128	-1.6%
Southwest	2,116	2,634	3,342	3,233	4,151	4,841	16.6%
South Central	3,738	4,182	4,155	4,967	6,297	6,624	5.2%

*Limited sales of irrigated crop ground makes trends fluctuate. The Southwest region is the only region that has a consistently large amount of irrigated land sales.



Trends in Pasture/Hay Ground Land Value – By Region



Region	Average Dollars per Acre						% Change in 2024 Dollars from 2023
	2019	2020	2021	2022	2023	2024	
Northwest	1,018	1,247	1,228	1,677	1,764	1,689	-4.2%
West Central	922	951	1,022	1,551	1,363	1,348	-1.1%
Southwest	978	974	1,081	1,513	1,530	1,475	-3.6%
North Central	1,771	1,726	1,983	2,550	2,661	2,496	-6.2%
Central	1,600	1,681	1,803	2,349	2,183	2,376	8.8%
South Central	1,646	1,819	1,784	2,392	2,304	2,368	2.8%
Northeast	2,730	2,921	3,418	4,529	4,233	4,679	10.5%
East Central	2,073	2,387	2,667	3,571	3,877	3,954	2.0%
Southeast	1,918	2,011	2,175	2,831	3,074	3,219	4.7%



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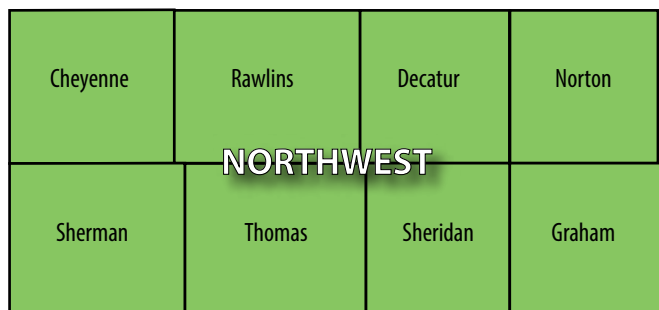
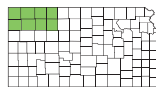
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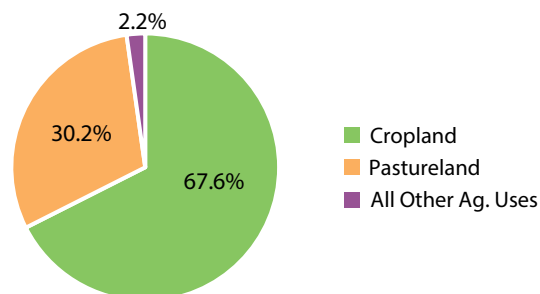


NORTHWEST

The Northwest region of Kansas is comprised of eight counties with 4,402,027 acres of farmland, according to the 2022 Census of Agriculture. At the county level, farm size averages between 1,153 to 2,023 acres for the 2,854 farms in this region. Farmland is comprised of 67.6% cropland and 30.2% pasture.

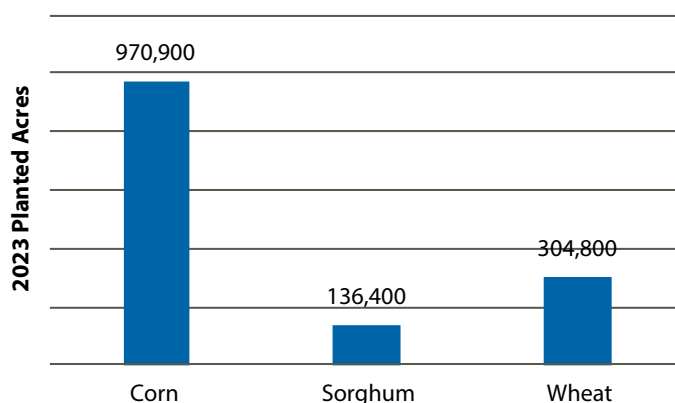
Main cash crops in this region include corn, wheat, and to a lesser extent, grain sorghum. Main livestock enterprises in this region include beef and dairy cattle.

Farmland Uses



Based on the 2022 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

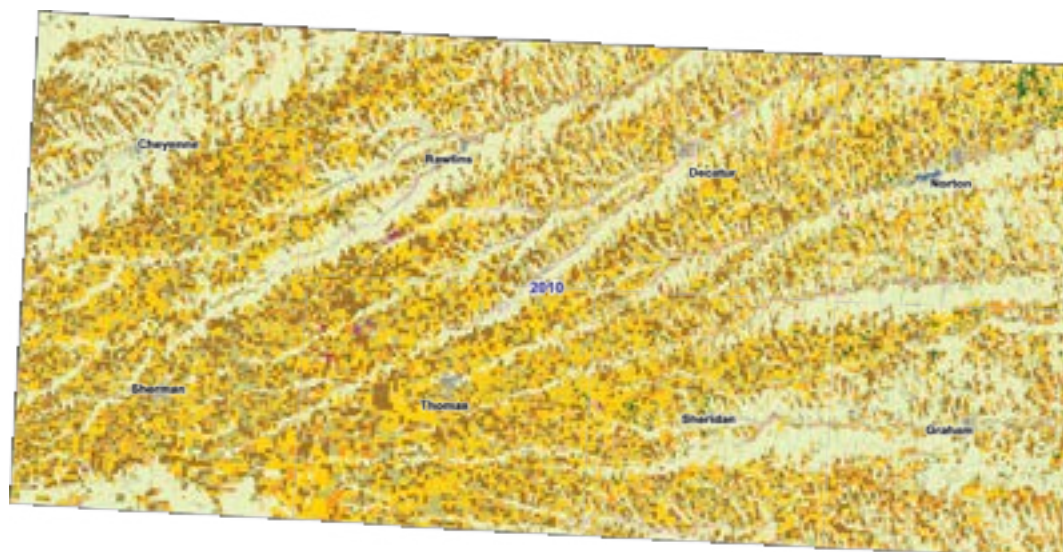
Primary Crops



Based on NASS reported planted acres in 2023 compiled from Quick Stats



2023 Northwest Kansas Cropland Data Layer



0 6.14 12.29 18.43
miles

Produced by CropScape - <http://nassgeodata.gmu.edu/CropScape>

Land Cover Categories (by decreasing acreage)

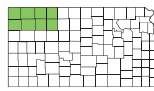
AGRICULTURE*

- Grass/Pasture
- Corn
- Winter Wheat
- Fallow/Idle Cropland
- Sorghum
- Alfalfa
- Soybeans
- Oats
- Triticale
- Dbl Crop WinWht/Sorghum
- Dbl Crop WinWht/Corn
- Rye
- Barley
- Other Hay/Non Alfalfa
- Sunflowers
- Dbl Crop Triticale/Corn

NON-AGRICULTURE**

- Developed/Open Space
- Woody Wetlands
- Developed/Low Intensity
- Developed/Medium Intensity
- Herbaceous Wetlands
- Open Water

* Top 16 agriculture categories / ** Top 6 non-agriculture categories listed



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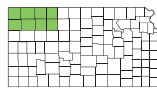
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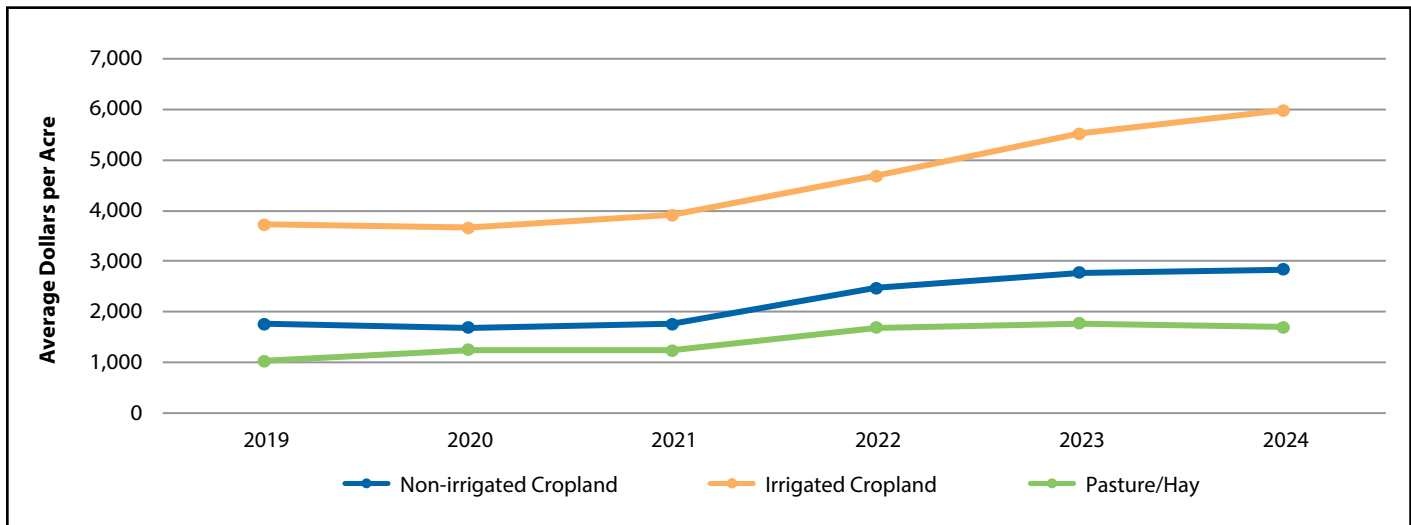
Henry Schenker Franklin, NE 308-470-0508	Mikayla Boge Salina, KS 620-215-3350	Jeff Moon, ALC Holdrege, NE 308-427-2630	Clayton Esslinger Norton, KS 785-202-2066	Ross Poyser Republican City, NE 308-989-8225	Alec Norton Larch, KS 620-254-3417
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Trend in Average Land Value – By Type



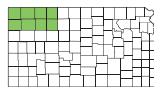
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	2019	2020	2021	2022	2023	2024	
Non-irrigated Cropland	1,751	1,682	1,760	2,468	2,775	2,832	2.0%
Irrigated Cropland	3,728	3,660	3,913	4,690	5,530	5,992	8.4%
Pasture/Hay	1,018	1,247	1,228	1,677	1,764	1,689	-4.2%

The Northwest region experienced land value increases in cropland but a slight decrease in pasture/hay ground. Non-irrigated cropland increased to \$2,832 per acre on average, which was 2% more than the previous value. Irrigated cropland increased to \$5,992 per acre on average, but sales are limited. Pasture and hay values saw a small decrease this year, coming off record values in 2023.

Land sales volume totaled 74,725 agriculturally classified acres, which is down significantly from the 116,549 acres sold in the Northwest region last year. The authors analyzed 36,657 acres that were determined to be open-market sales. These were 167 independent sales, which could contain multiple tracks if sold under the same sales price. Cheyenne, Graham, Rawlins, and Sherman counties had the largest sale acres. Overall, the region had a 1.5% turnover in agricultural land (1.5% of all agriculturally classified acres were sold in 2024), which is relatively low.

Non-irrigated cropland acres made up most of the agricultural acres analyzed, although large amounts of pasture and hay acres also were sold. Irrigated cropland acres analyzed were 2,426 in total, only 6.6% of all analyzed acres.

A large variation in value exists at the county level, as sales are influenced by local demand. Cheyenne and Rawlins counties had the highest non-irrigated cropland prices in 2024, with Graham County the lowest in value compared to the rest of the region. Irrigated sales were strong across the entire region on average, although the minimum and maximum showed a large variation. Pasture/Hay ground could not be reported in each county due to limited puritan sales, but of those that could be reported, Norton County had the highest average value of the region in 2024.



2024 Land Sale Information – By County

County	# of Sales Analyzed (2024)	Total Acres Analyzed (2024)	Total Acres Sold (2024)	% of Total County Acres Sold (2024)
Cheyenne	27	6,027	12,518	2.0%
Decatur	14	3,428	5,883	1.1%
Graham	25	5,251	13,628	2.4%
Norton	27	4,803	6,216	1.2%
Rawlins	23	6,758	12,092	1.8%
Sheridan	23	4,064	8,621	1.5%
Sherman	24	4,819	12,472	1.9%
Thomas	4	1,507	3,296	0.5%
Total	167	36,657	74,725	1.5%

County	Dryland Crop Acres Analyzed (2024)	Irrigated Crop Acres Analyzed (2024)	Pasture/Hay Acres Analyzed (2024)	Total Acres Analyzed (2024)
Cheyenne	4,308	690	1,029	6,027
Decatur	2,885	0	543	3,428
Graham	3,249	0	2,003	5,251
Norton	3,394	0	1,409	4,803
Rawlins	3,134	254	3,370	6,758
Sheridan	2,411	596	1,057	4,064
Sherman	2,905	886	1,027	4,819
Thomas	1,018	0	489	1,507
Total	23,303	2,426	10,928	36,657



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Land Agent - KS



Mike Campbell
Land Agent - KS - OK

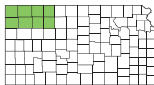
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Keith Gustin

KS Certified General Appraiser
#G-3234

keith@gustinapp.com
785-635-0486



2024 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Cheyenne	2,560	3,819	3,120
Decatur	2,357	3,109	2,769
Graham	1,792	3,253	2,318
Norton	2,022	4,320	2,983
Rawlins	2,041	3,736	3,040
Sheridan	1,702	3,771	2,860
Sherman	1,976	3,382	2,776
Thomas	2,087	3,330	2,792
Total	1,702	4,320	2,832

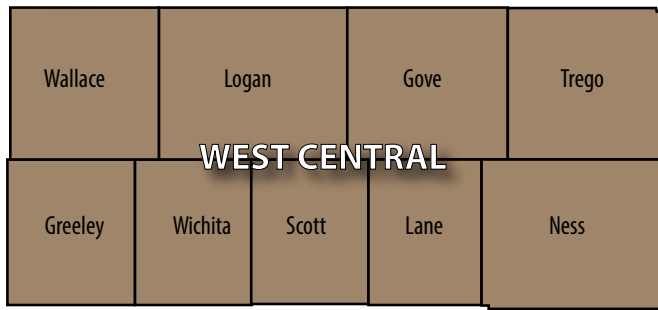
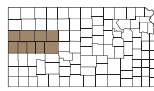
Note: Parcels are classified as non-irrigated, irrigated, or pasture/hay ground if 75% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if more than three parcels of the listed category were sold in that county in 2024. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

Pasture/Hay Ground

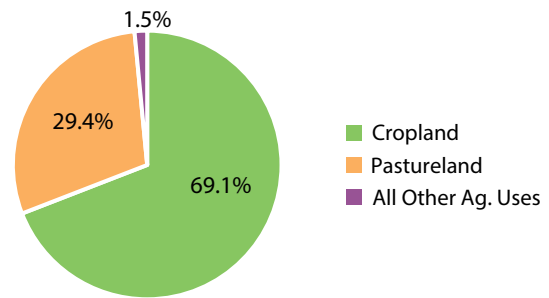
County	Minimum	Maximum	Average
Graham	1,410	1,849	1,565
Norton	1,744	3,561	2,485
Rawlins	1,455	1,938	1,642
Sherman	1,050	1,075	1,062
Total	1,050	3,594	1,689

