



# 2007 Kansas Land Values and Cash Rents at the County Level

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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 2007 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>

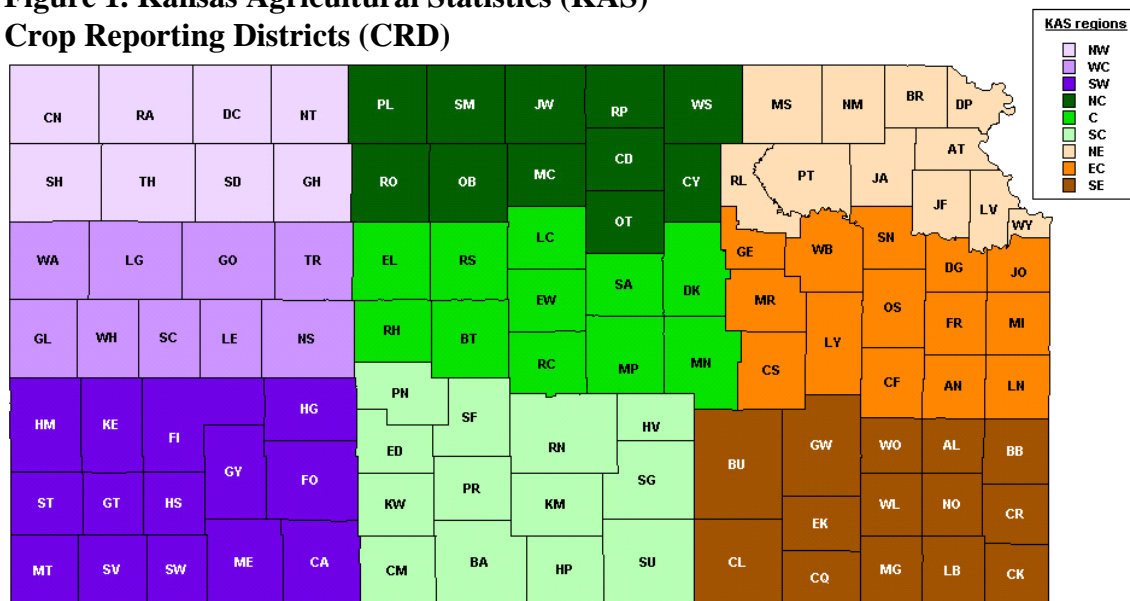
Region (CRD)	Non-irrigated Cropland		Pasture	
	Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Northwest (NW)	680	35.00	400	10.50
West Central (WC)	600	31.00	410	10.10
Southwest (SW)	550	28.00	340	8.70
North Central (NC)	1,000	47.00	650	16.00
Central (C)	900	35.00	730	14.00
South Central (SC)	920	37.00	710	12.40
Northeast (NE)	1,870	70.00	1,300	18.60
East Central (EC)	1,650	50.00	1,200	19.40
Southeast (SE)	1,180	41.00	820	17.60
State	980	41.00	740	14.50

<sup>a</sup> Kansas Agricultural Statistics, *Agricultural Land Values*, August 15, 2007.

Land values are for January 1, 2007; rents are for the year 2007.

