



# 2006 Kansas Land Values and Cash Rents at the County Level

August 2006 (available at [www.AgManager.info](http://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, 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 2006 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.

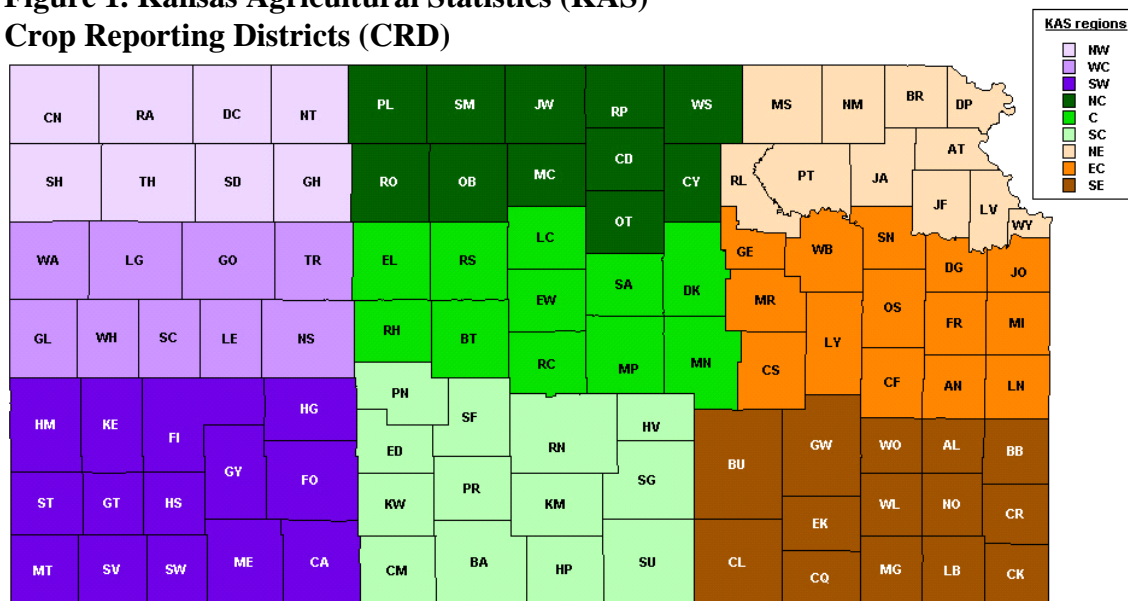
Table 1. Kansas Crop Reporting District Level Agricultural Land Values and Cash Rents.<sup>a</sup>

Region (CRD)	Non-irrigated Cropland		Pasture	
	Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Northwest (NW)	640	34.00	330	9.60
West Central (WC)	560	30.00	330	10.00
Southwest (SW)	530	26.00	275	8.70
North Central (NC)	910	43.00	555	14.90
Central (C)	810	36.00	590	13.80
South Central (SC)	890	35.50	610	11.50
Northeast (NE)	1,615	69.00	1,105	18.10
East Central (EC)	1,410	50.50	950	18.40
Southeast (SE)	1,050	40.00	730	16.20
State	890	39.00	620	13.70

<sup>a</sup> Kansas Agricultural Statistics, *Agricultural Land Values*, August 17, 2006.  
Land values are for January 1, 2006; rents are for the year 2006.

