



2002 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 2002 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

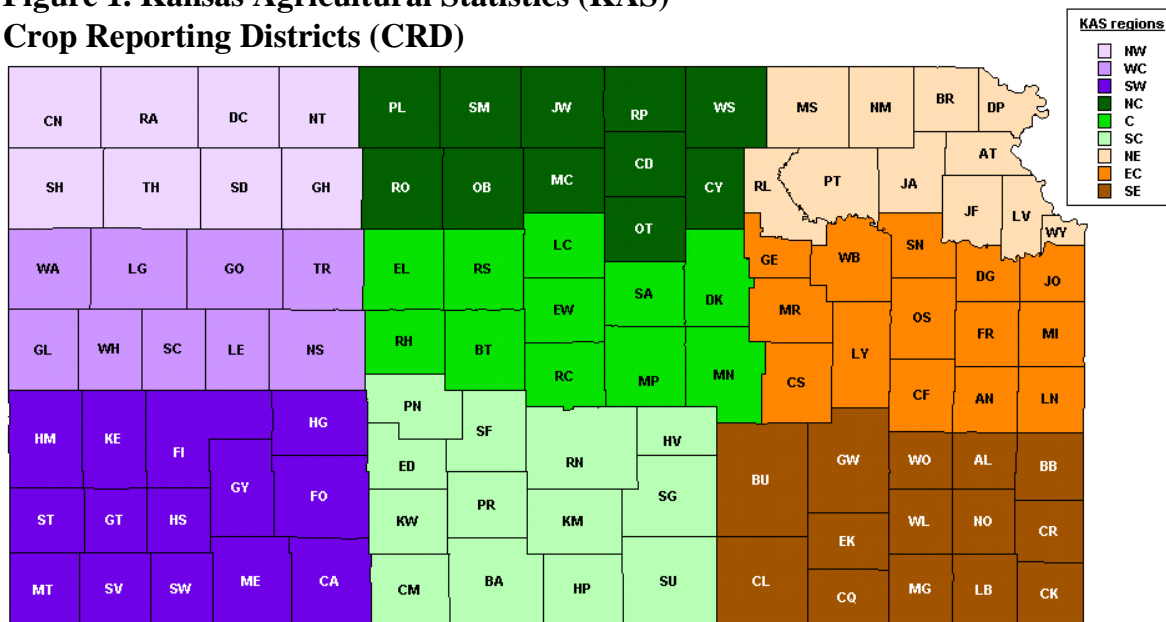
Region (CRD)	Non-irrigated Cropland		Pasture	
	Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Northwest	540	32.50	255	9.70
West Central	450	30.00	230	9.30
Southwest	440	25.60	240	8.80
North Central	635	39.00	375	13.70
Central	640	34.40	405	12.40
South Central	670	32.90	340	11.20
Northeast	990	60.00	625	15.30
East Central	975	41.50	620	16.80
Southeast	745	36.50	500	15.20

^a Kansas Agricultural Statistics, *Agricultural Land Values*, August 15, 2002.

Land values are for January 1, 2002; rents are for the year 2002.

