



# 2008 Kansas Land Values and Cash Rents at the County Level

August 2008 (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 2008 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.

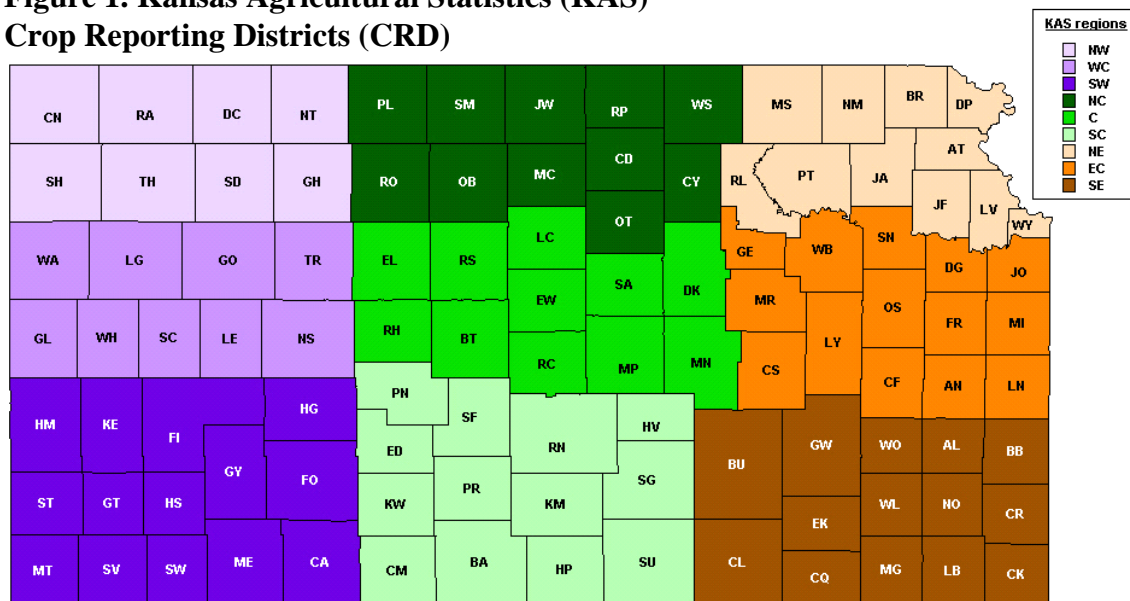
Table 1. Kansas Crop Reporting District Level Agricultural Land Values and Cash Rents.<sup>a</sup>

Region (CRD)	Non-irrigated Cropland		Pasture	
	Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Northwest (NW)	830	36.00	480	11.80
West Central (WC)	730	33.50	440	10.50
Southwest (SW)	670	33.50	380	9.30
North Central (NC)	1,110	52.00	770	16.00
Central (C)	1,090	42.00	830	15.70
South Central (SC)	1,160	41.50	800	12.30
Northeast (NE)	1,950	76.50	1,400	20.40
East Central (EC)	1,850	59.00	1,320	21.20
Southeast (SE)	1,260	46.00	1,090	18.80
State	1,130	45.00	860	15.50

<sup>a</sup> Kansas Agricultural Statistics, *Agricultural Land Values*, August 19, 2008.  
Land values are for January 1, 2008; rents are for the year 2008.

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/>). 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](http://www.agmanager.info).