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)**

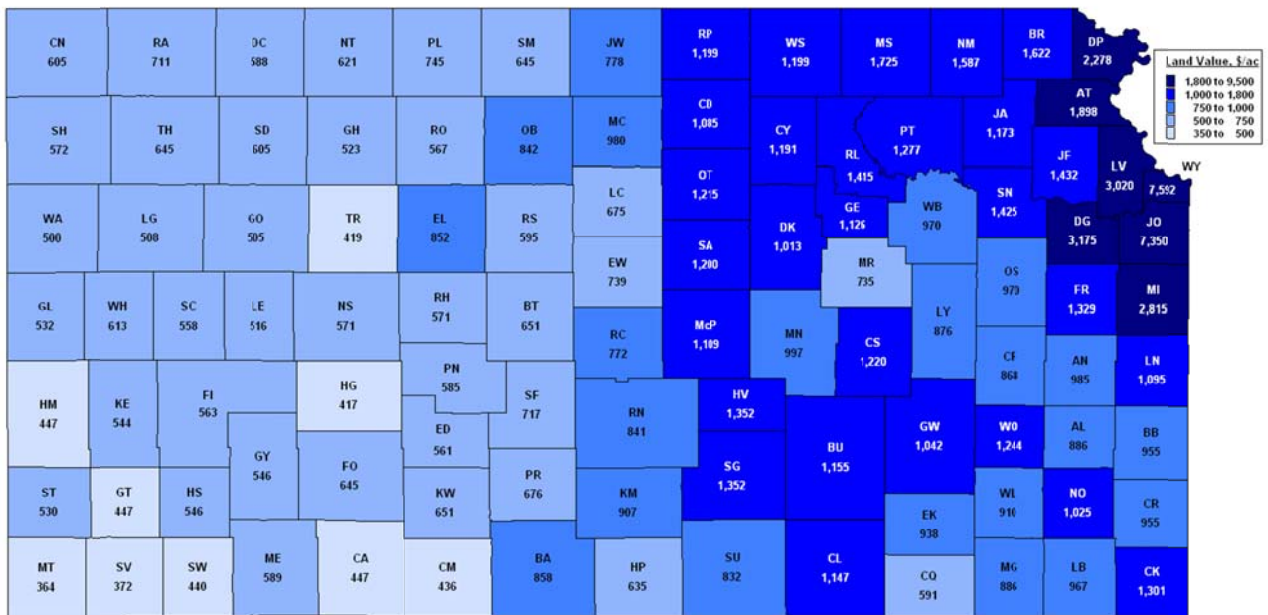


Figures 2-5 on the following pages show the CRD-level land values and cash rents for non-irrigated cropland and pasture reported in Table 1 prorated to the county level (specific values displayed on the maps are also reported in Table 2). In order to prorate the CRD level land values and cash rents to 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 2004 through 2006) from the state Farm Service Agency (FSA) Land Value Survey (LVS) 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).

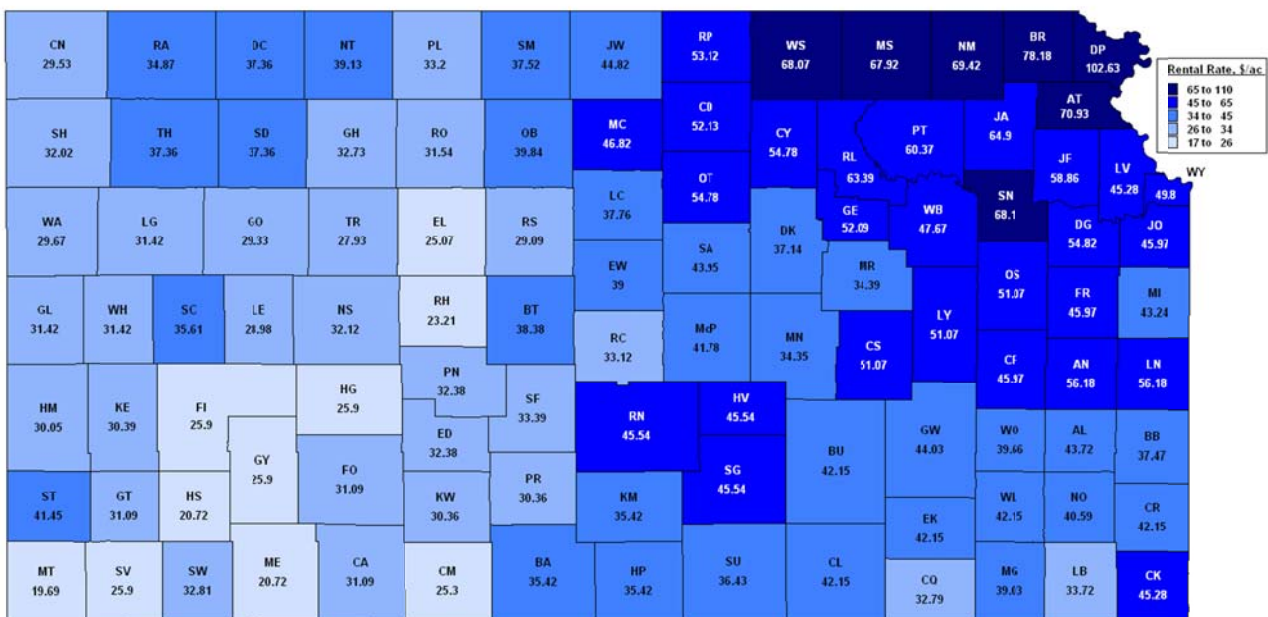
<sup>1</sup> This database is an in-house survey that FSA conducts and is not publicly available and thus was simply used to create county indices for both cash rents and land values.