Irrigated Cropland

County	Minimum	Maximum	Average
Cheyenne	3,348	5,487	4,175
Rawlins	5,064	9,270	7,076
Sheridan	3,202	9,694	6,562
Sherman	5,142	7,292	6,153
Total	3,202	9,694	5,992



Farmland Uses

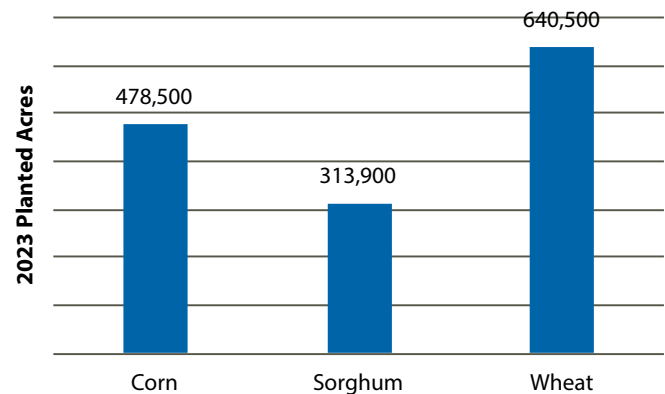


Based on the 2022 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

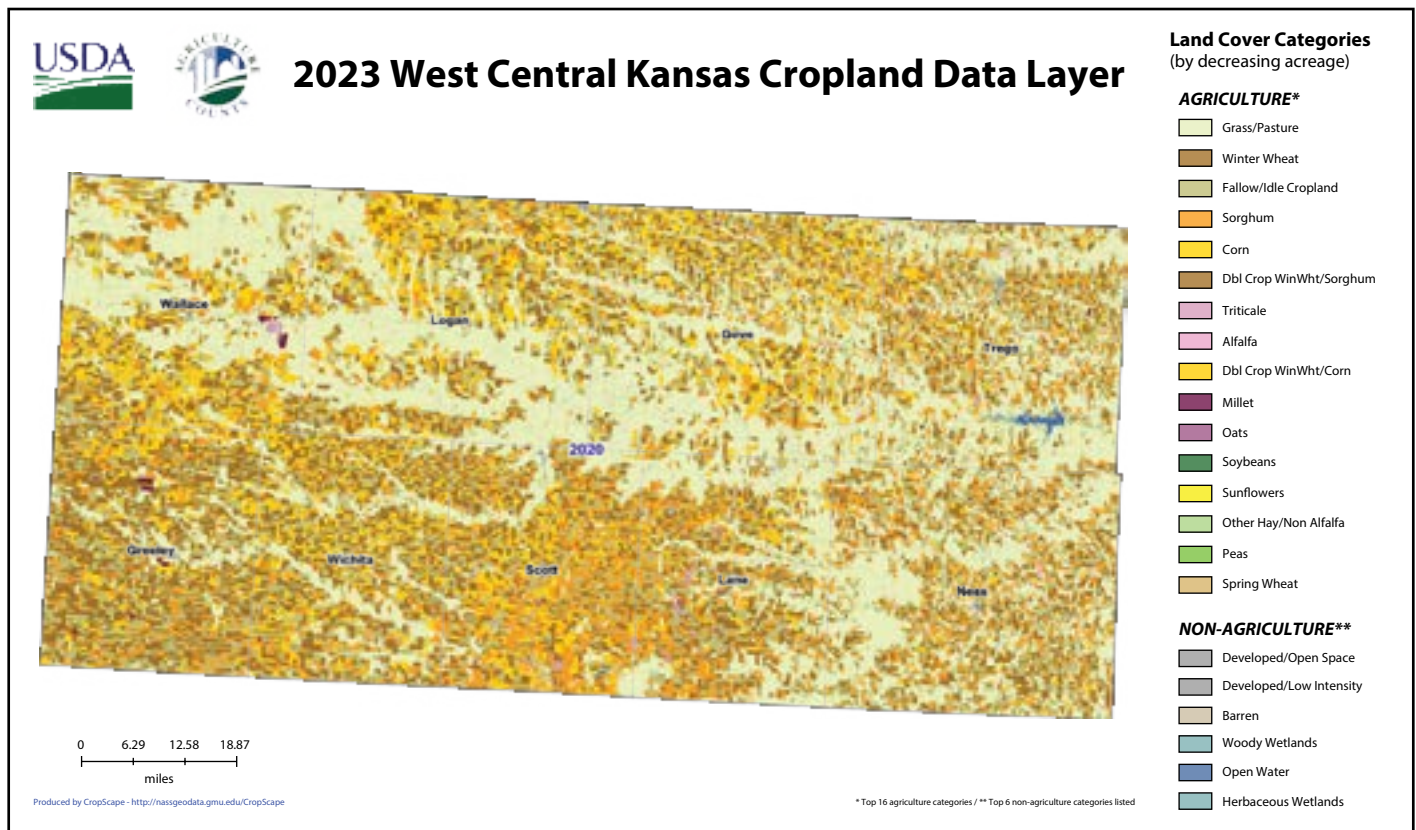
The West Central region of Kansas is comprised of nine counties with 4,818,877 acres of farmland, according to the 2022 Census of Agriculture. At the county level, farm size averages between 1,268 to 2,098 acres for the 2,944 farms in this region. Farmland is comprised of 69.1% cropland and 29.4% pasture.

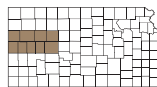
The main cash crop in this region is wheat, with significant amounts of corn and sorghum. Main livestock enterprises in this region include beef and dairy cattle, hogs, and sheep. Scott County is among the highest-ranking counties in Kansas for cattle on feed. Gove County is the state's top producer of sheep and lamb.

Primary Crops

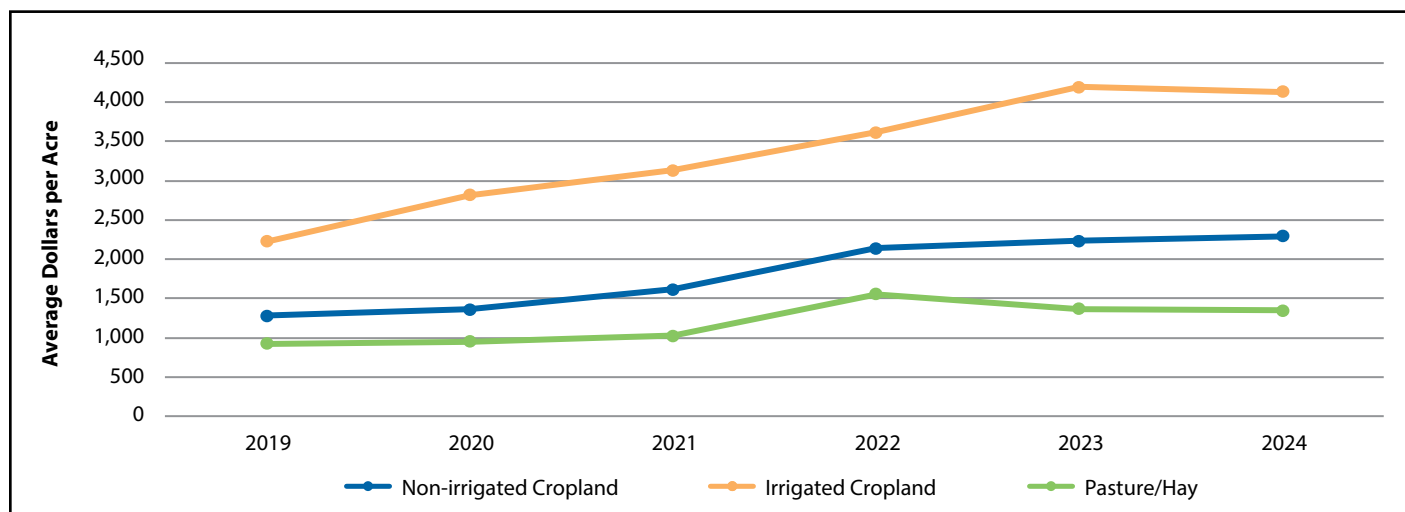


Based on NASS reported planted acres in 2023 compiled from Quick Stats





Trend in Average Land Value – By Type



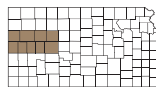
Type	Average Dollars per Acre						% Change in 2024 Dollars from 2023
	2019	2020	2021	2022	2023	2024	
Non-irrigated Cropland	1,276	1,357	1,616	2,137	2,234	2,293	2.6%
Irrigated Cropland	2,225	2,819	3,130	3,615	4,193	4,128	-1.6%
Pasture/Hay	922	951	1,022	1,551	1,363	1,348	-1.1%

The West Central region had relatively flat land values in 2024 compared to the previous year. Non-irrigated cropland increased to \$2,293 per acre on average, which was 2.6% more than the previous value. Irrigated cropland saw a small decrease to \$4,128 per acre on average, but limited sales of irrigated cropland makes this average variable and highly influenced by the parcels sold. Pasture and hay values also showed a small decrease on average this year.

Land sales volume totaled 86,523 agriculturally classified acres, which is 1.7% of all agricultural acres in the West Central region. The authors analyzed 65,142 acres that were determined to be open-market sales. These were 217 independent sales, which could contain multiple tracks if sold under the same sales price. Gove and Lane counties had the largest amount of sale acres compared to their total acres, selling 2.7% and 2.6% of their county agricultural acres, respectively.

Non-irrigated cropland acres made up more than 51% of agricultural acres analyzed, although large amounts of pasture and hay acres also were sold. Irrigated cropland acres analyzed were 3,474 in total, only 4% of all analyzed acres.

A large variation in land value exists at the county level as sales are influenced by local demand. Scott, Lane, and Wichita counties had the highest non-irrigated cropland sales in 2024. Irrigated sales were limited, and therefore, only four counties could be reported. Pasture/Hay ground also could not be reported in each county due to limited puritan sales, but of those published, Trego County continues to have the highest average of the region in 2024.



2024 Land Sale Information – By County

County	# of Sales Analyzed (2024)	Total Acres Analyzed (2024)	Total Acres Sold (2024)	% of Total County Acres Sold (2024)
Gove	29	11,043	17,972	2.7%
Greeley	34	9,225	9,888	2.0%
Lane	20	6,996	11,525	2.6%
Logan	29	8,247	11,835	1.8%
Ness	31	7,499	8,719	1.3%
Scott	15	3,906	5,011	1.1%
Trego	23	6,107	8,368	1.5%
Wallace	16	5,780	6,378	1.1%
Wichita	20	6,338	6,828	1.5%
Total	217	65,142	86,523	1.7%

County	Dryland Crop Acres Analyzed (2024)	Irrigated Crop Acres Analyzed (2024)	Pasture/Hay Acres Analyzed (2024)	Total Acres Analyzed (2024)
Gove	6,547	888	3,608	11,043
Greeley	9,058	0	167	9,225
Lane	3,475	661	2,860	6,996
Logan	6,231	89	1,927	8,247
Ness	5,567	0	1,932	7,499
Scott	2,276	311	1,319	3,906
Trego	2,912	81	3,115	6,107
Wallace	3,720	130	1,931	5,780
Wichita	4,705	1,314	318	6,338
Total	44,492	3,474	17,176	65,142



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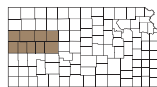
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Keith Gustin

KS Certified General Appraiser
 #G-3234

keith@gustinapp.com
 785-635-0486



2024 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Gove	1,610	3,823	2,278
Greeley	1,375	4,024	2,004
Lane	1,678	3,809	2,708
Logan	1,716	3,876	2,374
Ness	1,047	2,914	1,851
Scott	2,231	3,687	3,089
Trego	1,513	2,668	1,863
Wallace	1,154	2,919	1,819
Wichita	1,633	3,411	2,656
Total	1,047	4,024	2,293

Pasture/Hay Ground

County	Minimum	Maximum	Average
Lane	791	2,078	1,213
Logan	1,079	1,539	1,183
Ness	1,051	1,864	1,359
Scott	945	1,765	1,372
Trego	1,366	2,031	1,615
Total	791	2,078	1,348

Irrigated Cropland

County	Minimum	Maximum	Average
Gove	2,483	6,970	5,926
Lane	2,485	2,770	2,628
Scott	2,721	4,278	3,499
Wichita	3,475	5,389	4,460
Total	2,483	6,970	4,128

Note: Parcels are classified as non-irrigated, irrigated, or pasture/hay ground if 75% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if more than three parcels of the listed category were sold in that county in 2024. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

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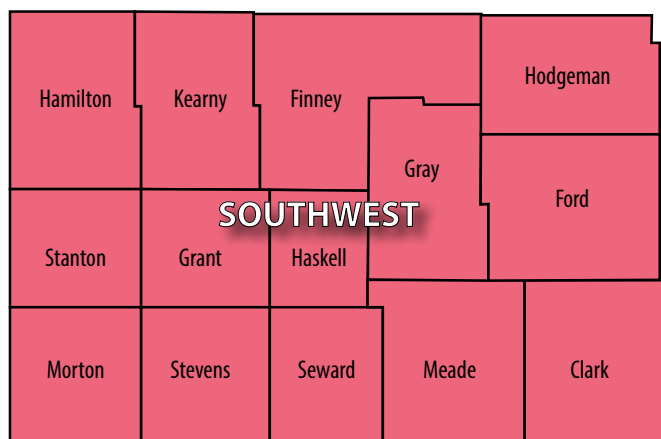
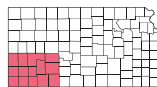
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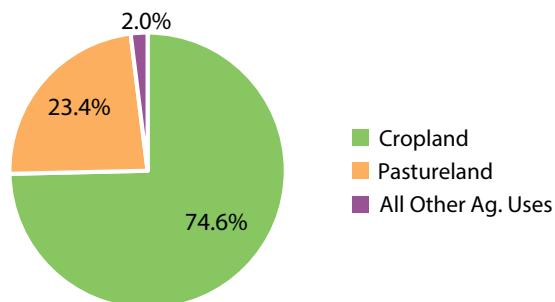
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The Southwest region of Kansas is comprised of 14 counties with 7,401,252 acres of farmland, according to the 2022 Census of Agriculture. At the county level, farm size averages between 1,124 to 2,122 acres for the 5,205 farms in this region. Farmland is comprised of 74.6% cropland and 23.4% pasture.

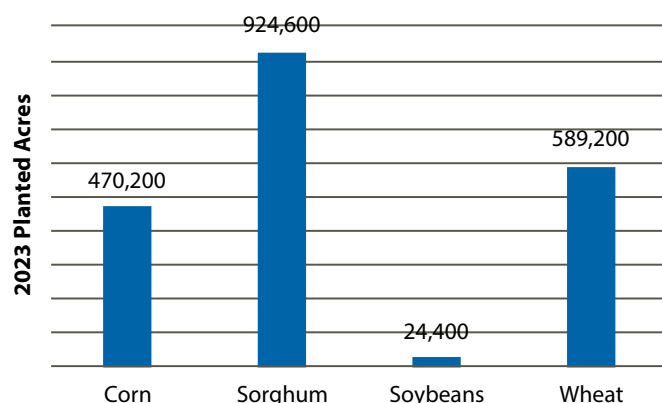
Main cash crops in this region are grain sorghum, wheat, and corn. Alfalfa hay is also an important commodity in this region. Known for large amounts of cattle on feed, this region has some of the top-ranking counties in Kansas. Gray and Hamilton counties are the top two ranked counties for dairy cows. Grant and Morton are among the top-ranking swine producing counties.

