



2010 Kansas Land Values and Cash Rents at the County Level

September 2010 (available at www.AgManager.info) – Revised October 2011

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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 NASS, Kansas Agricultural Statistics (KAS) conducts a land survey each year and reports land values at the crop reporting district (CRD) level in Kansas.¹ Starting in 2008, KAS began surveying cash rents at the county level in addition to the CRD level. This paper reports KAS county-level values for cash rents and our estimates of county-level land values, where the county-level land values are estimated using the KAS CRD land values. Table 1 shows the 2010 CRD level land values and statewide cash rents for both non-irrigated cropland and pasture as reported by KAS.² 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 (NW)	750	36.00	410	12.00
West Central (WC)	679	32.00	441	11.00
Southwest (SW)	668	30.00	359	9.50
North Central (NC)	1,100	45.00	667	17.50
Central (C)	1,131	39.00	759	15.50
South Central (SC)	1,110	38.00	728	11.50
Northeast (NE)	1,871	84.00	1,200	22.00
East Central (EC)	1,964	50.00	1,272	21.00
Southeast (SE)	1,306	41.00	1,005	18.00
State	1,100	43.50	790	15.50

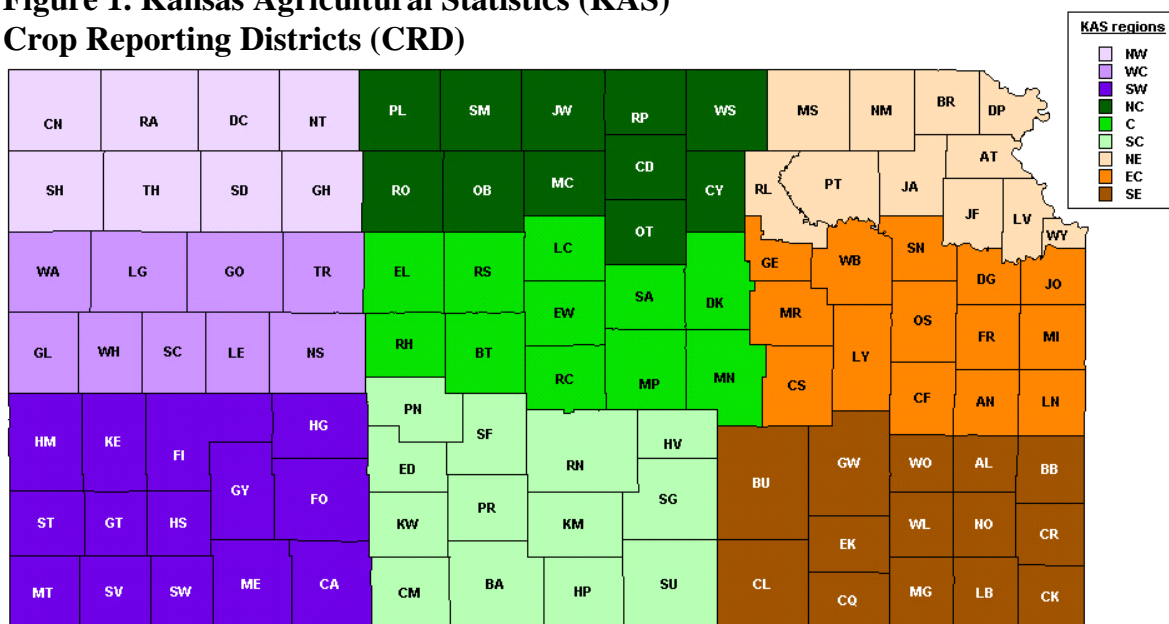
^a Values are from Kansas Agricultural Statistics, *Agricultural Land Values & Cash Rents*, September 10, 2010. Land values are for January 1, 2010; rents are for the year 2010. State averages were revised in 2011, but district-level revisions were not reported. District values reported here reflect our revised values to be consistent with state revisions.

¹ Due to budget reductions, 2010 will be the last year that District Land Values are reported by Kansas Agricultural Statistics.

² When reporting values, KAS routinely makes revisions to previously reported values and thus it is important to make sure data series are consistent when making year-to-year comparisons. To see historical land values for the different regions see MF-1100 *Kansas Land Values and Cash Rental Prices*.

Although KAS surveys landowners and producers in every county of the state regarding land values, its sampling procedure is not designed to be statistically valid at the county level (this would require a much larger sample size). Thus, at the current time, the information presented in Table 1 is the only statistically valid information on land values that are reported on an annual basis and timely enough for this publication. Cash rents on the other hand are reported at the county-level for most counties for non-irrigated and pasture land and this information is reported in Table 2. 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/>). The most recent 20 years of land values and cash rents reported by KAS are also summarized in *Kansas Land Prices and Cash Rental Rates* (MF-1100) available at www.agmanager.info.