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



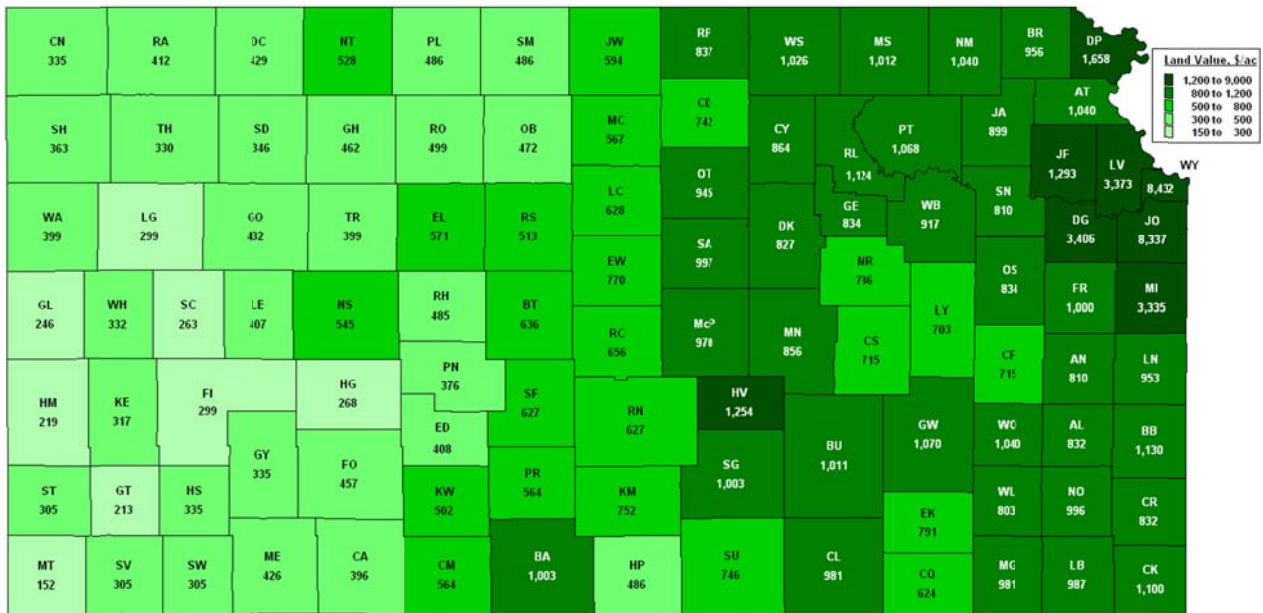
Figures 2-5 on the following pages show the CRD-level land values and cash rents for non-irrigated cropland and pasture reported in Table 1 prorated to the county level (specific values displayed on the maps are also reported in Table 2). In order to prorate the CRD level land values and cash rents to 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 2005 through 2007) 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 2-5. Thus, the values displayed in Figures 2-5, 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> Methods of eliciting cash rents and 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 both cash rents and land values.