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)**

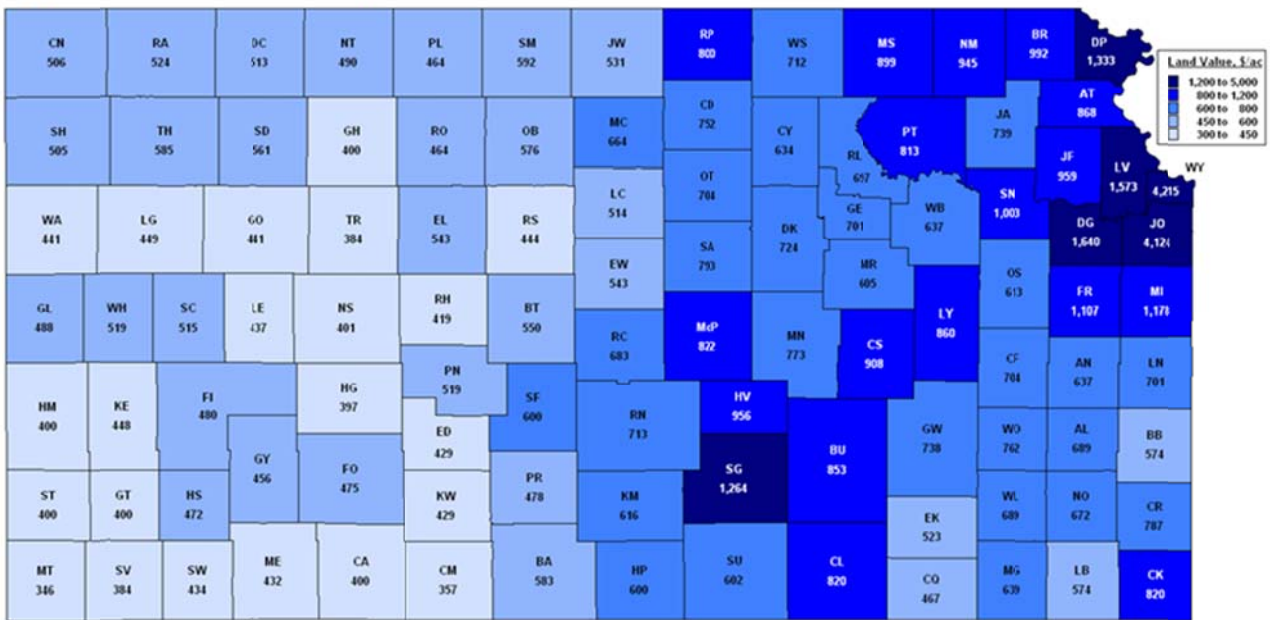


Figures 2-5 on the following pages show the CRD-level land values and cash rents for non-irrigated cropland and pasture reported in Table 1 prorated to the county level. In order to prorate the CRD level land values and cash rents to the county level, several pieces of information were required in addition 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.

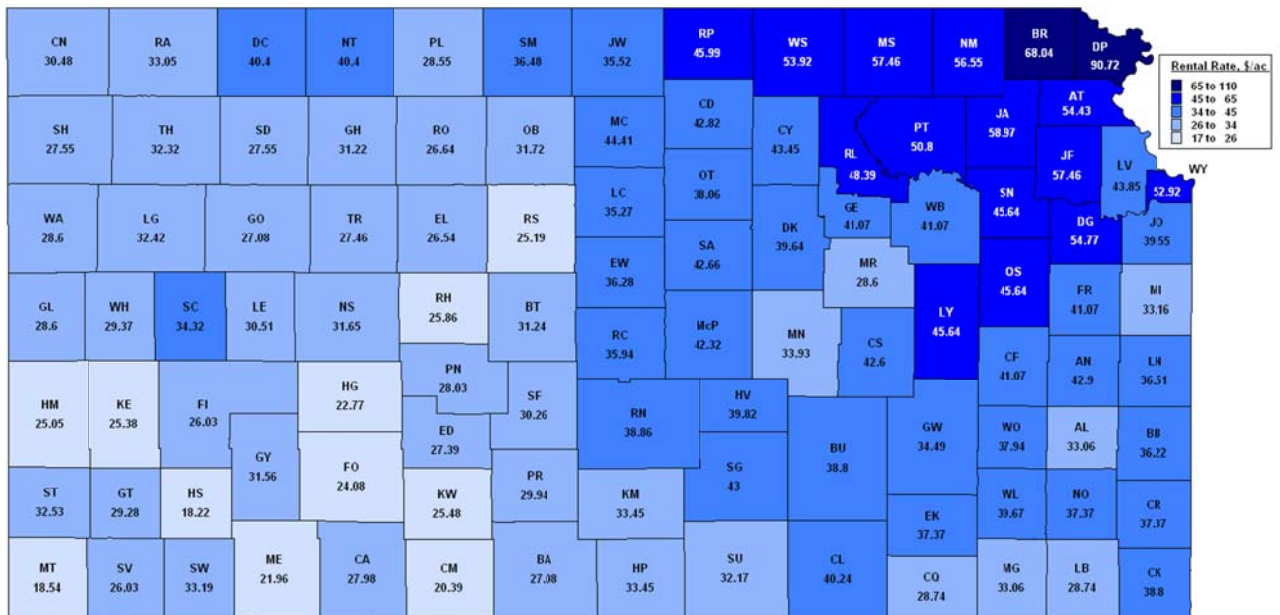
¹ This database is an in-house survey that FSA conducts and is not publicly available and thus was simply used to create county indices for both cash rents and land values.