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



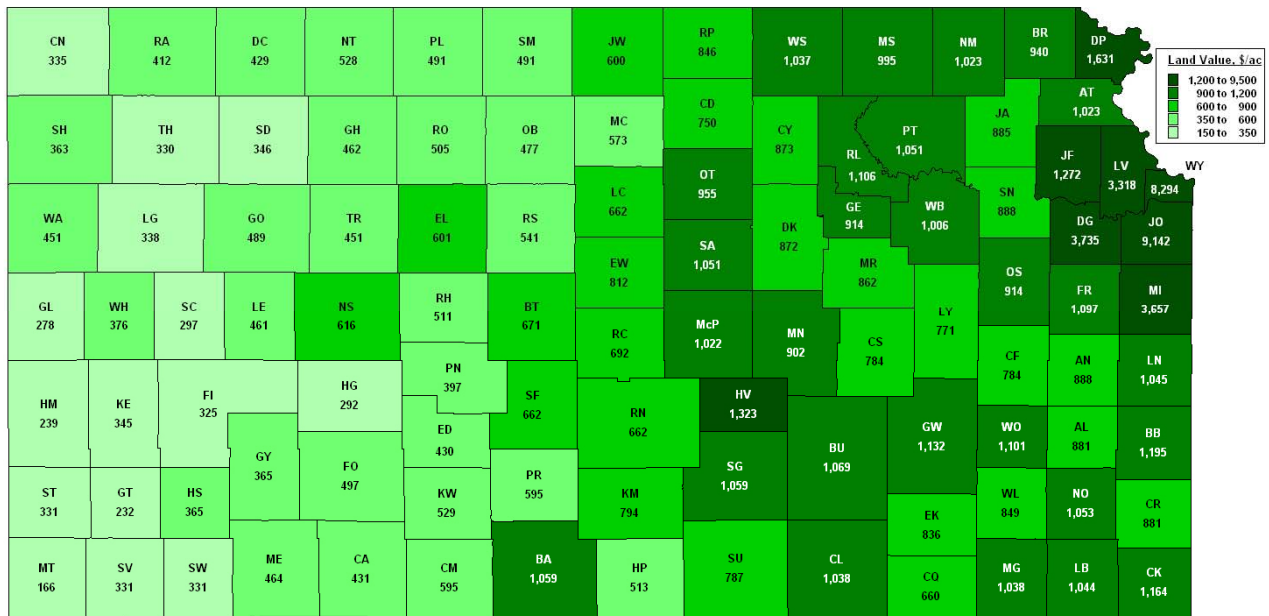
Figures 2-5 on the following pages show the CRD-level land values and cash rents for non-irrigated cropland and pasture reported in Table 1 prorated to the county level (specific values displayed on the maps are also reported in Table 2). In order to prorate the CRD level land values to the county level (Figures 2 and 4), 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 land values (average for the years 2005 through 2007) from the state Farm Service Agency (FSA) Land Value Survey (LVS) was used to index county-to-county variation.³ After a county index was calculated, it was weighted to reflect the acres of non-irrigated cropland or pasture in that particular county relative to the CRD as a whole. The acreage weights were based on acres reported for each county in the 2007 Ag Censuses (USDA). The acreage-weighted indices were then multiplied by the CRD averages reported in Table 1 to give the county level values shown

³ Methods of eliciting land values for this in-house survey are not necessarily consistent across counties and thus this database was simply used to create county indices for land values.

in Figures 2 and 4. Thus, the values displayed in Figures 2 and 4, when multiplied by the respective acreage-based weights and summed, will exactly equal the KAS-reported values at the CRD level. Figures 3 and 5 (cash rents) reflect actual values reported by USDA NASS at the county level with a couple of minor exceptions (there were several counties that were not reported individually, but were reported at an aggregate level – see Table 2 footnote).