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)**

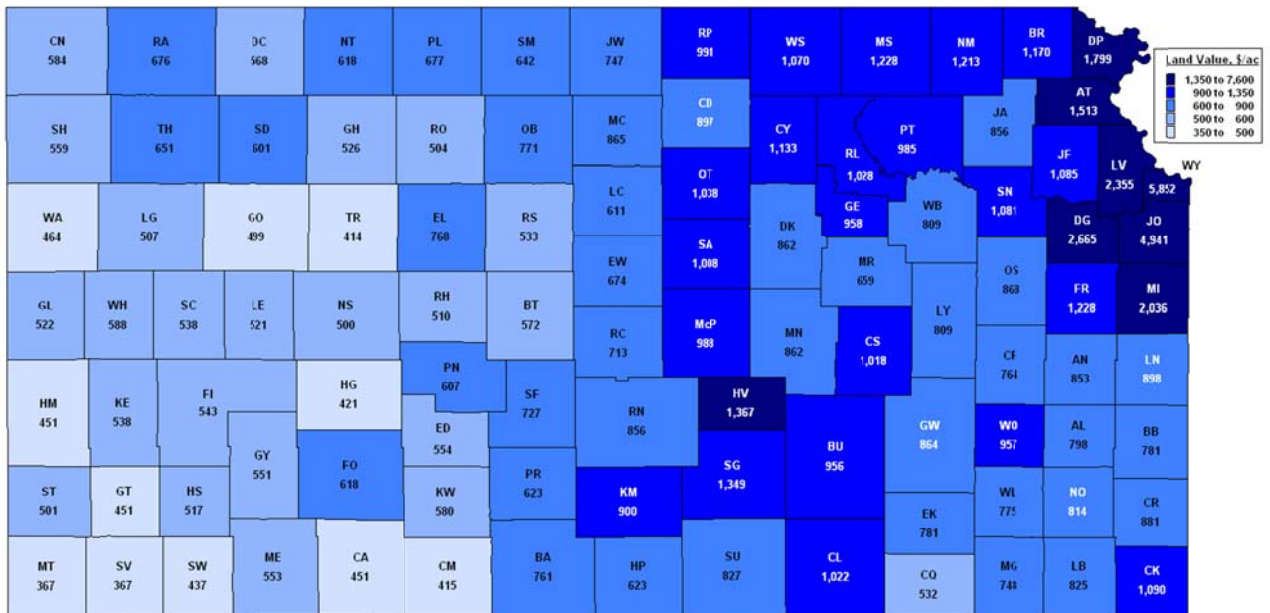


Figures 2-5 on the following pages show the CRD-level land values and cash rents for non-irrigated cropland and pasture reported in Table 1 prorated to the county level (specific values displayed on the maps are also reported in Table 2). In order to prorate the CRD level land values and cash rents to the county level, several pieces of information were required in addition to the CRD-level values. First, some measure of county-to-county variation is required, and second, a measure of acres in each county is needed. Information on county level cash rents and land values (average for the years 2003 through 2005) from the state Farm Service Agency (FSA) office was used to index county-to-county variation.<sup>1</sup> After a county index was calculated, it was weighted to reflect the acres of non-irrigated cropland or pasture in that particular county relative to the CRD as a whole. The acreage weights were based on acres reported for each county in the 2007 Ag Census (USDA). The acreage-weighted indices were then multiplied by the CRD averages reported in Table 1 to give the county level values shown in Figures 1-4. Thus, the values displayed in Figures 1-4, when multiplied by the respective acreage-based weights and summed, will exactly equal the KAS reported values at the CRD level.

It is recognized that the values reported in Figures 2-5 may not perfectly represent cash rents at the local level for a number of reasons, but primarily due to inconsistencies that exist in the FSA survey data. However, the purpose of this paper and the procedure used in this analysis is to provide producers, landowners, lenders, appraisers, and others in agribusiness 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](http://www.agmanager.info).

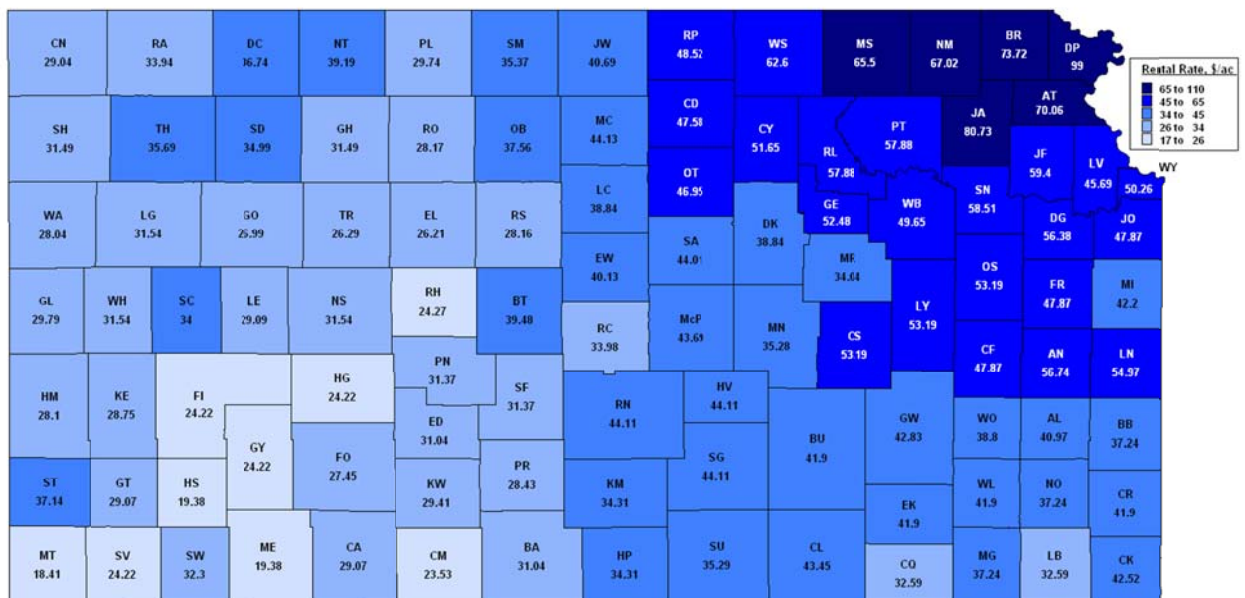
<sup>1</sup> This database is an in-house survey that FSA conducts and is not publicly available and thus was simply used to create county indices for both cash rents and land values.

