



2005 Kansas Land Values and Cash Rents at the County Level

September, 2005

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Producers, landowners, lenders, appraisers, and others in agribusiness regularly request information pertaining to land values and cash rents at the county level (and even more localized levels in some cases). However, there are currently limited publicly reported price data at this level available for Kansas. As part of USDA, Kansas Agricultural Statistics (KAS) conducts a land survey each year and reports land values and cash rents at the crop reporting district (CRD) level in Kansas. Table 1 shows the 2005 CRD level land values and cash rents for both non-irrigated cropland and pasture as reported by KAS, along with the overall statewide numbers. Figure 1 shows the geographical regions for the different CRD regions.

Table 1. Kansas Crop Reporting District Level Agricultural Land Values and Cash Rents.^a

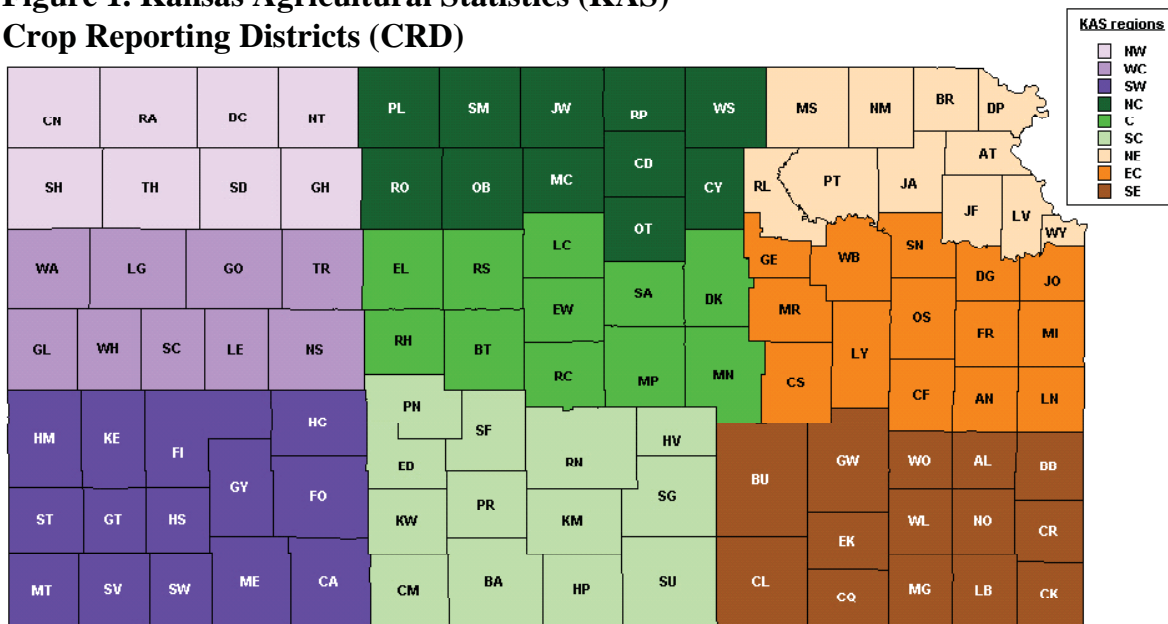
Region (CRD)	Non-irrigated Cropland		Pasture	
	Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Northwest	590	35.00	300	9.80
West Central	520	31.50	255	9.80
Southwest	480	26.50	250	8.70
North Central	760	42.00	495	14.40
Central	730	35.50	500	13.30
South Central	730	35.50	430	11.80
Northeast	1,300	64.50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

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

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

Although KAS surveys landowners and producers in every county of the state, its sampling procedure is not designed to be statistically valid at the county level (that would require a much larger sample size). Thus, the information presented in Table 1 is the only statistically valid information on land values and cash rents that is reported on an annual basis. Additional information pertaining to the KAS land values survey and reports for previous years can be found at the Kansas Agricultural Statistics website (<http://www.nass.usda.gov/ks/>).