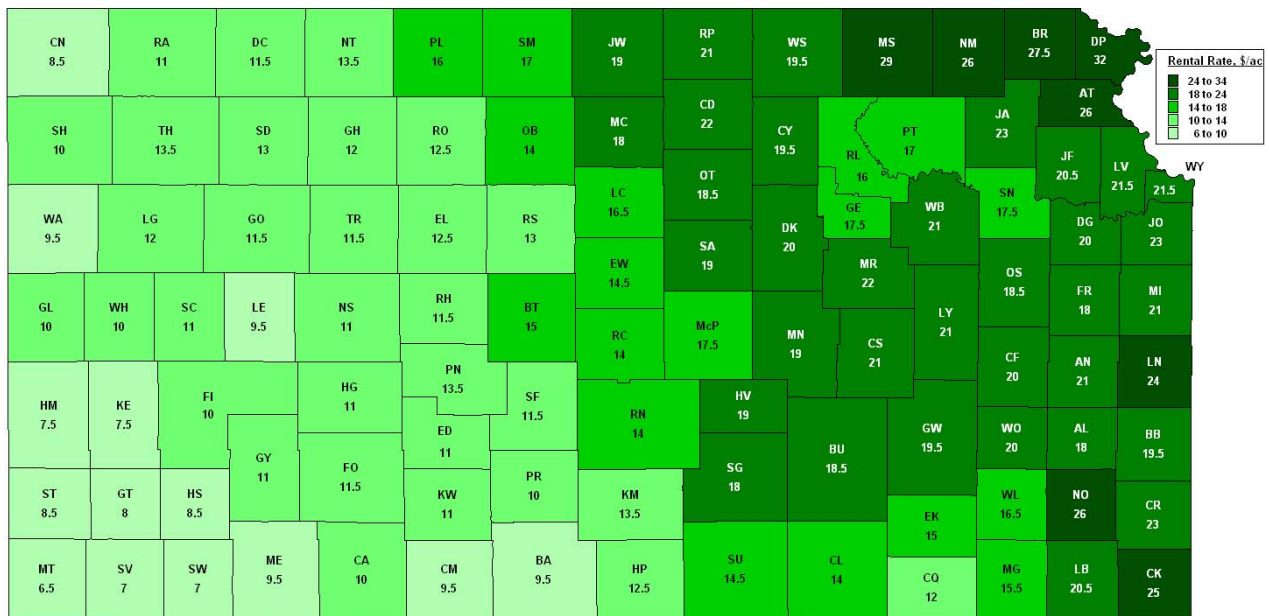
It is recognized that the values reported in Figures 2-5 may not perfectly represent market values and cash rents at the local level for a number of reasons (i.e., inconsistencies in the FSA survey data for land values, varying land quality, etc). However, the purpose of this paper and the procedure used in this analysis is to provide producers, landowners, lenders, appraisers, and others in agribusiness with 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.

Figure 4. Kansas Pasture Land Values, 2010*



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

Figure 5. Kansas Pasture Rents, 2010*



* Cash rent values as reported by USDA NASS and Kansas Agricultural Statistics (KAS).

Table 2. Estimated 2010 County-Level Nonirrigated and Pasture Land Values and Cash Rents^a

County	Code	Region	Nonirrigated Land		Pasture Land	
			Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Allen	AL	SE	1,034	45.00	881	18.00
Anderson	AN	EC	1,128	52.50	888	21.00
Atchison	AT	NE	2,012	78.00	1,023	26.00
Barber	BA	SC	1,116	39.00	1,059	9.50
Barton	BT	C	818	36.00	671	15.00
Bourbon	BB	SE	1,189	33.00	1,195	19.50
Brown	BR	NE	1,850	103.00	940	27.50
Butler	BU	SE	1,477	38.00	1,069	18.50
Chase	CS	EC	1,394	46.00	784	21.00
Chautauqua	CQ	SE	911	34.00	660	12.00
Cherokee	CK	SE	1,674	52.00	1,164	25.00
Cheyenne	CN	NW	744	34.50	335	8.50
Clark	CA	SW	592	29.50	431	10.00
Clay	CY	NC	1,289	53.50	873	19.50
Cloud	CD	NC	1,414	55.00	750	22.00
Coffey	CF	EC	1,044	49.50	784	20.00
Comanche	CM	SC	607	29.00	595	9.50
Cowley	CL	SE	1,343	39.00	1,038	14.00
Crawford	CR	SE	1,093	43.00	881	23.00
Decatur	DC	NW	790	36.50	429	11.50
Dickinson	DK	C	1,379	39.00	872	20.00
Doniphan	DP	NE	2,629	111.00	1,631	32.00
Douglas	DG	EC	3,618	57.00	3,735	20.00
Edwards	ED	SC	778	32.50	430	11.00 ^b
Elk	EK	SE	1,189	44.50	836	15.00
Ellis	EL	C	993	31.00	601	12.50
Ellsworth	EW	C	883	40.00	812	14.50
Finney	FI	SW	751	34.50	325	10.00
Ford	FO	SW	847	28.50	497	11.50
Franklin	FR	EC	1,626	52.00	1,097	18.00
Geary	GE	EC	1,394	52.50	914	17.50
Gove	GO	WC	597	38.00	489	11.50
Graham	GH	NW	671	32.50	462	12.00
Grant	GT	SW	674	33.50 ^b	232	8.00
Gray	GY	SW	714	33.50 ^b	365	11.00
Greeley	GL	WC	695	26.50	278	10.00 ^b
Greenwood	GW	SE	1,304	34.50	1,132	19.50
Hamilton	HM	SW	633	28.00	239	7.50
Harper	HP	SC	867	42.00	513	12.50
Harvey	HV	SC	1,834	44.50	1,323	19.00
Haskell	HS	SW	755	33.50 ^b	365	8.50 ^b
Hodgeman	HG	SW	527	33.00	292	11.00
Jackson	JA	NE	1,168	63.50	885	23.00
Jefferson	JF	NE	1,525	50.00	1,272	20.50
Jewell	JW	NC	932	50.00	600	19.00
Johnson	JO	EC	10,787	60.00	9,142	23.00
Kearny	KE	SW	698	33.50 ^b	345	7.50
Kingman	KM	SC	1,136	34.00	794	13.50
Kiowa	KW	SC	937	31.00	529	11.00 ^b
Labette	LB	SE	1,183	43.00	1,044	20.50
Lane	LE	WC	639	26.00	461	9.50
Leavenworth	LV	NE	2,921	51.50 ^b	3,318	21.50 ^b