**Figure 2. Kansas Nonirrigated Land Values, 2006\***



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

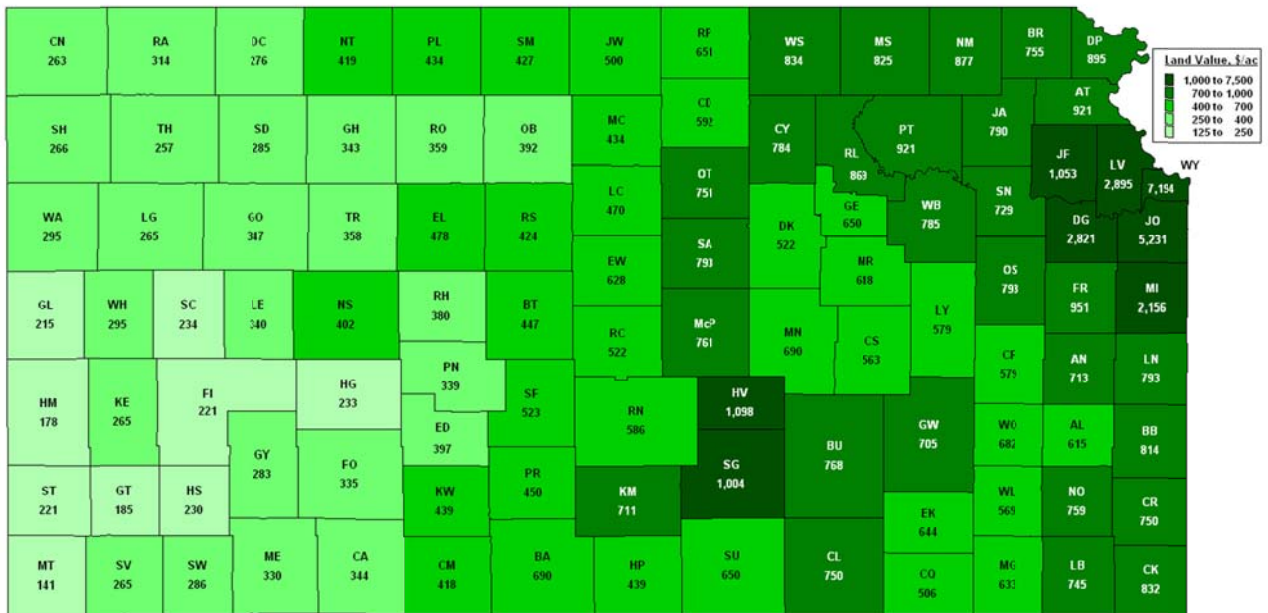
**Figure 3. Kansas Nonirrigated Cash Rents, 2006\***