**Figure 2. Kansas Nonirrigated Land Values, 2007\***



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

**Figure 3. Kansas Nonirrigated Cash Rents, 2007\***



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





**Table 2. Estimated 2007 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	886	43.72	642	15.65
Anderson	AN	EC	985	56.18	776	19.77
Atchison	AT	NE	1,898	70.93	1,003	23.46
Barber	BA	SC	858	35.42	856	11.21
Barton	BT	C	651	38.38	549	13.64
Bourbon	BB	SE	955	37.47	856	18.78
Brown	BR	NE	1,622	78.18	892	19.55
Butler	BU	SE	1,155	42.15	782	16.90
Chase	CS	EC	1,220	51.07	665	18.83
Chautauqua	CQ	SE	591	32.79	502	14.08
Cherokee	CK	SE	1,301	45.28	847	20.97
Cheyenne	CN	NW	605	29.53	294	9.21
Clark	CA	SW	447	31.09	367	9.07
Clay	CY	NC	1,191	54.78	790	17.40
Cloud	CD	NC	1,085	52.13	642	20.88
Coffey	CF	EC	868	45.97	657	18.83
Comanche	CM	SC	436	25.30	489	9.23
Cowley	CL	SE	1,147	42.15	790	15.65
Crawford	CR	SE	955	42.15	691	23.47
Decatur	DC	NW	588	37.36	344	8.91
Dickinson	DK	C	1,013	37.14	678	17.41
Doniphan	DP	NE	2,278	102.63	1,357	31.28
Douglas	DG	EC	3,175	54.82	3,215	29.81
Edwards	ED	SC	561	32.38	387	11.87
Elk	EK	SE	938	42.15	656	11.27
Ellis	EL	C	852	25.07	535	10.73
Ellsworth	EW	C	739	39.00	704	13.35
Finney	FI	SW	563	25.90	260	6.05
Ford	FO	SW	645	31.09	405	12.09
Franklin	FR	EC	1,329	45.97	982	18.83
Geary	GE	EC	1,126	52.09	760	17.57
Gove	GO	WC	505	29.33	398	10.55
Graham	GH	NW	523	32.73	393	11.88
Grant	GT	SW	447	31.09	198	10.08
Gray	GY	SW	546	25.90	311	11.42
Greeley	GL	WC	532	31.42	233	8.56
Greenwood	GW	SE	1,042	44.03	806	18.47
Hamilton	HM	SW	447	30.05	201	6.72
Harper	HP	SC	635	35.42	458	11.87
Harvey	HV	SC	1,352	45.54	1,151	17.80
Haskell	HS	SW	546	20.72	282	7.73
Hodgeman	HG	SW	417	25.90	248	12.09
Jackson	JA	NE	1,173	64.90	873	21.37
Jefferson	JF	NE	1,432	58.86	1,226	19.55
Jewell	JW	NC	778	44.82	527	15.66
Johnson	JO	EC	7,350	45.97	7,443	18.83
Kearny	KE	SW	544	30.39	290	6.72
Kingman	KM	SC	907	35.42	733	11.87
Kiowa	KW	SC	651	30.36	469	9.89
Labette	LB	SE	967	33.72	810	25.04
Lane	LE	WC	516	28.98	367	9.70
Leavenworth	LV	NE	3,020	45.28	3,252	19.55

**Table 2. Continued**

County	Code	Region	Nonirrigated Land		Pasture Land	
			Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Lincoln	LC	C	675	37.76	546	13.35
Linn	LN	EC	1,095	56.18	887	21.96
Logan	LG	WC	508	31.42	291	8.56
Lyon	LY	EC	876	51.07	665	19.77
Marion	MN	C	997	34.35	767	15.67
Marshall	MS	NE	1,725	67.92	948	15.64
McPherson	McP	C	1,109	41.78	856	18.57
Meade	ME	SW	589	20.72	376	8.06
Miami	MI	EC	2,815	43.24	2,850	18.83
Mitchell	MC	NC	980	46.82	486	17.40
Montgomery	MG	SE	886	39.03	707	18.78
Morris	MR	EC	735	34.39	713	18.83
Morton	MT	SW	364	19.69	151	6.05
Nemaha	NM	NE	1,587	69.42	985	21.11
Neosho	NO	SE	1,025	40.59	782	23.47
Ness	NS	WC	571	32.12	482	13.40
Norton	NT	NW	621	39.13	452	15.15
Osage	OS	EC	970	51.07	816	17.88
Osborne	OB	NC	842	39.84	420	14.79
Ottawa	OT	NC	1,215	54.78	856	17.40
Pawnee	PN	SC	585	32.38	350	12.19
Phillips	PL	NC	745	33.20	444	13.92
Pottawatomie	PT	NE	1,277	60.37	1,041	14.33
Pratt	PR	SC	676	30.36	530	11.54
Rawlins	RA	NW	711	34.87	353	8.91
Reno	RN	SC	841	45.54	611	19.78
Republic	RP	NC	1,199	53.12	724	18.56
Rice	RC	C	772	33.12	589	11.61
Riley	RL	NE	1,415	63.39	1,050	16.68
Rooks	RO	NC	567	31.54	411	11.60
Rush	RH	C	571	23.21	428	10.44
Russell	RS	C	595	29.09	464	11.03
Saline	SA	C	1,200	43.95	894	18.28
Scott	SC	WC	558	35.61	247	8.56
Sedgwick	SG	SC	1,352	45.54	978	14.83
Seward	SW	SW	440	32.81	294	8.06
Shawnee	SN	EC	1,425	68.10	792	20.39
Sheridan	SD	NW	605	37.36	304	10.70
Sherman	SH	NW	572	32.02	314	8.91
Smith	SM	NC	645	37.52	421	14.50
Stafford	SF	SC	717	33.39	560	13.84
Stanton	ST	SW	530	41.45	273	12.09
Stevens	SV	SW	372	25.90	282	6.72
Sumner	SU	SC	832	36.43	703	14.83
Thomas	TH	NW	645	37.36	285	9.21
Trego	TR	WC	419	27.93	377	11.12
Wabaunsee	WB	EC	970	47.67	871	18.83
Wallace	WA	WC	500	29.67	355	8.56
Washington	WS	NC	1,199	68.07	889	19.72
Wichita	WH	WC	613	31.42	323	8.56
Wilson	WL	SE	910	42.15	625	15.65
Woodson	WO	SE	1,244	39.66	768	18.15
Wyandotte	WY	NE	7,592	49.80	8,176	19.55

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