Farmland Uses



Based on the 2022 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

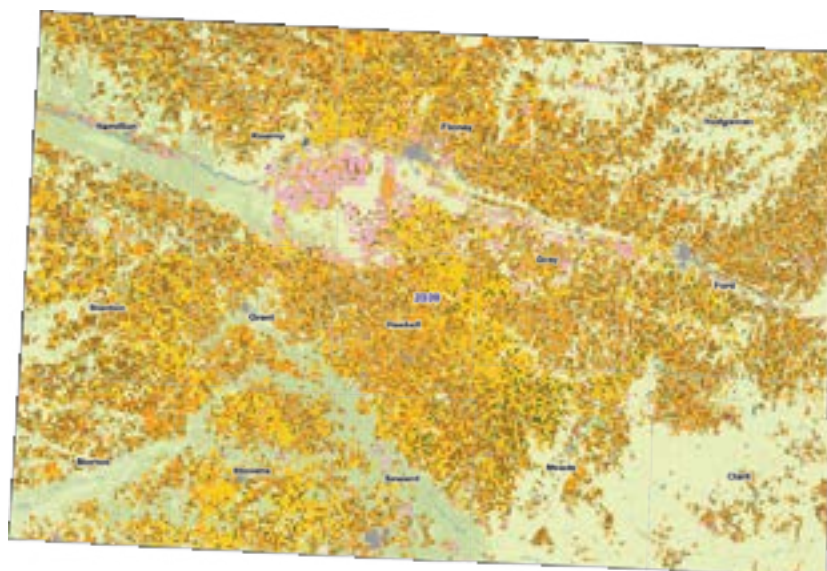
Primary Crops



Based on NASS reported planted acres in 2023 compiled from Quick Stats



2023 Southwest Kansas Cropland Data Layer



0 6.49 12.99 19.48
miles

Produced by CropScape - <http://nassgeodata.gmu.edu/CropScape>

Land Cover Categories (by decreasing acreage)

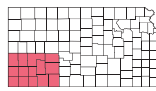
AGRICULTURE*

- Grass/Pasture
- Fallow/Idle Cropland
- Winter Wheat
- Sorghum
- Corn
- Alfalfa
- DbI Crop WinWht/Sorghum
- Triticale
- Soybeans
- DbI Crop WinWht/Corn
- DbI Crop Triticale/Corn
- Oats
- Other Hay/Non Alfalfa
- Cotton
- Rye
- DbI Crop WinWht/Soybeans

NON-AGRICULTURE**

- Shrubland
- Developed/Open Space
- Developed/Low Intensity
- Woody Wetlands
- Developed/Medium Intensity
- Herbaceous Wetlands

* Top 16 agriculture categories / ** Top 6 non-agriculture categories listed



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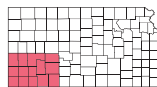
Kyle Campbell
Land Agent - KS



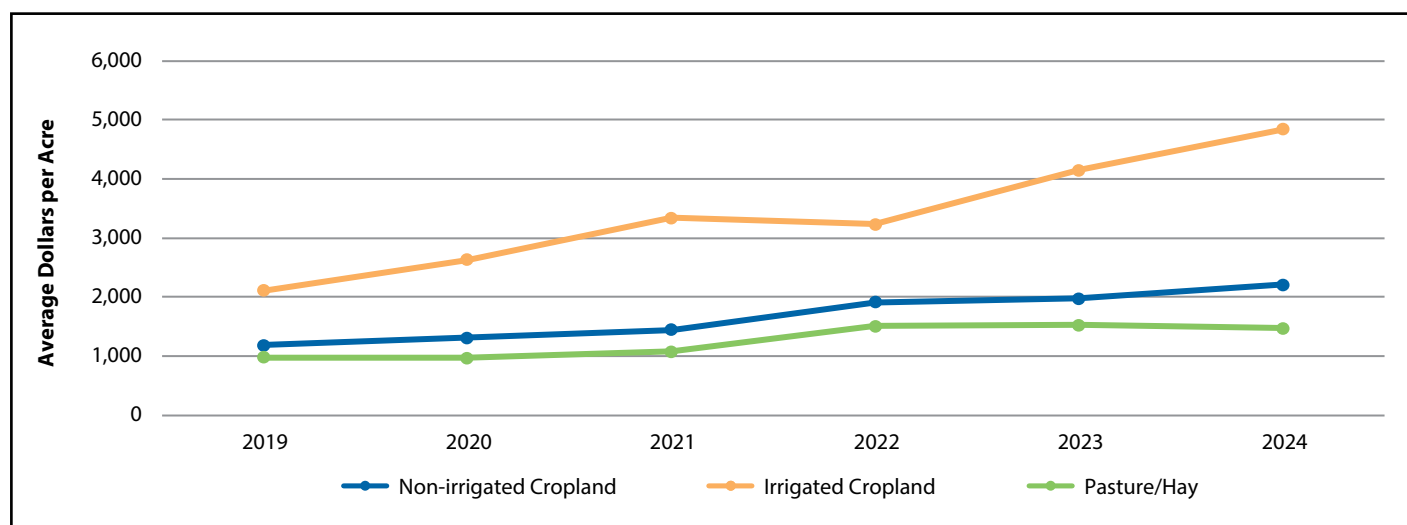
Mike Campbell
Land Agent - KS - OK

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Trends in Average Land Value – By Type



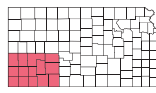
Type	Average Dollars per Acre						% Change in 2024 Dollars from 2023
	2019	2020	2021	2022	2023	2024	
Non-irrigated Cropland	1,188	1,314	1,443	1,912	1,976	2,207	11.7%
Irrigated Cropland	2,116	2,634	3,342	3,233	4,151	4,841	16.6%
Pasture/Hay	978	974	1,081	1,513	1,530	1,475	-3.6%

The Southwest region experienced increased cropland values in 2024, but pasture/hay ground did not follow suit. Non-irrigated cropland increased to \$2,207 per acre on average, which was 11.7% more than the previous value. Irrigated cropland increased to \$4,841 per acre on average, an increase of 16.6% over the previous year. Pasture and hay values showed a 3.6% decrease over the past year but are still high compared to years before 2022.

Land sales volume totaled 184,266 agriculturally classified acres, which is 2.5% of all agricultural acres in the Southwest region. The authors were able to analyze 77,202 acres which were determined to be open-market sales. These were 281 independent sales, which could contain multiple tracks if sold under the same sales price. Kearney County had the largest amount of sale acres compared to its total acres, selling 8.1% of its county agricultural acres. Hamilton County also had more than 25,000 acres sell, which is 4.1% of the agricultural acres of the county.

Non-irrigated cropland acres made up 58.5% of agricultural acres analyzed, with irrigated crop ground also making up nearly 25%. The Southwest region makes up the majority of all irrigated sales in the state, this year totaling 19,105 acres.

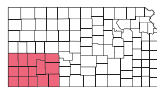
A large variation in value exists at the county level as sales are influenced by local demand. Gray, Finney, and Ford counties had the highest average non-irrigated sale prices in 2024. Irrigated sales were highly variable across the region, with some acres selling for as little as \$2,692 per acre up to \$8,598 per acre at a sale in Haskell County. Pasture/Hay ground could not be reported in many counties due to limited puritan sales.



2024 Land Sale Information – By County

County	# of Sales Analyzed (2024)	Total Acres Analyzed (2024)	Total Acres Sold (2024)	% of Total County Acres Sold (2024)
Clark	14	5,064	5,889	1.0%
Finney	34	8,098	18,317	2.3%
Ford	19	3,643	7,666	1.2%
Grant	15	3,402	9,986	2.9%
Gray	28	8,771	10,752	2.0%
Hamilton	14	4,250	25,561	4.1%
Haskell	19	5,906	7,504	2.1%
Hodgeman	23	6,946	12,101	2.3%
Kearny	27	6,590	44,150	8.1%
Meade	19	6,122	7,679	1.3%
Morton	13	2,393	8,813	2.6%
Seward	15	3,283	7,448	1.9%
Stanton	20	5,101	6,903	1.6%
Stevens	21	7,634	11,497	2.6%
Total	281	77,202	184,266	2.5%

County	Dryland Crop Acres Analyzed (2024)	Irrigated Crop Acres Analyzed (2024)	Pasture/Hay Acres Analyzed (2024)	Total Acres Analyzed (2024)
Clark	2,254	0	2,811	5,064
Finney	3,916	3,446	736	8,098
Ford	2,857	262	524	3,643
Grant	1,892	1,374	136	3,402
Gray	5,372	2,539	859	8,771
Hamilton	3,817	41	391	4,250
Haskell	2,585	3,251	70	5,906
Hodgeman	3,845	127	2,975	6,946
Kearny	5,082	1,027	480	6,590
Meade	3,117	930	2,075	6,122
Morton	2,034	242	117	2,393
Seward	1,560	965	758	3,283
Stanton	3,660	1,442	0	5,101
Stevens	3,207	3,457	970	7,634
Total	45,197	19,105	12,900	77,202



2024 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Clark	1,390	4,318	2,973
Finney	2,467	3,631	3,004
Ford	2,430	3,704	3,020
Grant	1,095	2,730	1,611
Gray	2,483	4,337	3,360
Hamilton	1,203	2,145	1,585
Haskell	1,108	3,075	2,184
Hodgeman	1,757	3,321	2,503
Kearny	2,095	2,985	2,598
Meade	1,410	2,594	1,893
Morton	806	1,557	949
Seward	1,534	3,997	2,663
Stanton	1,002	2,138	1,328
Stevens	1,109	1,512	1,229
Total	806	4,337	2,207

Pasture/Hay Ground

County	Minimum	Maximum	Average
Finney	1,055	1,408	1,317
Ford	1,297	2,246	1,884
Hodgeman	996	1,882	1,386
Kearny	1,211	1,370	1,272
Meade	800	2,650	1,516
Total	800	2,650	1,475

Irrigated Cropland

County	Minimum	Maximum	Average
Finney	4,396	7,885	5,767
Ford	4,016	5,066	4,541
Grant	3,011	3,716	3,420
Gray	2,692	7,623	4,186
Haskell	2,787	8,598	5,613
Kearny	3,166	8,056	4,906
Meade	6,798	8,468	7,725
Seward	2,817	4,135	3,541
Stanton	2,723	4,735	3,914
Stevens	2,718	7,343	4,796
Total	2,692	8,598	4,841

Note: Parcels are classified as non-irrigated, irrigated, or pasture/hay ground if 75% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if more than three parcels of the listed category were sold in that county in 2024. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.



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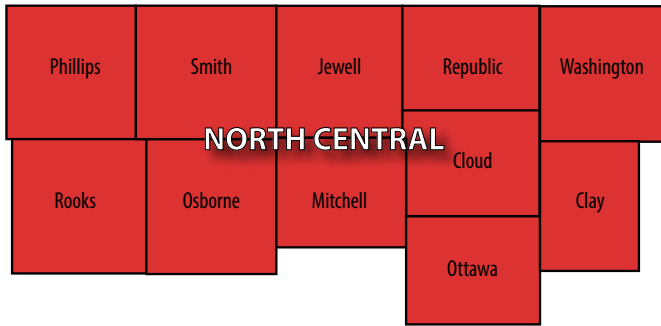
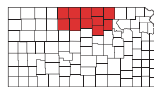
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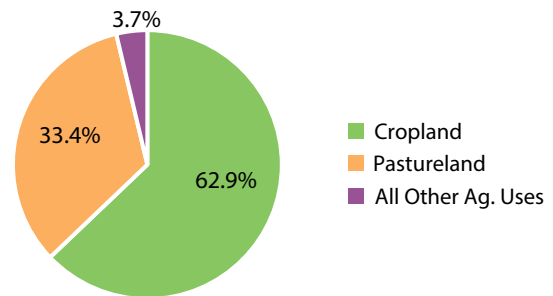
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Farmland Uses

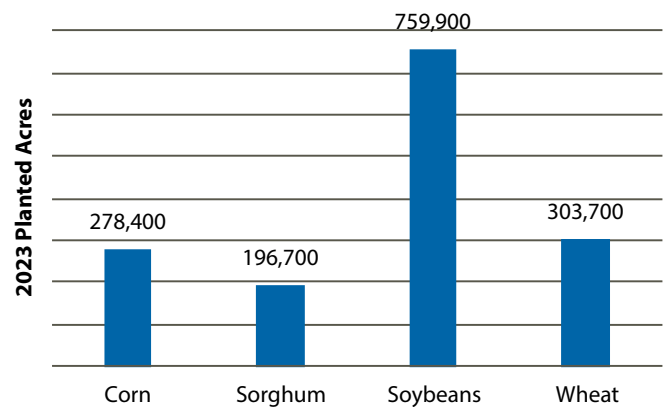


Based on the 2022 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

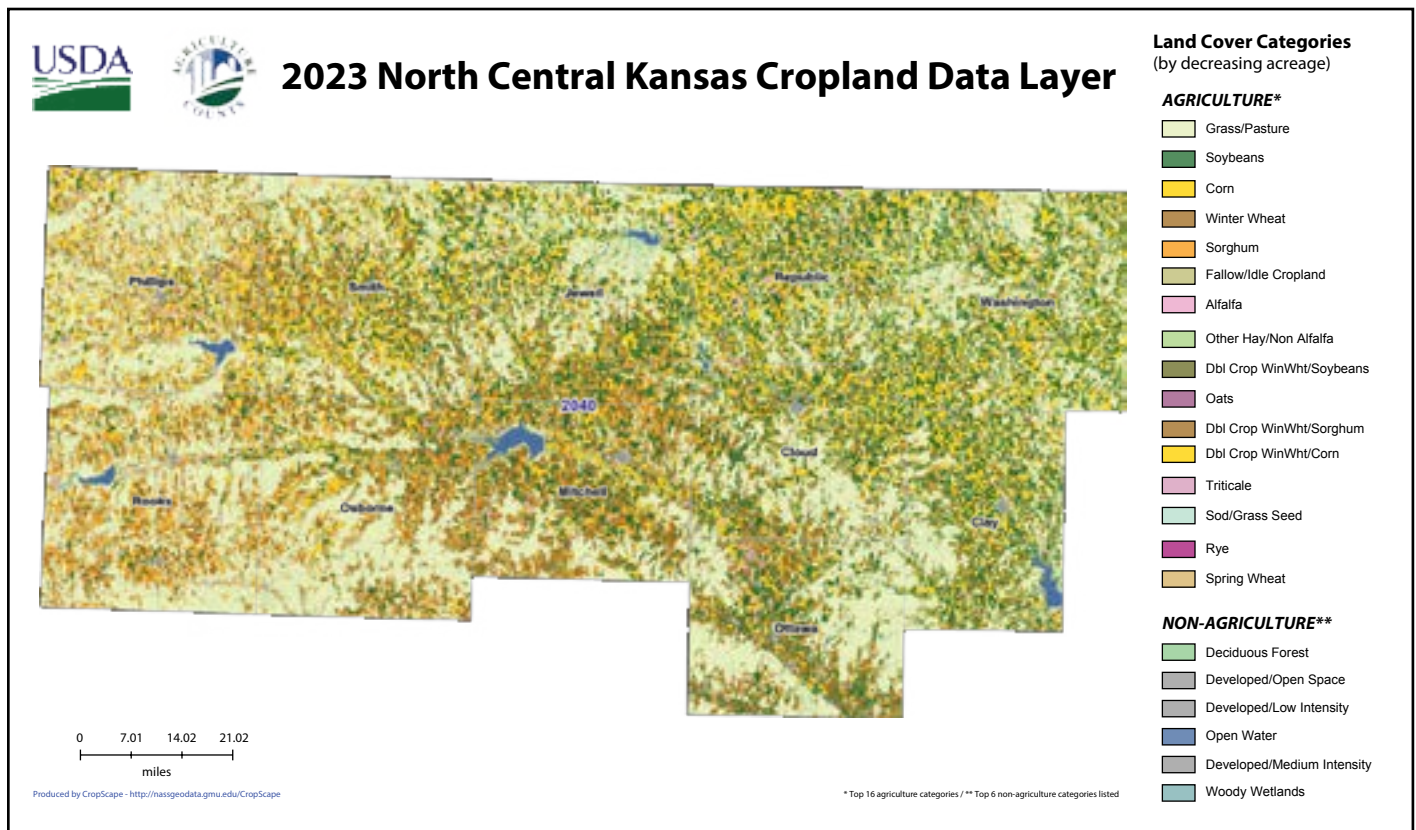
The North Central region of Kansas is comprised of 11 counties with 4,694,390 acres of farmland, according to the 2022 Census of Agriculture. At the county level, farm size averages between 690 to 1,235 acres for the 4,785 farms in this region. Farmland is comprised of 62.9% cropland and 33.4% pasture.