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

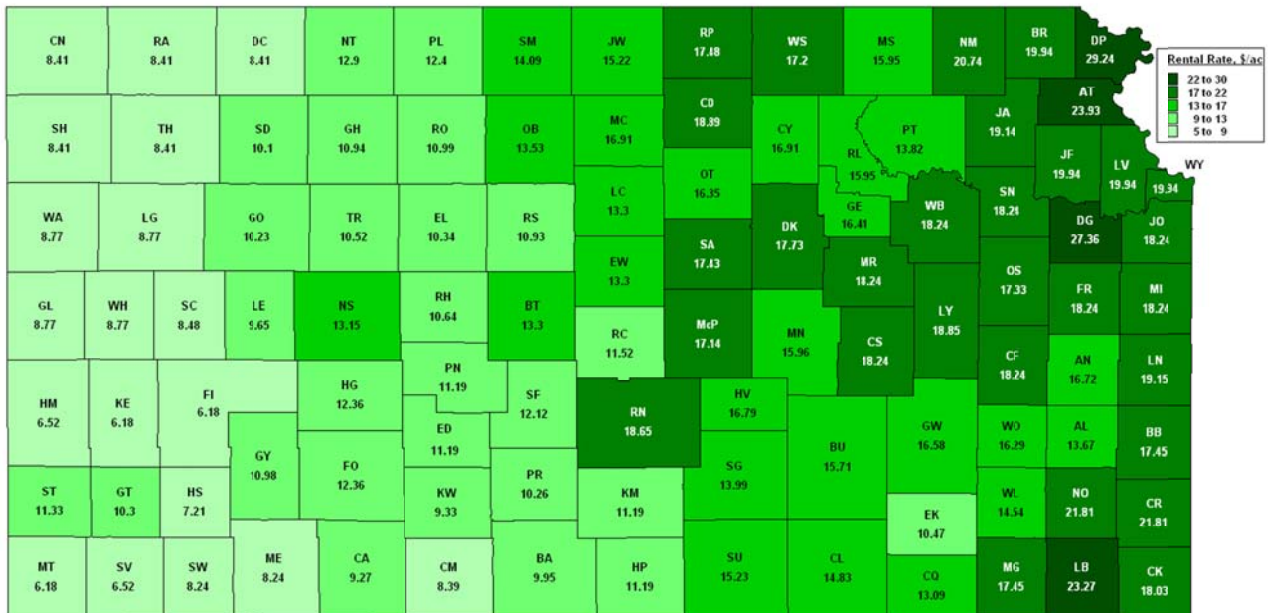


**Figure 4. Kansas Pasture Land Values, 2006\***



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

**Figure 5. Kansas Pasture Rents, 2006\***



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

**Table 2. Estimated 2006 County-Level Nonirrigated and Pasture Land Values and Cash Rents<sup>a</sup>**

County	Code	Region	Nonirrigated Land		Pasture Land	
			Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Allen	AL	SE	798	40.97	615	13.67
Anderson	AN	EC	853	56.74	713	16.72
Atchison	AT	NE	1,513	70.06	921	23.93
Barber	BA	SC	761	31.04	690	9.95
Barton	BT	C	572	39.48	447	13.30
Bourbon	BB	SE	781	37.24	814	17.45
Brown	BR	NE	1,170	73.72	755	19.94
Butler	BU	SE	956	41.90	768	15.71
Chase	CS	EC	1,018	53.19	563	18.24
Chautauqua	CQ	SE	532	32.59	506	13.09
Cherokee	CK	SE	1,090	42.52	832	18.03
Cheyenne	CN	NW	584	29.04	263	8.41
Clark	CA	SW	451	29.07	344	9.27
Clay	CY	NC	1,133	51.65	784	16.91
Cloud	CD	NC	897	47.58	592	18.89
Coffey	CF	EC	764	47.87	579	18.24
Comanche	CM	SC	415	23.53	418	8.39
Cowley	CL	SE	1,022	43.45	750	14.83
Crawford	CR	SE	881	41.90	750	21.81
Decatur	DC	NW	568	36.74	276	8.41
Dickinson	DK	C	862	38.84	522	17.73
Doniphan	DP	NE	1,799	99.00	895	29.24
Douglas	DG	EC	2,665	56.38	2,821	27.36
Edwards	ED	SC	554	31.04	397	11.19
Elk	EK	SE	781	41.90	644	10.47
Ellis	EL	C	768	26.21	478	10.34
Ellsworth	EW	C	674	40.13	628	13.30
Finney	FI	SW	543	24.22	221	6.18
Ford	FO	SW	618	27.45	335	12.36
Franklin	FR	EC	1,228	47.87	951	18.24
Geary	GE	EC	958	52.48	650	16.41
Gove	GO	WC	499	26.99	347	10.23
Graham	GH	NW	526	31.49	343	10.94
Grant	GT	SW	451	29.07	185	10.30
Gray	GY	SW	551	24.22	283	10.98
Greeley	GL	WC	522	29.79	215	8.77
Greenwood	GW	SE	864	42.83	705	16.58
Hamilton	HM	SW	451	28.10	178	6.52
Harper	HP	SC	623	34.31	439	11.19
Harvey	HV	SC	1,367	44.11	1,098	16.79
Haskell	HS	SW	517	19.38	230	7.21
Hodgeman	HG	SW	421	24.22	233	12.36
Jackson	JA	NE	856	80.73	790	19.14
Jefferson	JF	NE	1,085	59.40	1,053	19.94
Jewell	JW	NC	747	40.69	500	15.22
Johnson	JO	EC	4,941	47.87	5,231	18.24
Kearny	KE	SW	538	28.75	265	6.18
Kingman	KM	SC	900	34.31	711	11.19
Kiowa	KW	SC	580	29.41	439	9.33
Labette	LB	SE	825	32.59	745	23.27
Lane	LE	WC	521	29.09	340	9.65
Leavenworth	LV	NE	2,355	45.69	2,895	19.94