Table 2. Continued

County	Code	Region	Nonirrigated Land		Pasture Land	
			Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Lincoln	LC	C	864	46.00	662	16.50
Linn	LN	EC	1,328	52.00	1,045	24.00
Logan	LG	WC	649	35.50	338	12.00
Lyon	LY	EC	962	43.50	771	21.00
Marion	MN	C	1,434	39.00	902	19.00
Marshall	MS	NE	1,817	77.00	995	29.00
McPherson	McP	C	1,618	49.00	1,022	17.50
Meade	ME	SW	735	31.00	464	9.50
Miami	MI	EC	4,315	46.50	3,657	21.00
Mitchell	MC	NC	1,131	51.50	573	18.00
Montgomery	MG	SE	1,247	43.50	1,038	15.50
Morris	MR	EC	863	41.00	862	22.00
Morton	MT	SW	449	27.00	166	6.50
Nemaha	NM	NE	1,752	92.00	1,023	26.00
Neosho	NO	SE	1,266	39.50	1,053	26.00
Ness	NS	WC	769	29.50	616	11.00
Norton	NT	NW	772	35.50	528	13.50
Osage	OS	EC	1,128	49.50	914	18.50
Osborne	OB	NC	882	36.50	477	14.00
Ottawa	OT	NC	1,289	46.00	955	18.50
Pawnee	PN	SC	738	38.50	397	13.50
Phillips	PL	NC	799	35.50	491	16.00
Pottawatomie	PT	NE	1,241	58.50	1,051	17.00
Pratt	PR	SC	967	32.50	595	10.00
Rawlins	RA	NW	836	36.00	412	11.00
Reno	RN	SC	1,057	41.00	662	14.00
Republic	RP	NC	1,481	57.50	846	21.00
Rice	RC	C	947	39.00	692	14.00
Riley	RL	NE	1,566	59.00	1,106	16.00
Rooks	RO	NC	665	28.50	505	12.50
Rush	RH	C	698	34.00	511	11.50
Russell	RS	C	809	32.50	541	13.00
Saline	SA	C	1,673	49.00	1,051	19.00
Scott	SC	WC	713	37.50	297	11.00
Sedgwick	SG	SC	1,954	43.50	1,059	18.00
Seward	SW	SW	592	25.00	331	7.00
Shawnee	SN	EC	1,825	54.00	888	17.50
Sheridan	SD	NW	726	36.00	346	13.00
Sherman	SH	NW	689	39.00	363	10.00
Smith	SM	NC	865	45.00	491	17.00
Stafford	SF	SC	957	38.50	662	11.50
Stanton	ST	SW	755	29.00	331	8.50 ^b
Stevens	SV	SW	531	27.00	331	7.00
Sumner	SU	SC	1,071	37.50	787	14.50
Thomas	TH	NW	781	38.00	330	13.50
Trego	TR	WC	556	26.00	451	11.50
Wabaunsee	WB	EC	1,328	48.50	1,006	21.00
Wallace	WA	WC	667	29.00	451	9.50
Washington	WS	NC	1,431	57.00	1,037	19.50
Wichita	WH	WC	769	38.00	376	10.00 ^b
Wilson	WL	SE	1,182	51.00	849	16.50
Woodson	WO	SE	1,650	37.50	1,101	20.00
Wyandotte	WY	NE	7,302	51.50 ^b	8,294	21.50 ^b

^a Values estimated using KAS crop reporting district (CRD) level values and rents directly from KAS county surveyed values.

^b Value is based on multi-county average for region as opposed to a county-specific value.