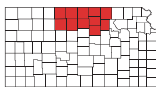
Main cash crops in this region include corn, wheat, sorghum, and soybeans. Hay is also a significant crop in this region with a large number of alfalfa and native prairie acres. Main livestock enterprises in this region include beef and dairy cattle, sheep, and swine.

Primary Crops



Based on NASS reported planted acres in 2023 compiled from Quick Stats





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Crop Insurance, Inc.
Matt Sullivan, Agent

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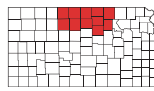
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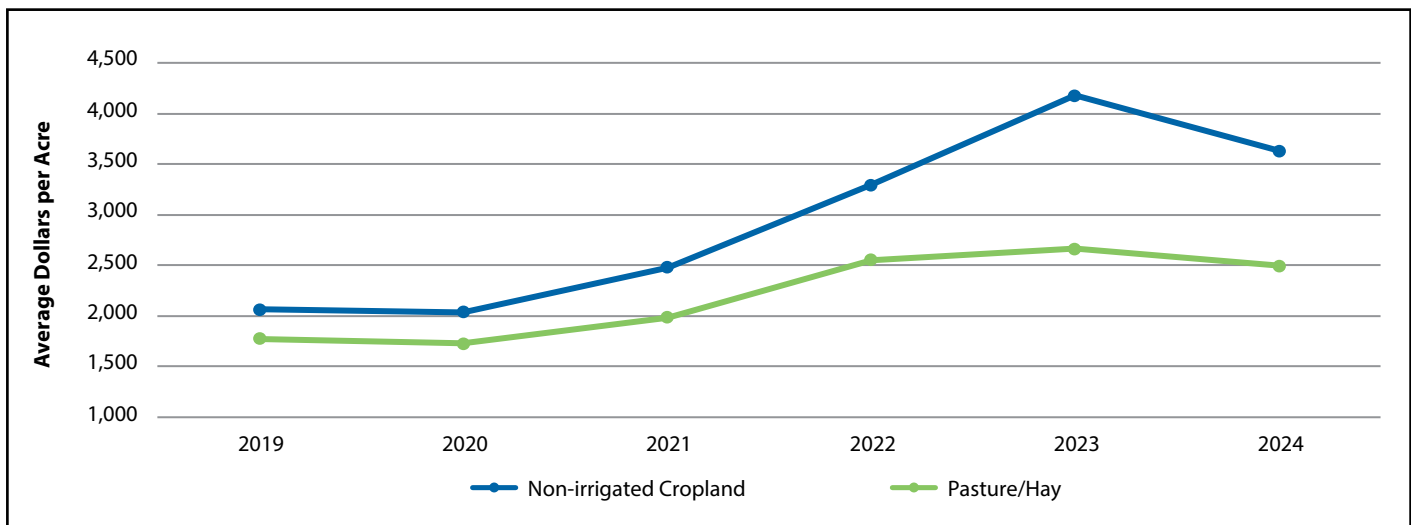


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Trends in Average Land Value – By Type



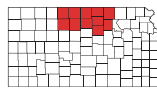
Type	Average Dollars per Acre						% Change in 2024 Dollars from 2023
	2019	2020	2021	2022	2023	2024	
Non-irrigated Cropland	2,060	2,037	2,476	3,292	4,180	3,631	-13.1%
Pasture/Hay	1,771	1,726	1,983	2,550	2,661	2,496	-6.2%

The North Central region experienced the largest decrease in non-irrigated land values in 2024 after having the largest increase in 2023 compared to the other regions. Non-irrigated cropland decreased to \$3,631 per acre on average, which was 13% less than the previous value but still higher than the 2022 average. Pasture and hay values showed a smaller decrease to \$2,496 per acre, 6.2% less than last year. The decrease is somewhat driven by large sales in Rooks and Osborne counties, which have some of the lower values of the region and decreased the most from 2023 values.

Land sales volume totaled 83,111 agriculturally classified acres, which is 1.6% of all agricultural acres in the North Central region. The authors analyzed 50,296 acres that were determined to be open-market sales. These were 248 independent sales, which could contain multiple tracks if sold under the same sales price. Rooks and Osborne counties had the largest amount of sale acres compared to their total acres, selling 4% and 3.4% of their county agricultural acres, respectively.

Non-irrigated cropland acres made up more than 44% of agricultural acres analyzed, with pasture and hay acres surpassing this at 54% of acres analyzed. The total number of irrigated cropland acres analyzed was 599 acres, so little could be reported.

A large variation in value exists at the county level as sales are influenced by local demand. Cloud, Mitchell, and Ottawa counties had the highest non-irrigated cropland sale averages in 2024, with Rooks County showing the lowest county average in 2024. Pasture/Hay ground had the highest sale averages in Clay, Cloud, and Republic counties, although Washington County was likely also high; however, sufficient puritan sales were not available to report.



2024 Land Sale Information – By County

County	# of Sales Analyzed (2024)	Total Acres Analyzed (2024)	Total Acres Sold (2024)	% of Total County Acres Sold (2024)
Clay	13	1,524	2,195	0.6%
Cloud	35	5,368	7,455	1.8%
Jewell	5	1,054	2,027	0.4%
Mitchell	21	3,506	5,961	1.5%
Osborne	49	13,082	19,002	3.4%
Ottawa	27	4,904	7,863	1.8%
Phillips	9	1,774	2,956	0.5%
Republic	12	1,572	3,202	0.7%
Rooks	28	9,867	21,912	4.0%
Smith	33	5,443	7,258	1.3%
Washington	16	2,200	3,280	0.6%
Total	248	50,296	83,111	1.6%

County	Dryland Crop Acres Analyzed (2024)	Irrigated Crop Acres Analyzed (2024)	Pasture/Hay Acres Analyzed (2024)	Total Acres Analyzed (2024)
Clay	845	0	679	1,524
Cloud	3,338	91	1,940	5,368
Jewell	553	0	501	1,054
Mitchell	2,168	127	1,211	3,506
Osborne	4,508	217	8,357	13,082
Ottawa	2,458	0	2,445	4,904
Phillips	796	0	979	1,774
Republic	583	165	825	1,572
Rooks	2,238	0	7,629	9,867
Smith	3,537	0	1,906	5,443
Washington	1,293	0	908	2,200
Total	22,317	599	27,379	50,296

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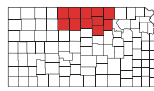
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2024 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Clay	3,793	4,094	3,984
Cloud	2,318	5,265	4,048
Jewell	3,328	4,432	3,925
Mitchell	2,577	6,166	4,327
Osborne	2,145	4,638	2,996
Ottawa	3,104	5,668	4,156
Phillips	1,944	3,474	2,678
Republic	3,313	4,479	3,938
Rooks	1,974	2,849	2,301
Smith	2,598	5,148	3,709
Washington	2,401	5,581	3,884
Total	1,944	6,166	3,631

Note: Parcels are classified as non-irrigated, irrigated, or pasture/hay ground if 75% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if more than three parcels of the listed category were sold in that county in 2024. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

Pasture/Hay Ground

County	Minimum	Maximum	Average
Clay	2,648	4,026	3,196
Cloud	2,239	4,654	3,246
Jewell	2,325	3,096	2,742
Mitchell	1,150	2,500	2,011
Osborne	767	3,200	1,934
Ottawa	1,386	3,190	2,532
Phillips	1,600	1,796	1,699
Republic	2,900	3,565	3,134
Rooks	1,430	2,922	2,117
Smith	1,786	3,276	2,351
Total	767	4,654	2,496

Irrigated Cropland

County	Minimum	Maximum	Average
Osborne	5,749	8,595	6,629
Total	4,907	8,595	7,031



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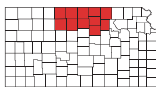
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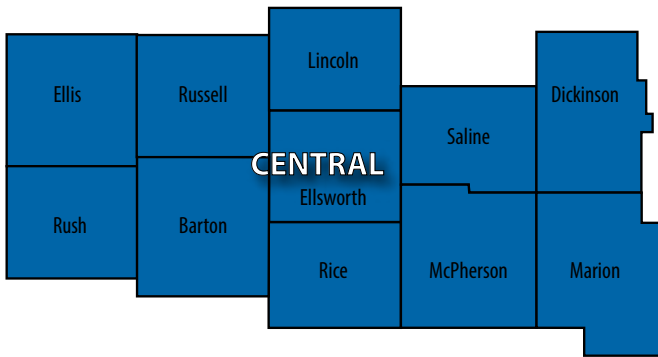
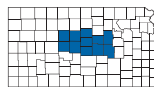
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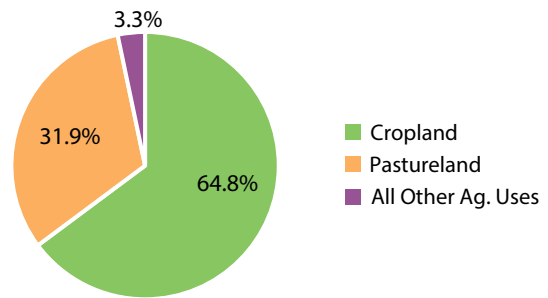
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	2860 S 9th.....	785.825.2211
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McPherson	1301 N Main.....	620.241.8111
Abilene	1410 N Buckeye.....	785.263.4778
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Farmland Uses

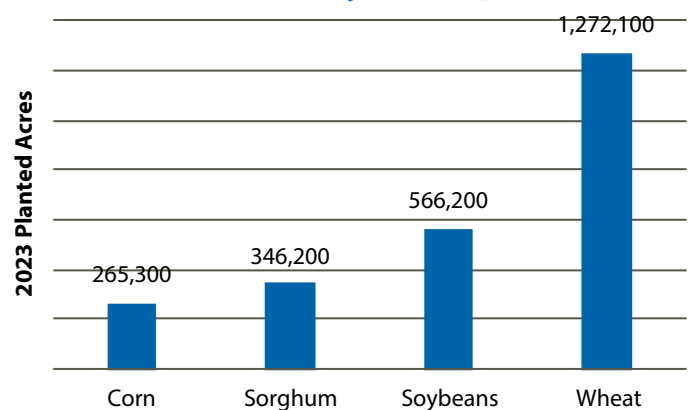


Based on the 2022 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

The Central region of Kansas is comprised of 11 counties with 4,826,022 acres of farmland, according to the 2022 Census of Agriculture. At the county level, farm size averages between 545 to 1,051 acres for the 6,484 farms in this region. Farmland is comprised of 64.8% cropland and 31.9% pasture.

The main cash crop in this region is wheat, with significant amounts of corn, soybeans, and sorghum. Most cropland in this region is non-irrigated. Alfalfa, native grass, and tame hay production are also significant in this region. Main livestock enterprises include beef cattle, poultry, sheep, and swine. Rice County is the top county in Kansas for poultry and egg production. McPherson County ranks third in poultry and egg production and fifth in sheep and goats.

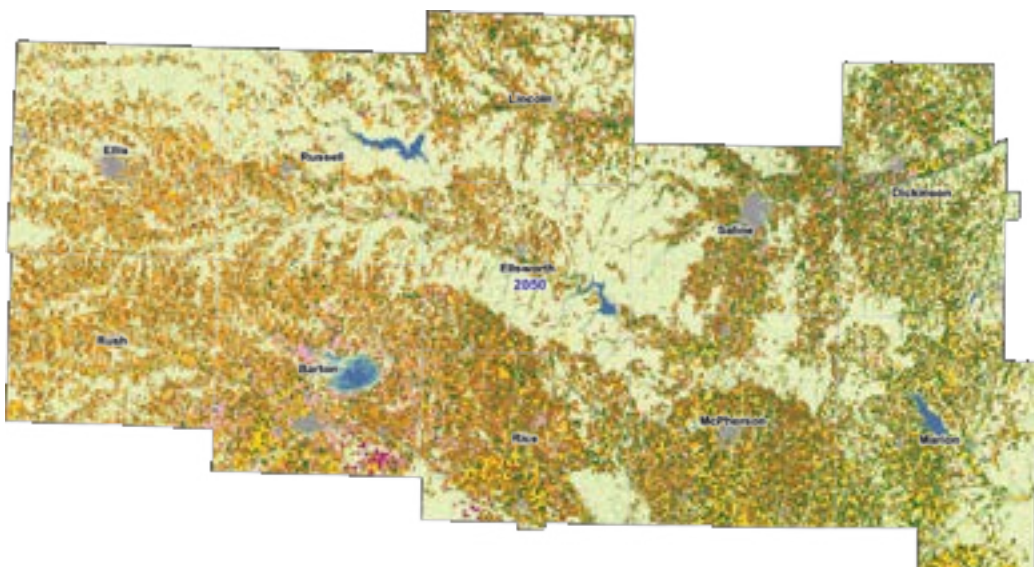
Primary Crops



Based on NASS reported planted acres in 2023 compiled from Quick Stats



2023 Central Kansas Cropland Data Layer



Land Cover Categories (by decreasing acreage)

AGRICULTURE*

- Grass/Pasture
- Winter Wheat
- Sorghum
- Soybeans
- Corn
- Fallow/Idle Cropland
- DbI Crop WinWht/Soybeans
- Alfalfa
- Other Hay/Non Alfalfa
- DbI Crop WinWht/Sorghum
- Oats
- Rye
- Triticale
- Sunflowers
- Spring Wheat
- DbI Crop WinWht/Corn