Figure 2. Kansas Nonirrigated Land Values, 2002*



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

Figure 3. Kansas Nonirrigated Cash Rents, 2002*



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

Table 2. Estimated 2002 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	689	33.06	537	15.60
Anderson	AN	EC	637	42.90	434	14.04
Atchison	AT	NE	868	54.43	726	20.31
Barber	BA	SC	583	27.08	286	9.12
Barton	BT	C	550	31.24	394	11.15
Bourbon	BB	SE	574	36.22	493	16.71
Brown	BR	NE	992	68.04	560	19.04
Butler	BU	SE	853	38.80	546	14.48
Chase	CS	EC	908	42.60	482	17.56
Chautauqua	CQ	SE	467	28.74	423	11.42
Cherokee	CK	SE	820	38.80	599	19.50
Cheyenne	CN	NW	506	30.48	189	8.72
Clark	CA	SW	400	27.98	216	9.67
Clay	CY	NC	634	43.45	471	17.22
Cloud	CD	NC	752	42.82	456	17.22
Coffey	CF	EC	704	41.07	482	16.97
Comanche	CM	SC	357	20.39	226	8.78
Cowley	CL	SE	820	40.24	528	14.20
Crawford	CR	SE	787	37.37	652	20.05
Decatur	DC	NW	513	40.40	241	9.35
Dickinson	DK	C	724	39.64	374	14.09
Doniphan	DP	NE	1,333	90.72	568	22.85
Douglas	DG	EC	1,640	54.77	1,390	20.48
Edwards	ED	SC	429	27.39	281	10.47
Elk	EK	SE	523	37.37	405	12.53
Ellis	EL	C	543	26.54	310	10.27
Ellsworth	EW	C	543	36.28	397	11.74
Finney	FI	SW	480	26.03	207	6.45
Ford	FO	SW	475	24.08	254	12.54
Franklin	FR	EC	1,107	41.07	804	17.56
Geary	GE	EC	701	41.07	442	15.80
Gove	GO	WC	441	27.08	233	8.29
Graham	GH	NW	400	31.22	260	10.59
Grant	GT	SW	400	29.28	169	5.37
Gray	GY	SW	456	31.56	269	11.82
Greeley	GL	WC	488	28.60	206	8.29
Greenwood	GW	SE	738	34.49	537	14.20
Hamilton	HM	SW	400	25.05	150	6.45
Harper	HP	SC	600	33.45	320	12.16
Harvey	HV	SC	956	39.82	867	15.20
Haskell	HS	SW	472	18.22	235	9.67
Hodgeman	HG	SW	397	22.77	233	12.18
Jackson	JA	NE	739	58.97	614	16.25
Jefferson	JF	NE	959	57.46	573	16.25
Jewell	JW	NC	531	35.52	346	15.50
Johnson	JO	EC	4,124	39.55	3,821	21.95
Kearny	KE	SW	448	25.38	229	6.81
Kingman	KM	SC	616	33.45	354	12.16
Kiowa	KW	SC	429	25.48	227	8.11
Labette	LB	SE	574	28.74	458	20.89
Lane	LE	WC	437	30.51	209	8.88
Leavenworth	LV	NE	1,573	43.85	1,498	17.77

Table 2. Continued

County	Code	Region	Nonirrigated Land		Pasture Land	
			Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Lincoln	LC	C	514	35.27	368	11.74
Linn	LN	EC	701	36.51	600	15.80
Logan	LG	WC	449	32.42	173	8.88
Lyon	LY	EC	860	45.64	505	16.97
Marion	MN	C	773	33.93	565	15.56
Marshall	MS	NE	899	57.46	489	14.22
McPherson	McP	C	822	42.32	437	13.80
Meade	ME	SW	432	21.96	301	8.60
Miami	MI	EC	1,178	33.16	1,169	16.97
Mitchell	MC	NC	664	44.41	327	14.64
Montgomery	MG	SE	639	33.06	449	14.20
Morris	MR	EC	605	28.60	482	16.09
Morton	MT	SW	346	18.54	141	6.09
Nemaha	NM	NE	945	56.55	528	14.73
Neosho	NO	SE	672	37.37	511	20.89
Ness	NS	WC	401	31.65	296	11.84
Norton	NT	NW	490	40.40	315	11.21
Osage	OS	EC	613	45.64	442	15.80
Osborne	OB	NC	576	31.72	337	12.06
Ottawa	OT	NC	704	38.06	481	13.78
Pawnee	PN	SC	519	28.03	227	11.49
Phillips	PL	NC	464	28.55	312	12.06
Pottawatomie	PT	NE	813	50.80	552	12.95
Pratt	PR	SC	478	29.94	286	10.14
Rawlins	RA	NW	524	33.05	195	8.72
Reno	RN	SC	713	38.86	354	17.57
Republic	RP	NC	800	45.99	506	17.22
Rice	RC	C	683	35.94	456	11.45
Riley	RL	NE	697	48.39	536	12.19
Rooks	RO	NC	464	26.64	270	10.33
Rush	RH	C	419	25.86	310	10.57
Russell	RS	C	444	25.19	319	9.69
Saline	SA	C	793	42.66	567	15.56
Scott	SC	WC	515	34.32	196	7.99
Sedgwick	SG	SC	1,264	43.00	791	15.20
Seward	SW	SW	434	33.19	275	8.60
Shawnee	SN	EC	1,003	45.64	521	14.04
Sheridan	SD	NW	561	27.55	269	10.59
Sherman	SH	NW	505	27.55	206	8.72
Smith	SM	NC	592	36.48	363	13.78
Stafford	SF	SC	600	30.26	337	12.16
Stanton	ST	SW	400	32.53	160	8.60
Stevens	SV	SW	384	26.03	282	6.09
Sumner	SU	SC	602	32.17	457	12.84
Thomas	TH	NW	585	32.32	269	9.97
Trego	TR	WC	384	27.46	302	10.07
Wabaunsee	WB	EC	637	41.07	521	17.56
Wallace	WA	WC	441	28.60	237	8.88
Washington	WS	NC	712	53.92	473	13.20
Wichita	WH	WC	519	29.37	207	8.29
Wilson	WL	SE	689	39.67	405	14.76
Woodson	WO	SE	762	37.94	513	15.60
Wyandotte	WY	NE	4,215	52.92	4,101	18.28

^a Values estimated using KAS crop reporting district (CRD) values indexed to the county level.