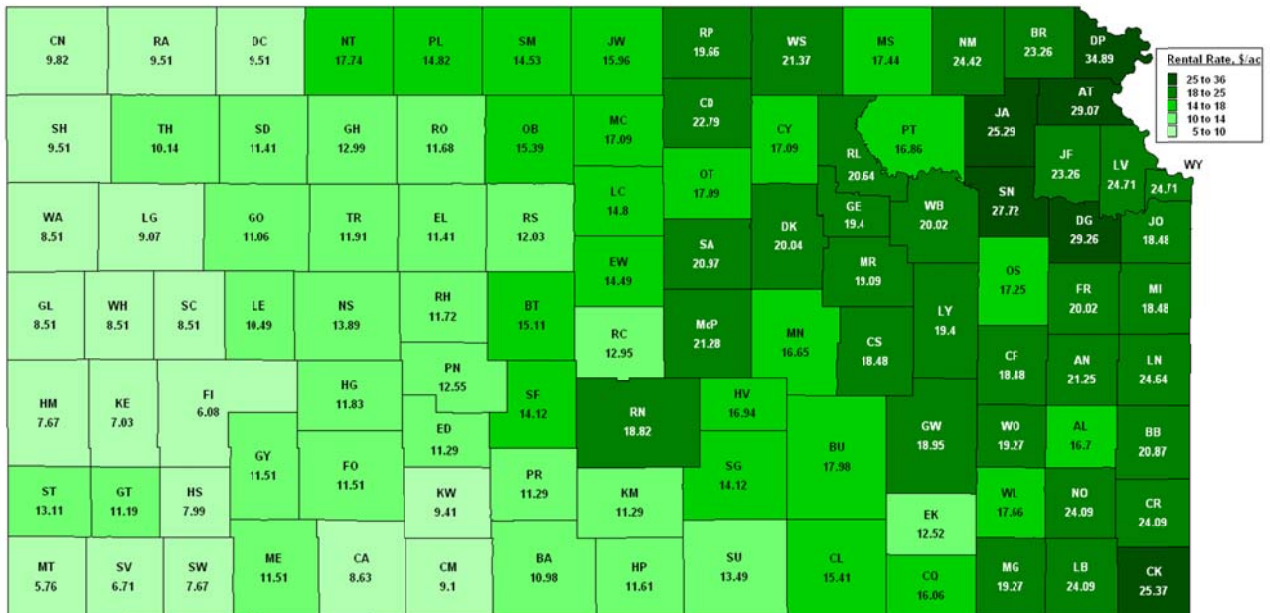


**Figure 4. Kansas Pasture Land Values, 2008\***



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

**Figure 5. Kansas Pasture Rents, 2008\***



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

**Table 2. Estimated 2008 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	887	44.76	832	16.70
Anderson	AN	EC	977	53.28	810	21.25
Atchison	AT	NE	1,936	81.61	1,040	29.07
Barber	BA	SC	976	37.58	1,003	10.98
Barton	BT	C	702	42.01	636	15.11
Bourbon	BB	SE	1,020	38.58	1,130	20.87
Brown	BR	NE	1,780	84.33	956	23.26
Butler	BU	SE	1,267	43.83	1,011	17.98
Chase	CS	EC	1,207	48.44	715	18.48
Chautauqua	CQ	SE	781	35.50	624	16.06
Cherokee	CK	SE	1,435	46.92	1,100	25.37
Cheyenne	CN	NW	704	29.33	335	9.82
Clark	CA	SW	505	30.94	396	8.63
Clay	CY	NC	1,184	52.53	864	17.09
Cloud	CD	NC	1,298	54.10	742	22.79
Coffey	CF	EC	904	45.86	715	18.48
Comanche	CM	SC	530	24.51	564	9.10
Cowley	CL	SE	1,151	41.67	981	15.41
Crawford	CR	SE	938	41.67	832	24.09
Decatur	DC	NW	748	35.00	429	9.51
Dickinson	DK	C	1,182	43.34	827	20.04
Doniphan	DP	NE	2,529	117.87	1,658	34.89
Douglas	DG	EC	3,131	57.48	3,406	29.26
Edwards	ED	SC	679	32.35	408	11.29
Elk	EK	SE	1,020	41.67	791	12.52
Ellis	EL	C	851	28.34	571	11.41
Ellsworth	EW	C	757	42.01	770	14.49
Finney	FI	SW	641	27.15	299	6.08
Ford	FO	SW	723	32.65	457	11.51
Franklin	FR	EC	1,408	47.15	1,000	20.02
Geary	GE	EC	1,207	52.31	834	19.40
Gove	GO	WC	536	29.66	432	11.06
Graham	GH	NW	635	32.33	462	12.99
Grant	GT	SW	575	34.37	213	11.19
Gray	GY	SW	610	27.50	335	11.51
Greeley	GL	WC	624	30.96	246	8.51
Greenwood	GW	SE	1,119	44.45	1,070	18.95
Hamilton	HM	SW	540	30.25	219	7.67
Harper	HP	SC	758	35.94	486	11.61
Harvey	HV	SC	1,603	45.75	1,254	16.94
Haskell	HS	SW	644	24.06	335	7.99
Hodgeman	HG	SW	449	26.81	268	11.83
Jackson	JA	NE	1,124	66.49	899	25.29
Jefferson	JF	NE	1,467	61.96	1,293	23.26
Jewell	JW	NC	855	45.92	594	15.96
Johnson	JO	EC	9,337	43.59	8,337	18.48
Kearny	KE	SW	596	29.56	317	7.03
Kingman	KM	SC	993	34.31	752	11.29
Kiowa	KW	SC	819	29.41	502	9.41
Labette	LB	SE	1,014	34.88	987	24.09
Lane	LE	WC	574	27.05	407	10.49
Leavenworth	LV	NE	2,810	51.38	3,373	24.71