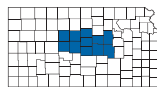
NON-AGRICULTURE**

- Deciduous Forest
- Developed/Open Space
- Developed/Low Intensity
- Open Water
- Developed/Medium Intensity
- Herbaceous Wetlands

0 6.97 13.95 20.92
miles

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* Top 16 agriculture categories / ** Top 6 non-agriculture categories listed



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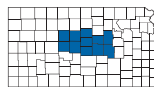
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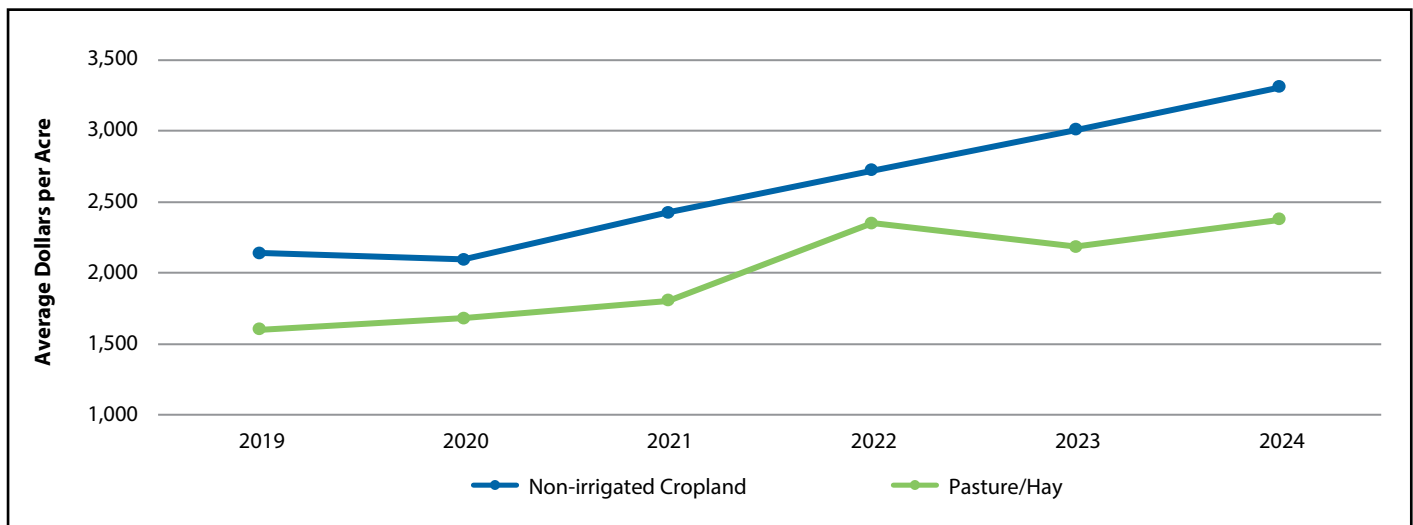
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Trends in Average Land Value – By Type



Type	Average Dollars per Acre						% Change in 2024 Dollars from 2023
	2019	2020	2021	2022	2023	2024	
Non-irrigated Cropland	2,136	2,091	2,425	2,722	3,008	3,309	10.0%
Pasture/Hay	1,600	1,681	1,803	2,349	2,183	2,376	8.8%

The Central region experienced increases in both cropland and pasture/hay ground in 2024. Non-irrigated cropland increased to \$3,309 per acre on average, which was 10% more than the previous value. Pasture and hay averaged higher than in 2023 as well, setting a record high at \$2,376 per acre.

Land sales volume totaled 121,693 agriculturally classified acres, which is 2.3% of all agricultural acres in the Central region. The authors analyzed 71,268 acres that were determined to be open-market sales. These were 459 independent sales, which could contain multiple tracks if sold under the same sales price. Ellis and Saline counties had the largest amount of sale acres compared to their total acres, selling around 3.4% and 4.0% of their county agricultural acres, respectively.

Non-irrigated cropland acres made up more than 54% of agricultural acres analyzed, with pasture and hay acres at 44.5%. Irrigated cropland acres analyzed were 874 in total, only 1.2% of all analyzed acres, which was insufficient for reporting county-level values.

Large variation in value exists at the county level, as sales are influenced by local demand. Marion, McPherson, and Saline counties had the highest non-irrigated cropland sales in 2024, with Russell County showing the lowest county average in 2024. Pasture/Hay ground had the highest sale values in Sedgwick and Harvey counties, on average.



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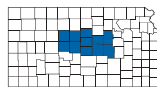
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2024 Land Sale Information – By County

County	# of Sales Analyzed (2024)	Total Acres Analyzed (2024)	Total Acres Sold (2024)	% of Total County Acres Sold (2024)
Barton	30	3,839	11,658	2.3%
Dickinson	63	6,689	9,944	2.0%
Ellis	34	10,337	18,844	3.4%
Ellsworth	18	4,200	6,811	1.6%
Lincoln	31	6,428	11,360	2.6%
Marion	51	8,900	11,608	2.0%
McPherson	64	6,616	9,822	1.9%
Rice	64	6,616	8,088	1.8%
Rush	20	3,327	8,881	2.0%
Russell	37	8,095	9,810	1.8%
Saline	47	6,219	14,866	4.0%
Total	459	71,268	121,693	2.3%

County	Dryland Crop Acres Analyzed (2024)	Irrigated Crop Acres Analyzed (2024)	Pasture/Hay Acres Analyzed (2024)	Total Acres Analyzed (2024)
Barton	3,171	124	545	3,839
Dickinson	4,257	0	2,433	6,689
Ellis	3,521	0	6,817	10,337
Ellsworth	2,000	0	2,200	4,200
Lincoln	3,947	402	2,079	6,428
Marion	3,843	0	5,056	8,900
McPherson	4,114	97	2,405	6,616
Rice	4,114	97	2,405	6,616
Rush	2,596	154	578	3,327
Russell	2,984	0	5,111	8,095
Saline	4,121	0	2,098	6,219
Total	38,667	874	31,727	71,268



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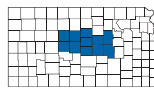
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2024 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Barton	2,050	3,964	2,801
Dickinson	2,351	5,250	3,433
Ellis	2,192	3,196	2,596
Ellsworth	2,468	3,448	2,821
Lincoln	2,590	4,150	3,249
Marion	2,770	7,493	4,738
McPherson	2,956	7,157	4,335
Rice	2,652	4,304	3,198
Rush	2,014	3,456	2,699
Russell	1,966	3,683	2,448
Saline	2,957	5,682	4,078
Total	1,966	7,493	3,309

Pasture/Hay Ground

County	Minimum	Maximum	Average
Barton	2,338	2,338	2,338
Dickinson	2,200	3,157	2,537
Ellis	1,507	3,601	2,228
Ellsworth	2,009	2,799	2,281
Lincoln	1,708	2,861	2,277
Marion	1,775	4,004	2,552
McPherson	2,399	3,871	3,127
Rice	1,622	2,258	1,940
Rush	1,355	2,387	1,788
Russell	1,617	3,321	2,214
Saline	1,508	3,763	2,855
Total	1,355	4,004	2,376

Note: Parcels are classified as non-irrigated, irrigated, or pasture/hay ground if 75% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if more than three parcels of the listed category were sold in that county in 2024. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

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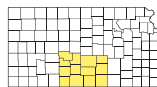
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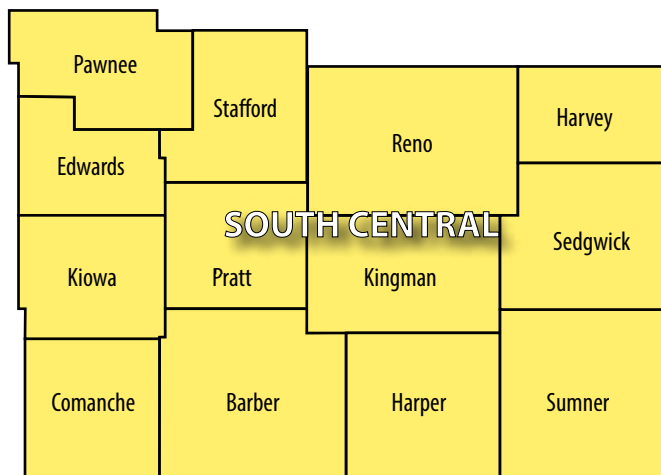
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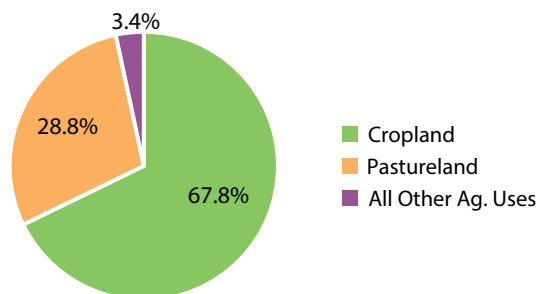
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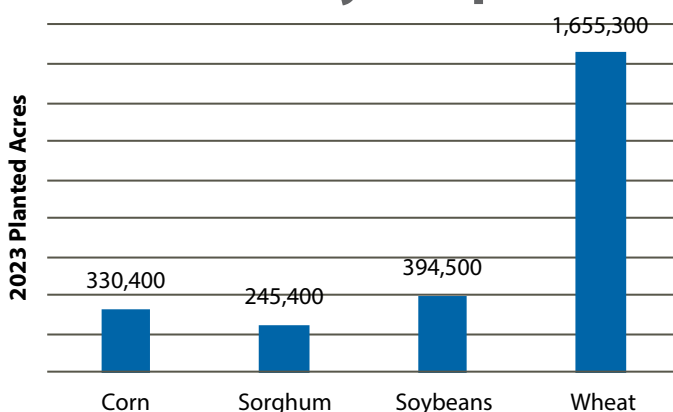


Based on the 2022 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

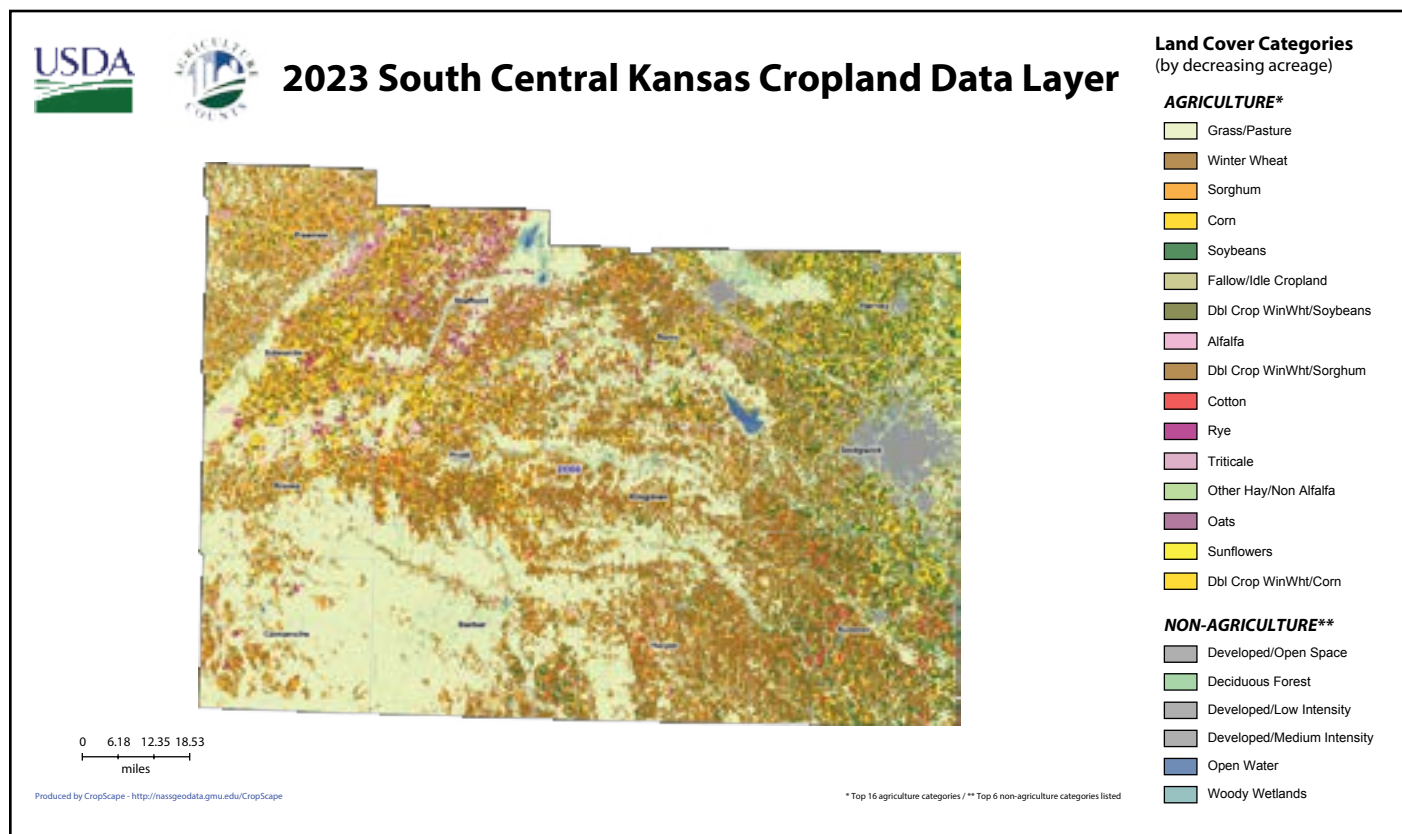
The South Central region of Kansas is comprised of 13 counties with 6,465,794 acres of farmland, according to the 2022 Census of Agriculture. At the county level, farm size averages between 370 to 2,194 acres for the 8,269 farms in this region. Farmland is comprised of 67.8% cropland and 28.8% pasture.

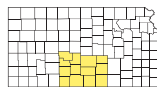
The main cash crop in this region is wheat, with an average of more than 1.5 million acres planted each year. Hay production is significant in this region, and cotton and canola can also be found. Main livestock enterprises in this region include beef cattle, dairy, poultry, and sheep.