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

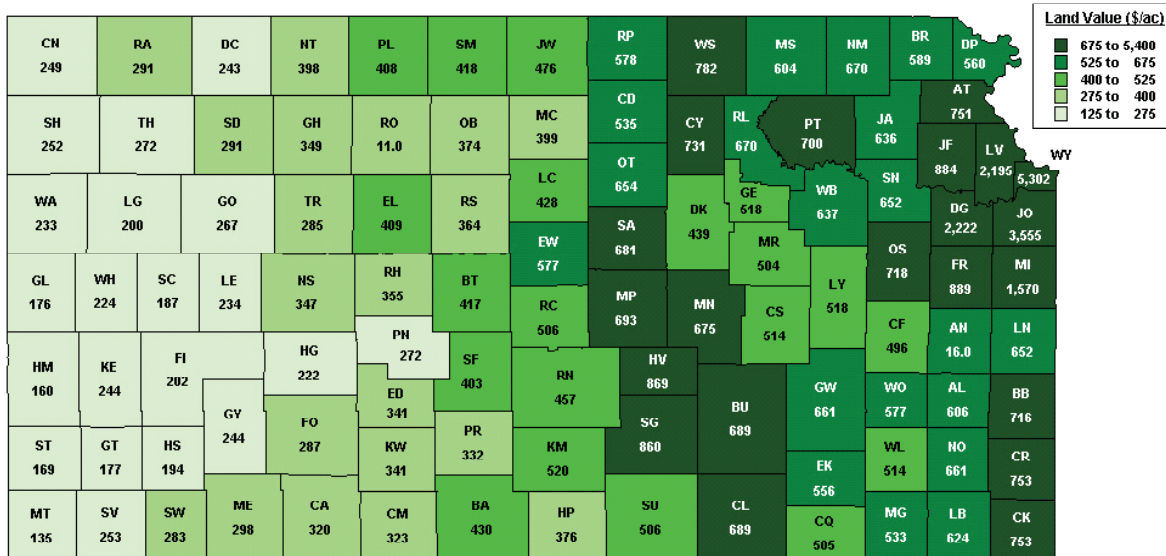


Figures 2-5 on the following pages show the CRD-level land values and cash rents for non-irrigated cropland and pasture reported in Table 1 prorated to the county level. In order to prorate the CRD level land values and cash rents to the county level, several pieces of information were required in addition to the CRD-level values. First, some measure of county-to-county variation is required, and second, a measure of acres in each county is needed. Information on county level cash rents and land values from the state Farm Service Agency (FSA) office was used to index county-to-county variation.¹ After a county index was calculated, it was weighted to reflect the acres of non-irrigated cropland or pasture in that particular county relative to the CRD as a whole. The acreage weights were based on acres reported for each county in the 2002 Ag Census (USDA). The acreage-weighted indices were then multiplied by the CRD averages reported in Table 1 to give the county level values shown in Figures 1-4. Thus, the values displayed in Figures 1-4, when multiplied by the respective acreage-based weights and summed, will exactly equal the KAS reported values at the CRD level.

It is recognized that the values reported in Figures 2-5 may not perfectly represent cash rents at the local level for a number of reasons, but primarily due to inconsistencies that exist in the FSA survey data. However, the purpose of this paper and the procedure used in this analysis is to provide producers, landowners, lenders, appraisers, and others in agribusiness another source of information for consideration when they negotiate what land values and cash rents should be in their particular situations. Thus, the values in this report should not be viewed as *the* land values or cash rents in a particular county, but as simply one more piece of information to consider. For further information on land values and cash rents, additional resources (papers and spreadsheets) are available at www.agmanager.info.

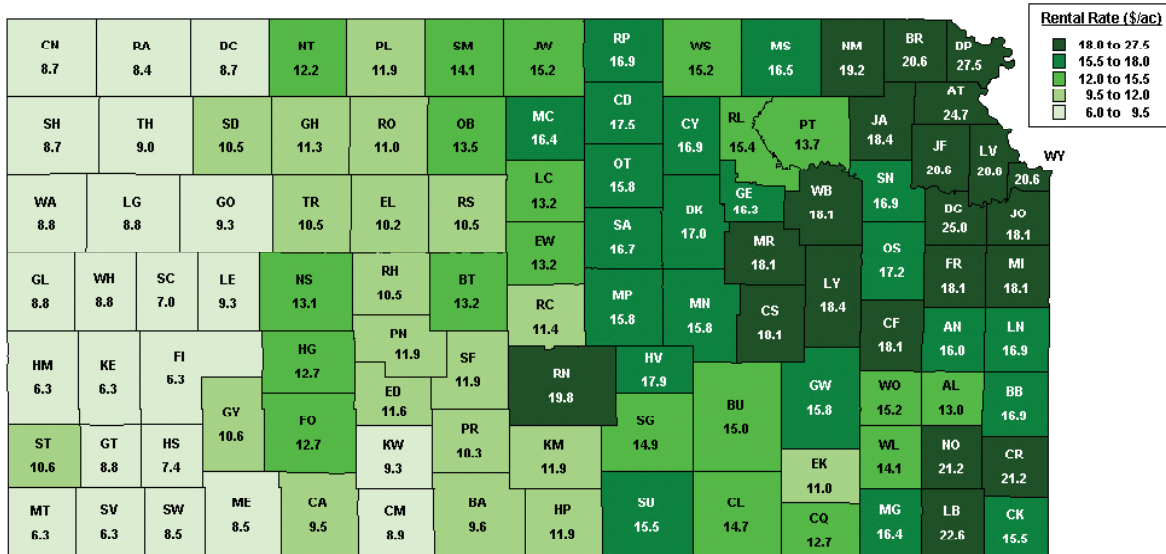
¹ This database is an in-house survey that FSA conducts and is not publicly available and thus was simply used to create county indices for both cash rents and land values.

Figure 4. Kansas Pasture Land Values, 2005*



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

Figure 5. Kansas Pasture Rents, 2005*



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