Table 2. Continued

County	Code	Region	Nonirrigated Land		Pasture Land	
			Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Lincoln	LC	C	741	44.01	628	14.80
Linn	LN	EC	1,149	54.90	953	24.64
Logan	LG	WC	583	30.31	299	9.07
Lyon	LY	EC	833	48.44	703	19.40
Marion	MN	C	1,230	38.01	856	16.65
Marshall	MS	NE	1,748	71.03	1,012	17.44
McPherson	McP	C	1,387	50.01	970	21.28
Meade	ME	SW	627	25.78	426	11.51
Miami	MI	EC	3,735	43.59	3,335	18.48
Mitchell	MC	NC	1,039	45.29	567	17.09
Montgomery	MG	SE	1,069	40.13	981	19.27
Morris	MR	EC	747	34.23	786	19.09
Morton	MT	SW	383	19.94	152	5.76
Nemaha	NM	NE	1,686	72.54	1,040	24.42
Neosho	NO	SE	1,086	43.21	996	24.09
Ness	NS	WC	691	30.63	545	13.89
Norton	NT	NW	730	38.34	528	17.74
Osage	OS	EC	977	50.05	834	17.25
Osborne	OB	NC	810	37.74	472	15.39
Ottawa	OT	NC	1,184	55.04	945	17.09
Pawnee	PN	SC	645	32.35	376	12.55
Phillips	PL	NC	733	33.03	486	14.82
Pottawatomie	PT	NE	1,194	63.47	1,068	16.86
Pratt	PR	SC	845	31.04	564	11.29
Rawlins	RA	NW	791	33.67	412	9.51
Reno	RN	SC	923	47.38	627	18.82
Republic	RP	NC	1,359	53.47	837	19.66
Rice	RC	C	812	37.34	656	12.95
Riley	RL	NE	1,506	68.00	1,124	20.64
Rooks	RO	NC	611	31.45	499	11.68
Rush	RH	C	599	26.67	485	11.72
Russell	RS	C	694	33.01	513	12.03
Saline	SA	C	1,435	52.01	997	20.97
Scott	SC	WC	641	34.22	263	8.51
Sedgwick	SG	SC	1,707	44.11	1,003	14.12
Seward	SW	SW	505	30.94	305	7.67
Shawnee	SN	EC	1,580	75.89	810	27.72
Sheridan	SD	NW	687	35.00	346	11.41
Sherman	SH	NW	652	33.33	363	9.51
Smith	SM	NC	794	36.48	486	14.53
Stafford	SF	SC	836	33.00	627	14.12
Stanton	ST	SW	644	41.25	305	13.11
Stevens	SV	SW	453	25.78	305	6.71
Sumner	SU	SC	936	35.62	746	13.49
Thomas	TH	NW	739	35.00	330	10.14
Trego	TR	WC	499	29.33	399	11.91
Wabaunsee	WB	EC	1,149	51.67	917	20.02
Wallace	WA	WC	599	30.96	399	8.51
Washington	WS	NC	1,314	66.05	1,026	21.37
Wichita	WH	WC	691	30.96	332	8.51
Wilson	WL	SE	1,013	42.60	803	17.66
Woodson	WO	SE	1,415	41.36	1,040	19.27
Wyandotte	WY	NE	7,025	54.40	8,432	24.71

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