Primary Crops

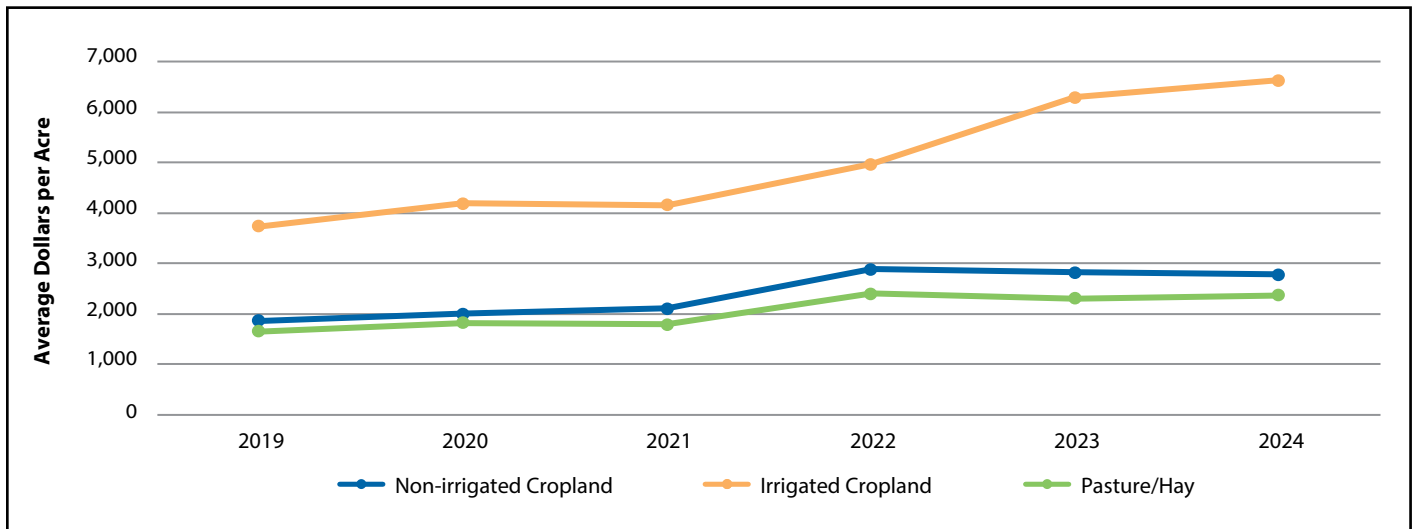


Based on NASS reported planted acres in 2023 compiled from Quick Stats





Trends in Average Land Value – By Type



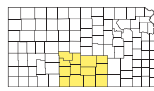
Type	Average Dollars per Acre						% Change in 2024 Dollars from 2023
	2019	2020	2021	2022	2023	2024	
Non-irrigated Cropland	1,865	2,002	2,099	2,878	2,822	2,771	-1.8%
Irrigated Cropland	3,738	4,182	4,155	4,967	6,297	6,624	5.2%
Pasture/Hay	1,646	1,819	1,784	2,392	2,304	2,368	2.8%

The South Central region experienced highly variable sales in 2024. For the second year in a row, non-irrigated cropland saw a slight decrease, on average, after a large increase in 2022. Pasture and hay values showed a slight increase, on average, to \$2,368 per acre. Irrigated cropland remained strong in value, increasing to \$6,624 per acre, which was a 5.2% increase from 2023.

Land sales volume totaled 173,108 agriculturally classified acres, which is 2.6% of all agricultural acres in the South Central region. The authors analyzed 116,988 acres that were determined to be open-market sales. These were 546 independent sales, which could contain multiple tracks if sold under the same sales price. Comanche County had the largest amount of sale acres compared to its total acres, selling 7.6% of all county agricultural acres.

Non-irrigated cropland acres made up more than 43% of agricultural acres analyzed, with pasture and hay acres surpassing this at nearly 49%. Irrigated cropland acres analyzed were 8,827 in total, only 7.5% of all analyzed acres, but sufficient for reporting county-level values in some cases.

Large variation in value exists at the county level, as sales are influenced by local demand. Sedgwick, Harvey, and Reno counties had the highest non-irrigated cropland sales in 2024, with Comanche and Kiowa counties showing the lowest county average in 2024. Pasture/Hay ground also had the highest sale values in Sedgwick and Harvey counties, on average.



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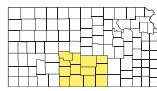
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2024 Land Sale Information – By County

County	# of Sales Analyzed (2024)	Total Acres Analyzed (2024)	Total Acres Sold (2024)	% of Total County Acres Sold (2024)
Barber	47	17,036	19,715	2.8%
Comanche	30	31,017	37,015	7.6%
Edwards	21	6,377	15,153	3.9%
Harper	33	5,338	9,434	1.9%
Harvey	29	3,381	5,795	1.9%
Kingman	50	7,475	10,511	2.0%
Kiowa	24	4,643	5,805	1.3%
Pawnee	42	6,867	10,751	2.3%
Pratt	28	4,478	6,719	1.5%
Reno	69	7,896	15,658	2.2%
Sedgwick	57	5,494	11,513	2.6%
Stafford	45	6,482	10,050	2.2%
Sumner	71	10,504	14,989	2.1%
Total	546	116,988	173,108	2.6%

County	Dryland Crop Acres Analyzed (2024)	Irrigated Crop Acres Analyzed (2024)	Pasture/Hay Acres Analyzed (2024)	Total Acres Analyzed (2024)
Barber	3,724	126	13,186	17,036
Comanche	5,104	130	25,784	31,017
Edwards	2,370	3,511	497	6,377
Harper	2,907	124	2,306	5,338
Harvey	2,239	72	1,069	3,381
Kingman	4,054	0	3,422	7,475
Kiowa	2,339	822	1,482	4,643
Pawnee	4,691	1,338	838	6,867
Pratt	2,665	673	1,140	4,478
Reno	4,030	721	3,145	7,896
Sedgwick	4,119	486	890	5,494
Stafford	4,117	748	1,618	6,482
Sumner	8,779	76	1,649	10,504
Total	51,137	8,827	57,025	116,988



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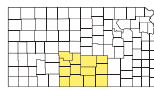
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2024 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Barber	1,723	3,758	2,364
Comanche	1,447	2,403	1,868
Edwards	1,819	2,603	2,272
Harper	2,073	3,304	2,458
Harvey	1,026	7,449	4,118
Kingman	1,811	4,702	2,453
Kiowa	1,722	2,454	1,946
Pawnee	1,589	3,371	2,234
Pratt	1,860	3,550	2,223
Reno	2,608	5,508	3,441
Sedgwick	2,368	9,730	5,308
Stafford	1,830	3,636	2,420
Sumner	2,267	4,155	2,916
Total	1,026	9,730	2,771

Note: Parcels are classified as non-irrigated, irrigated, or pasture/hay ground if 75% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if more than three parcels of the listed category were sold in that county in 2024. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

Pasture/Hay Ground

County	Minimum	Maximum	Average
Barber	1,603	3,455	2,371
Comanche	1,016	2,750	1,967
Harper	2,018	3,454	2,805
Harvey	2,800	3,866	3,170
Kingman	1,620	3,296	2,388
Kiowa	1,455	1,583	1,504
Pawnee	1,012	1,458	1,235
Sedgwick	1,434	8,014	3,313
Stafford	1,740	2,967	2,258
Sumner	2,397	3,293	2,668
Total	1,012	8,014	2,368

Irrigated Cropland

County	Minimum	Maximum	Average
Edwards	3,224	8,395	6,523
Kiowa	4,486	5,897	5,230
Pawnee	4,041	8,030	5,897
Pratt	4,015	5,703	4,830
Reno	4,695	11,710	7,829
Sedgwick	7,875	14,470	10,513
Stafford	4,835	6,401	5,548
Total	3,224	14,470	6,624



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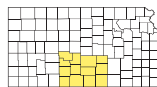
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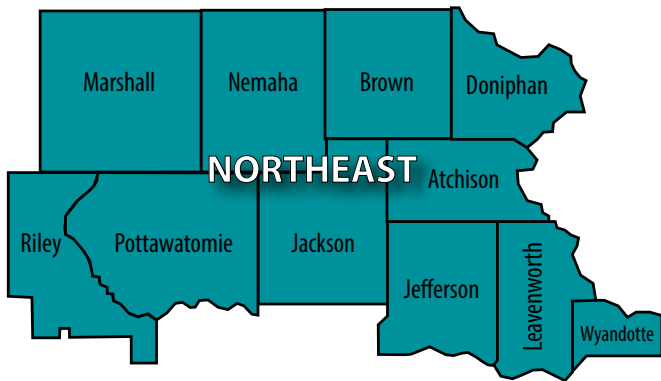
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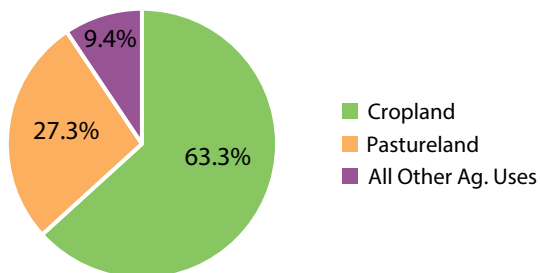


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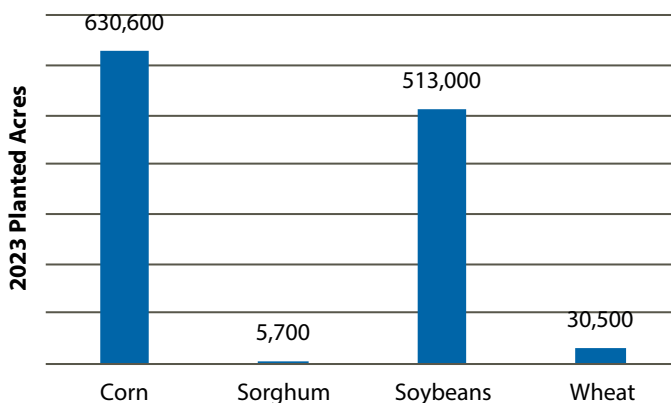


Based on the 2022 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

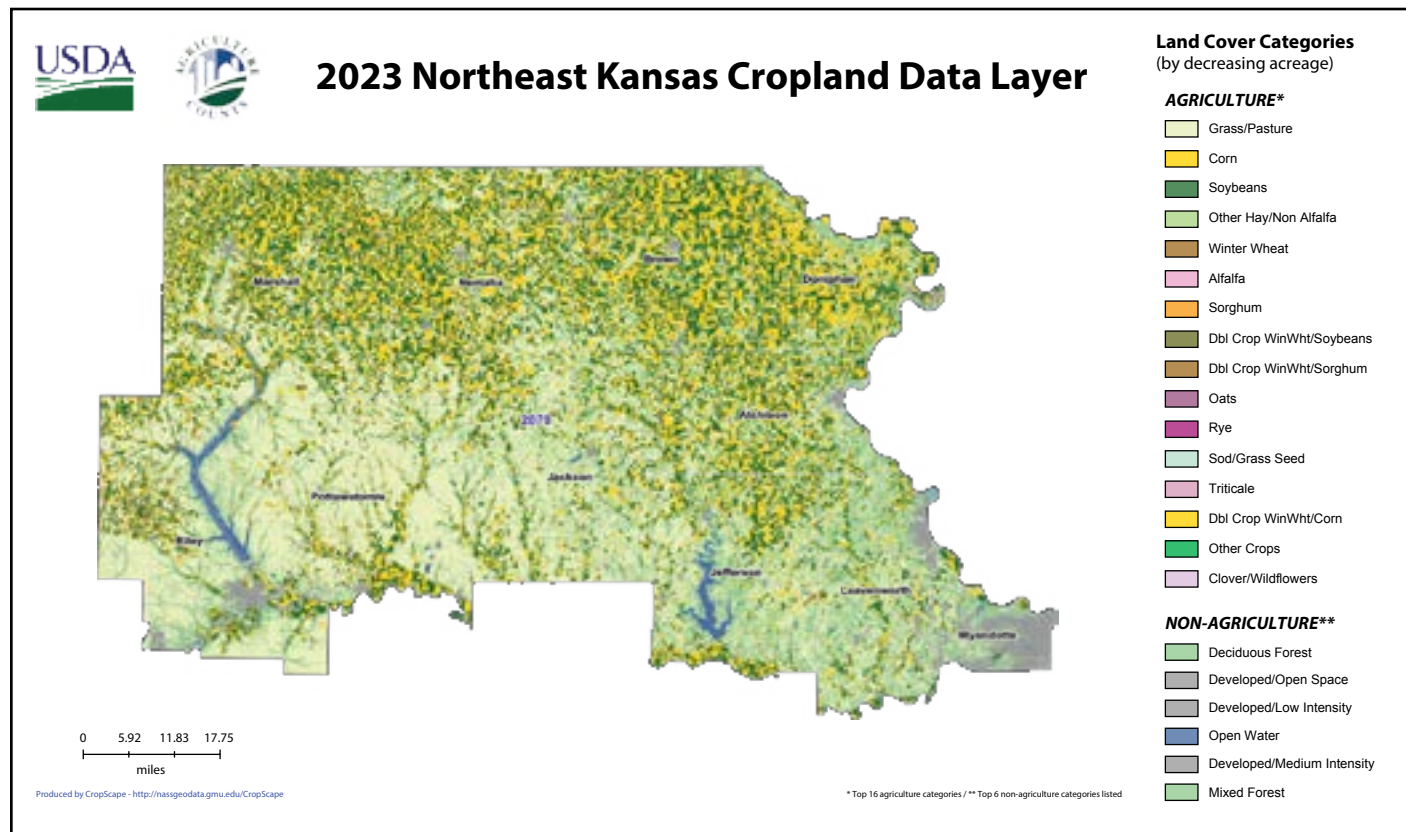
The Northeast region of Kansas is comprised of 11 counties with 2,766,735 acres of farmland, according to the 2022 Census of Agriculture. At the county level, farm size averages between 58 to 718 acres for the 6,906 farms in this region. Farmland is comprised of 62.9% cropland and 33.4% pasture.

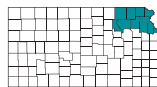
Cash crops in this region are dominated by corn and soybeans with smaller amounts of wheat. Few acres in this region are irrigated. Main livestock enterprises in this region include beef cattle, dairy, swine, and poultry. Pottawatomie County ranks fifth in the state for poultry and eggs. Nemaha County ranks first in swine production and high in dairy operations.

Primary Crops

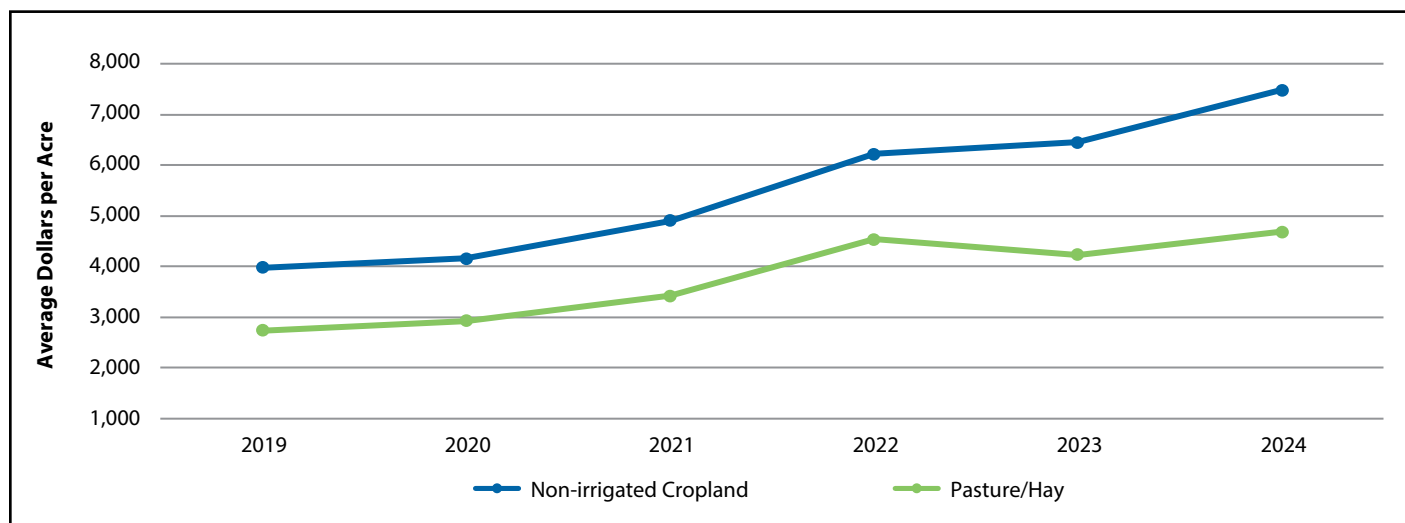


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Trends in Average Land Value – By Type



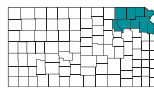
Type	Average Dollars per Acre						% Change in 2024 Dollars from 2023
	2019	2020	2021	2022	2023	2024	
Non-irrigated Cropland	3,978	4,154	4,899	6,216	6,449	7,479	16.0%
Pasture/Hay	2,730	2,921	3,418	4,529	4,233	4,679	10.5%

The Northeast region led the state in higher sale prices in 2024. Non-irrigated cropland increased to \$7,479 per acre on average, which was 16% more than the previous value. Pasture and hay values averaged \$4,679 per acre, an increase of 10.5% after an anomaly in 2023 where limited puritan pasture/hay ground sales in Atchison, Doniphan, and Brown counties had brought the average down.