**Table 2. Continued**

County	Code	Region	Nonirrigated Land		Pasture Land	
			Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Lincoln	LC	C	611	38.84	470	13.30
Linn	LN	EC	898	54.97	793	19.15
Logan	LG	WC	507	31.54	265	8.77
Lyon	LY	EC	809	53.19	579	18.85
Marion	MN	C	862	35.28	690	15.96
Marshall	MS	NE	1,228	65.50	825	15.95
McPherson	McP	C	988	43.69	761	17.14
Meade	ME	SW	553	19.38	330	8.24
Miami	MI	EC	2,036	42.20	2,156	18.24
Mitchell	MC	NC	865	44.13	434	16.91
Montgomery	MG	SE	748	37.24	633	17.45
Morris	MR	EC	659	34.04	618	18.24
Morton	MT	SW	367	18.41	141	6.18
Nemaha	NM	NE	1,213	67.02	877	20.74
Neosho	NO	SE	814	37.24	759	21.81
Ness	NS	WC	500	31.54	402	13.15
Norton	NT	NW	618	39.19	419	12.90
Osage	OS	EC	868	53.19	793	17.33
Osborne	OB	NC	771	37.56	392	13.53
Ottawa	OT	NC	1,038	46.95	751	16.35
Pawnee	PN	SC	607	31.37	339	11.19
Phillips	PL	NC	677	29.74	434	12.40
Pottawatomie	PT	NE	985	57.88	921	13.82
Pratt	PR	SC	623	28.43	450	10.26
Rawlins	RA	NW	676	33.94	314	8.41
Reno	RN	SC	856	44.11	586	18.65
Republic	RP	NC	991	48.52	651	17.48
Rice	RC	C	713	33.98	522	11.52
Riley	RL	NE	1,028	57.88	869	15.95
Rooks	RO	NC	504	28.17	359	10.99
Rush	RH	C	510	24.27	380	10.64
Russell	RS	C	533	28.16	424	10.93
Saline	SA	C	1,008	44.01	793	17.43
Scott	SC	WC	538	34.00	234	8.48
Sedgwick	SG	SC	1,349	44.11	1,004	13.99
Seward	SW	SW	437	32.30	286	8.24
Shawnee	SN	EC	1,081	58.51	729	18.24
Sheridan	SD	NW	601	34.99	285	10.10
Sherman	SH	NW	559	31.49	266	8.41
Smith	SM	NC	642	35.37	427	14.09
Stafford	SF	SC	727	31.37	523	12.12
Stanton	ST	SW	501	37.14	221	11.33
Stevens	SV	SW	367	24.22	265	6.52
Sumner	SU	SC	827	35.29	650	15.23
Thomas	TH	NW	651	35.69	257	8.41
Trego	TR	WC	414	26.29	358	10.52
Wabaunsee	WB	EC	809	49.65	785	18.24
Wallace	WA	WC	464	28.04	295	8.77
Washington	WS	NC	1,070	62.60	834	17.20
Wichita	WH	WC	588	31.54	295	8.77
Wilson	WL	SE	775	41.90	569	14.54
Woodson	WO	SE	957	38.80	682	16.29
Wyandotte	WY	NE	5,852	50.26	7,194	19.94

<sup>a</sup> Values estimated using KAS crop reporting district (CRD) values indexed to the county level.