Land sales volume totaled 49,514 agriculturally classified acres, which is 1.5% of all agricultural acres in the Northeast region. The authors analyzed 34,138 acres that were determined to be open-market sales for agricultural purposes. These were 272 independent sales, which could contain multiple tracks if sold under the same sales price. Brown and Marshall counties had the lowest amount of sale acres compared to their total agricultural acres, selling just 0.6% and 0.7%, respectively.

Non-irrigated cropland acres made up 46.4% of agricultural acres analyzed with the balance being pasture and hay ground. Very few puritan grass sales occurred, however, making reporting county-level values difficult in many cases.

Large variation in value exists at the county level, as sales are influenced by local demand. Doniphan County topped the list at an average of \$10,775 per acre in non-irrigated cropland average, with Brown County not far behind at \$9,744 per acre. Of those counties that the authors could report, Leavenworth and Atchison counties had the highest average values for pasture and hay ground.



2024 Land Sale Information – By County

County	# of Sales Analyzed (2024)	Total Acres Analyzed (2024)	Total Acres Sold (2024)	% of Total County Acres Sold (2024)
Atchison	24	2,500	3,468	1.4%
Brown	19	1,722	1,830	0.6%
Doniphan	18	2,390	3,294	1.7%
Jackson	30	3,665	5,446	1.5%
Jefferson	31	3,930	6,095	2.1%
Leavenworth	25	1,780	3,778	2.1%
Marshall	23	3,198	3,493	0.7%
Nemaha	45	6,608	8,423	1.9%
Pottawatomie	34	5,478	9,389	2.0%
Riley	23	2,866	4,298	1.7%
Total	272	34,138	49,514	1.5%

County	Dryland Crop Acres Analyzed (2024)	Irrigated Crop Acres Analyzed (2024)	Pasture/Hay Acres Analyzed (2024)	Total Acres Analyzed (2024)
Atchison	1,274	0	1,226	2,500
Brown	1,230	0	492	1,722
Doniphan	1,539	0	851	2,390
Jackson	1,154	0	2,511	3,665
Jefferson	1,499	0	2,431	3,930
Leavenworth	733	0	1,047	1,780
Marshall	2,046	0	1,152	3,198
Nemaha	4,165	0	2,443	6,608
Pottawatomie	884	0	4,593	5,478
Riley	1,316	0	1,550	2,866
Total	15,841	0	18,297	34,138



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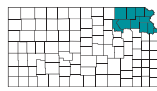
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2024 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Atchison	5,079	8,918	7,319
Brown	5,113	13,775	9,744
Doniphan	5,495	14,914	10,775
Jackson	4,245	7,839	5,747
Jefferson	4,193	6,842	5,456
Leavenworth	7,021	10,298	8,751
Marshall	4,519	12,374	8,129
Nemaha	4,613	10,925	8,320
Pottawatomie	3,887	7,524	5,040
Riley	3,139	7,439	5,505
Total	3,139	14,914	7,479

Pasture/Hay Ground

County	Minimum	Maximum	Average
Atchison	4,272	7,798	5,360
Brown	3,117	7,500	4,307
Jackson	3,636	5,899	4,673
Jefferson	2,226	5,463	4,230
Leavenworth	2,914	8,023	5,899
Nemaha	2,218	8,616	4,997
Pottawatomie	2,001	8,576	4,235
Riley	2,490	5,010	3,729
Total	1,749	8,616	4,679

Note: Parcels are classified as non-irrigated, irrigated, or pasture/hay ground if 75% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if more than three parcels of the listed category were sold in that county in 2024. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.



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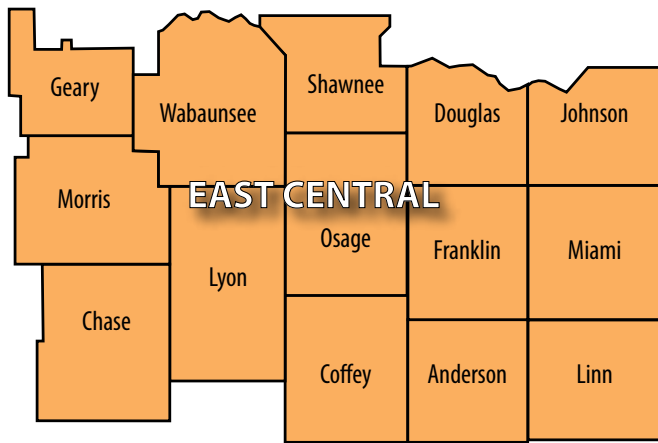
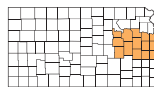
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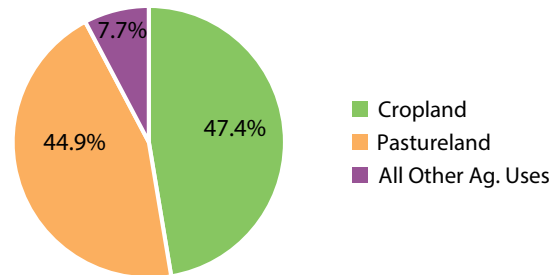
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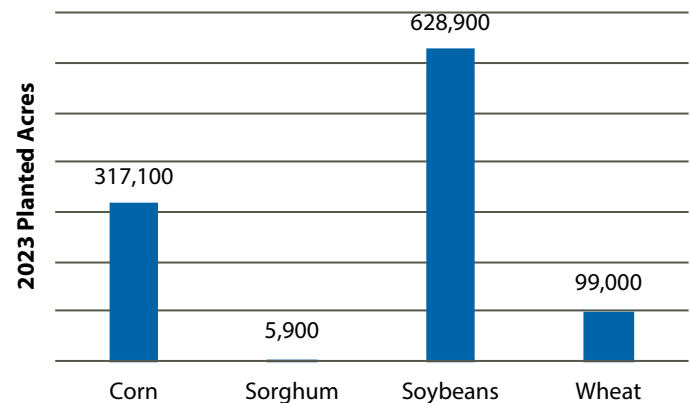


Based on the 2022 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

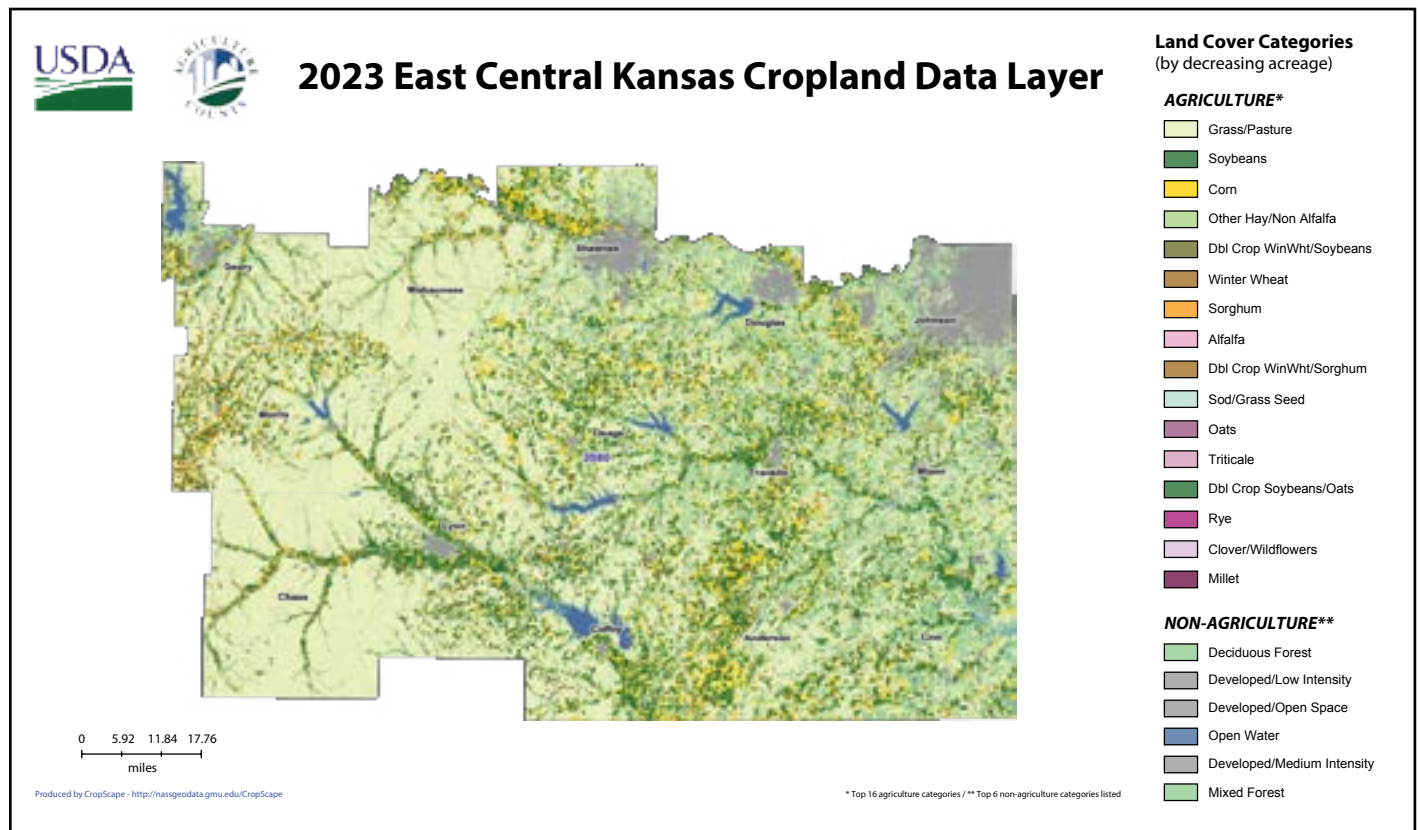
The East Central region of Kansas is comprised of 14 counties with 4,152,108 acres of farmland, according to the 2022 Census of Agriculture. At the county level, farm size averages between 87 to 1,950 acres for the 9,436 farms in this region. Farmland is comprised of 47.4% cropland and 44.9% pasture.

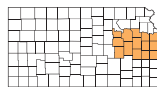
Cash crops in this region are dominated by corn and soybeans with smaller amounts of wheat and sorghum. Hay is also a major commodity in this region for both native prairie and tame grass. Main livestock enterprises in this region include beef cattle, poultry, goats, and smaller dairies.

Primary Crops



Based on NASS reported planted acres in 2023 compiled from Quick Stats





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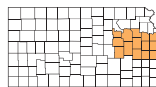
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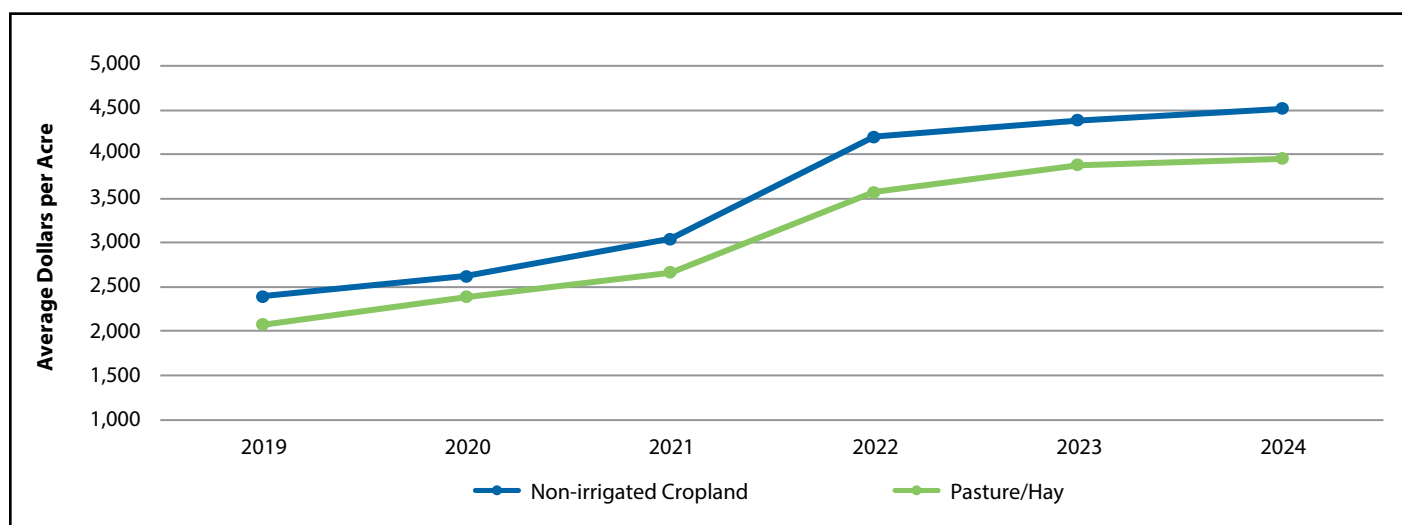
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Trends in Average Land Value – By Type



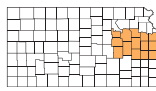
Type	Average Dollars per Acre						% Change in 2024 Dollars from 2023
	2019	2020	2021	2022	2023	2024	
Non-irrigated Cropland	2,393	2,623	3,045	4,197	4,383	4,520	3.1%
Pasture/Hay	2,073	2,387	2,667	3,571	3,877	3,954	2.0%

The East Central region experienced slightly higher sale prices in 2024 for both cropland and pasture. Non-irrigated cropland increased to \$4,520 per acre on average, which was 3.1% more than the previous value. Pasture and hay ground values increased to \$3,954 on average, a 2% increase from 2023.

Land sales volume totaled 87,912 agriculturally classified acres, which is 1.9% of all agricultural acres in the East Central region. The authors analyzed 53,400 acres that were determined to be open-market sales for agricultural purposes. These were 391 independent sales, which could contain multiple tracks if sold under the same sales price. Johnson, Shawnee, and Lyon counties had the largest amount of sale acres compared to their total acres, selling more than 3% of their county agricultural acres.

Pasture and hay ground sales made up 67% of agricultural acres analyzed, with the balance being almost all non-irrigated crop ground. Five hundred irrigated acres were sold and analyzed, but this was too limited to report county numbers.

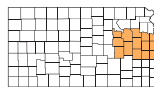
Large variation in value exists at the county level, as sales are influenced by local demand. Although Johnson County had a higher sales volume of agricultural acres this year, it is impossible to separate agricultural use from urban development, so no values are reported. Douglas and Miami counties had the highest non-irrigated cropland average of those reported, likely also influenced by urban development and general proximity to urban areas. For this reason, those two counties are also left out of the regional average. Pasture and hay ground averages also showed a large variation between more urban and rural counties, varying from \$8,164 per acre in Miami County to \$2,617 per acre in Morris County.



2024 Land Sale Information – By County

County	# of Sales Analyzed (2024)	Total Acres Analyzed (2024)	Total Acres Sold (2024)	% of Total County Acres Sold (2024)
Anderson	34	4,653	8,035	2.3%
Chase	8	2,710	3,607	0.8%
Coffey	29	2,506	7,328	2.1%
Douglas	29	2,506	4,999	2.6%
Franklin	22	2,634	4,576	1.5%
Geary	12	1,442	2,580	1.3%
Johnson	29	2,197	4,044	3.3%
Linn	35	5,026	6,752	2.0%
Lyon	56	10,759	15,159	3.1%
Miami	27	3,562	7,112	2.4%
Morris	18	4,218	6,177	1.5%
Osage	37	4,543	7,423	1.9%
Shawnee	44	4,398	7,020	3.2%
Wabaunsee	11	2,245	3,102	0.7%
Total	391	53,400	87,912	1.9%

County	Dryland Crop Acres Analyzed (2024)	Irrigated Crop Acres Analyzed (2024)	Pasture/Hay Acres Analyzed (2024)	Total Acres Analyzed (2024)
Anderson	1,706	0	2,948	4,653
Chase	361	0	2,349	2,710
Coffey	1,086	0	1,420	2,506
Douglas	1,086	0	1,420	2,506
Franklin	677	119	1,839	2,634
Geary	509	0	933	1,442
Johnson	983	0	1,214	2,197
Linn	1,945	0	3,080	5,026
Lyon	2,481	137	8,140	10,759
Miami	1,303	0	2,259	3,562
Morris	2,092	0	2,126	4,218
Osage	1,255	0	3,289	4,543
Shawnee	1,234	245	2,918	4,398
Wabaunsee	283	0	1,962	2,245
Total	17,001	500	35,899	53,400



2024 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Anderson	3,082	4,800	3,938
Chase	3,590	6,476	5,147
Coffey	3,515	4,385	4,006
Douglas	3,606	12,023	7,813
Franklin	3,076	5,667	4,647
Geary	3,540	4,600	4,206
Linn	3,858	5,529	4,710
Lyon	3,560	7,100	4,937
Miami	6,684	12,050	8,923
Morris	2,720	5,903	3,687
Osage	4,028	5,618	4,769
Shawnee	2,177	7,202	5,149
Total	2,177	12,050	4,520

Pasture/Hay Ground

County	Minimum	Maximum	Average
Anderson	2,555	5,268	3,363
Chase	2,619	3,174	2,864
Coffey	2,400	4,598	3,527
Douglas	2,306	7,770	5,627
Franklin	1,969	5,145	3,606
Geary	2,265	3,521	3,033
Linn	3,437	5,579	4,457
Lyon	1,400	4,869	2,972
Miami	5,230	16,616	8,164
Morris	2,209	3,091	2,617
Osage	2,200	4,493	3,311
Shawnee	1,432	9,329	4,771
Wabaunsee	1,802	4,186	3,092
Total	1,400	16,616	3,954

Note: Parcels are classified as non-irrigated, irrigated, or pasture/hay ground if 75% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if more than three parcels of the listed category were sold in that county in 2024. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

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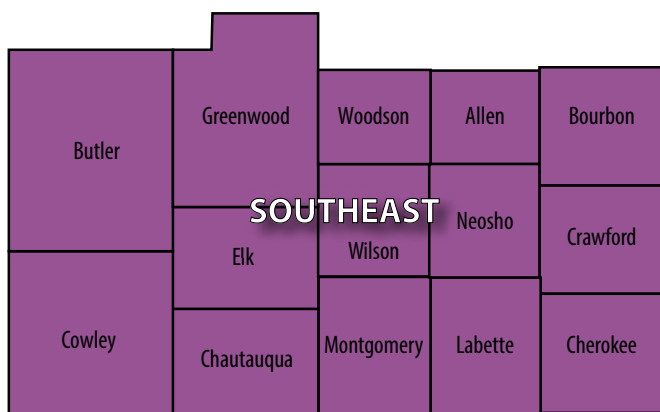
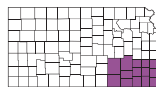
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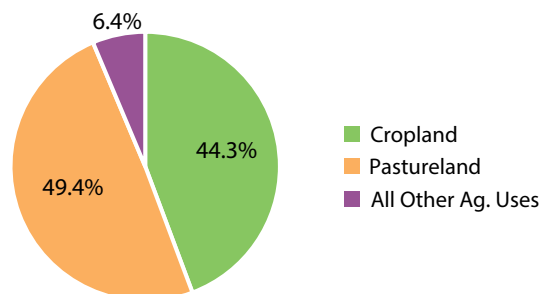
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The Southeast region of Kansas is comprised of 14 counties with 5,271,497 acres of farmland, according to the 2022 Census of Agriculture. At the county level, farm size averages between 337 to 1,380 acres for the 8,851 farms in this region. Farmland is comprised of 44.3% cropland and 49.4% pasture.

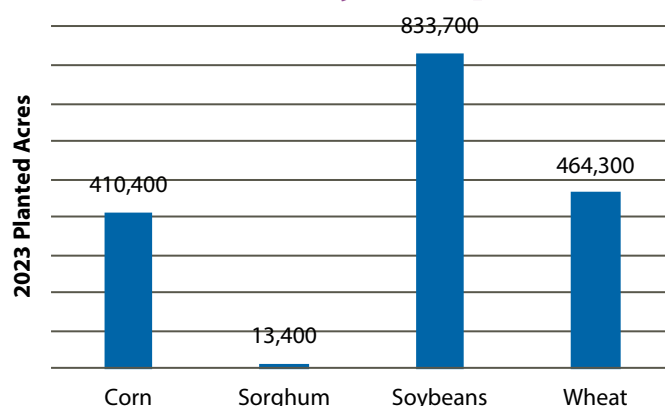
The main cash crops in this region are soybeans, corn, and wheat. Hay production is also important to this region. Agricultural land in the Southeast region is comprised of a large amount of pasture acres, so consequently beef cattle is the main livestock enterprise for both cow/calf and large amounts of stocker cattle grazed during the summer months.

Farmland Uses



Based on the 2022 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

Primary Crops



Based on NASS reported planted acres in 2023 compiled from Quick Stats



2023 Southeast Kansas Cropland Data Layer



0 6.50 12.99 19.49
miles

Produced by CropScape - <http://nassgeodata.gmu.edu/CropScape>

Land Cover Categories (by decreasing acreage)

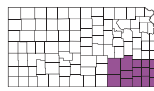
AGRICULTURE*

- Grass/Pasture
- Soybeans
- Corn
- DbI Crop WinWht/Soybeans
- Other Hay/Non Alfalfa
- Winter Wheat
- Sorghum
- Alfalfa
- Cotton
- Oats
- DbI Crop WinWht/Sorghum
- Other Crops
- DbI Crop Soybeans/Oats
- Triticale
- Sunflowers
- Clover/Wildflowers

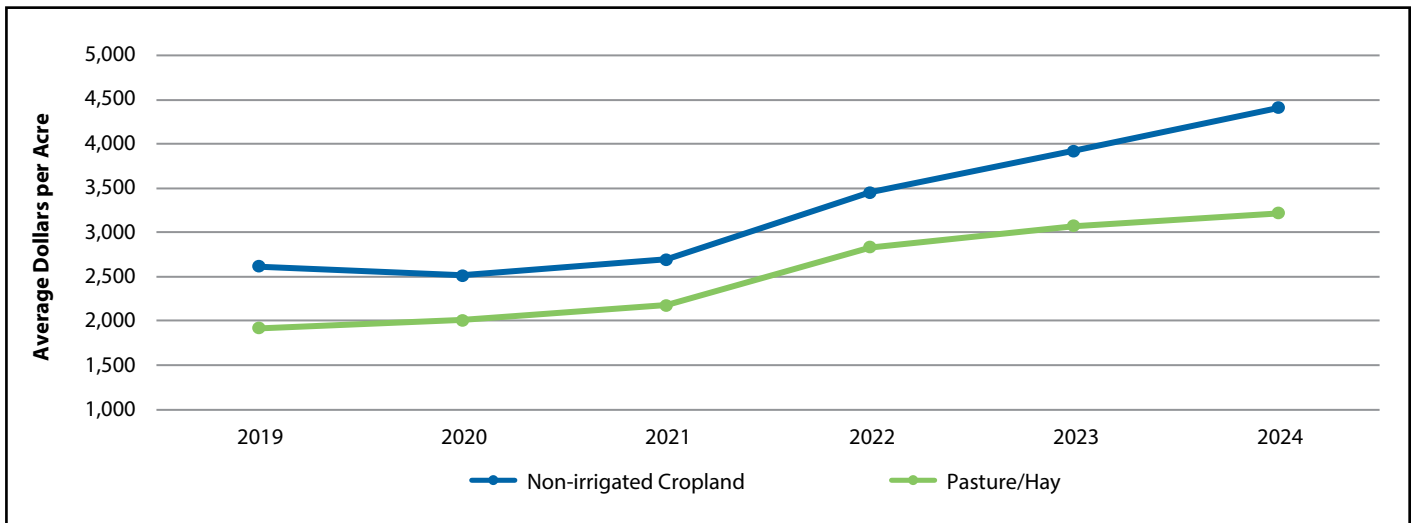
NON-AGRICULTURE**

- Deciduous Forest
- Developed/Open Space
- Developed/Low Intensity
- Open Water
- Woody Wetlands
- Developed/Medium Intensity

* Top 16 agriculture categories / ** Top 6 non-agriculture categories listed



Trends in Average Land Value – By Type



Type	Average Dollars per Acre						% Change in 2024 Dollars from 2023
	2019	2020	2021	2022	2023	2024	
Non-irrigated Cropland	2,614	2,513	2,697	3,453	3,920	4,412	12.6%
Pasture/Hay	1,918	2,011	2,175	2,831	3,074	3,219	4.7%

The Southeast region experienced higher sale prices in 2024 for both cropland and pasture. Non-irrigated cropland increased to \$4,412 per acre on average, which was 12.6% more than the previous value. Pasture and hay ground values increased to \$3,219 on average, a 4.7% increase from 2023.

Land sales volume totaled 146,190 agriculturally classified acres, which is 2.4% of all agricultural acres in the Southeast region. The authors were able to analyze 95,858 acres which were determined to be open-market sales for agricultural purposes. These were 541 independent sales, which could contain multiple tracks if sold under the same sales price. Chautauqua County had the largest amount of sale acres compared to its total acres, selling 5% of its county agricultural acres.

Pasture and hay ground sales made up 74% of agricultural acres analyzed, with the balance being almost all non-irrigated crop ground. Very few irrigated sales occurred and were too limited to report county numbers.

Large variation in value exists at the county level, as sales are influenced by local demand. Butler County had the highest non-irrigated cropland average of those counties that could be reported. Many more counties had reportable pasture and hay ground sales, with Crawford County showing the highest average sales in 2024 at \$3,907 per acre.

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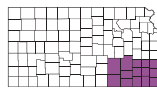
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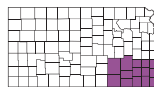




2024 Land Sale Information – By County

County	# of Sales Analyzed (2024)	Total Acres Analyzed (2024)	Total Acres Sold (2024)	% of Total County Acres Sold (2024)
Allen	34	5,236	5,798	1.9%
Bourbon	53	8,158	10,812	2.8%
Butler	68	9,385	14,108	1.7%
Chautauqua	33	10,128	19,758	5.0%
Cherokee	37	6,352	9,002	2.9%
Cowley	40	10,095	14,162	2.1%
Crawford	28	3,419	5,541	1.6%
Elk	27	9,929	11,831	2.9%
Greenwood	52	11,791	18,967	2.7%
Labette	24	3,433	6,351	1.7%
Montgomery	28	2,914	8,514	2.5%
Neosho	19	2,751	4,691	1.4%
Wilson	61	7,485	10,196	3.0%
Woodson	37	4,781	6,461	2.1%
Total	541	95,858	146,190	2.4%

County	Dryland Crop Acres Analyzed (2024)	Irrigated Crop Acres Analyzed (2024)	Pasture/Hay Acres Analyzed (2024)	Total Acres Analyzed (2024)
Allen	2,667	0	2,570	5,236
Bourbon	2,470	0	5,688	8,158
Butler	2,690	0	6,695	9,385
Chautauqua	692	0	9,436	10,128
Cherokee	4,315	0	2,037	6,352
Cowley	1,922	130	8,043	10,095
Crawford	1,029	0	2,390	3,419
Elk	907	0	9,022	9,929
Greenwood	609	0	11,182	11,791
Labette	1,020	47	2,367	3,433
Montgomery	490	0	2,424	2,914
Neosho	1,269	0	1,481	2,751
Wilson	3,700	0	3,786	7,485
Woodson	1,121	0	3,661	4,781
Total	24,901	177	70,781	95,858



2024 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Allen	3,792	7,014	5,309
Bourbon	2,183	4,660	3,948
Butler	3,354	9,085	6,128
Cherokee	2,295	6,429	4,763
Cowley	2,343	4,563	3,443
Crawford	4,180	6,691	4,747
Elk	2,817	3,874	3,229
Neosho	3,008	7,511	5,027
Wilson	3,179	6,945	4,295
Woodson	4,828	6,520	5,410
Total	2,183	9,085	4,412

Note: Parcels are classified as non-irrigated, irrigated, or pasture/hay ground if 75% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if more than three parcels of the listed category were sold in that county in 2024. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

Pasture/Hay Ground

County	Minimum	Maximum	Average
Allen	2,037	3,537	2,816
Bourbon	1,750	5,243	3,653
Butler	1,985	5,919	3,481
Chautauqua	2,062	4,355	2,962
Cherokee	2,256	5,289	3,732
Cowley	2,002	4,310	2,944
Crawford	2,812	5,396	3,907
Elk	1,982	4,417	3,187
Greenwood	1,519	4,784	2,741
Labette	2,375	3,566	2,984
Montgomery	1,691	4,363	2,967
Neosho	2,235	4,074	3,306
Wilson	2,005	4,404	3,270
Woodson	1,618	5,147	3,118
Total	1,519	5,919	3,219

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