



2004 Kansas Land Values and Cash Rents at the County Level

November 2004 (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, 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 2004 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

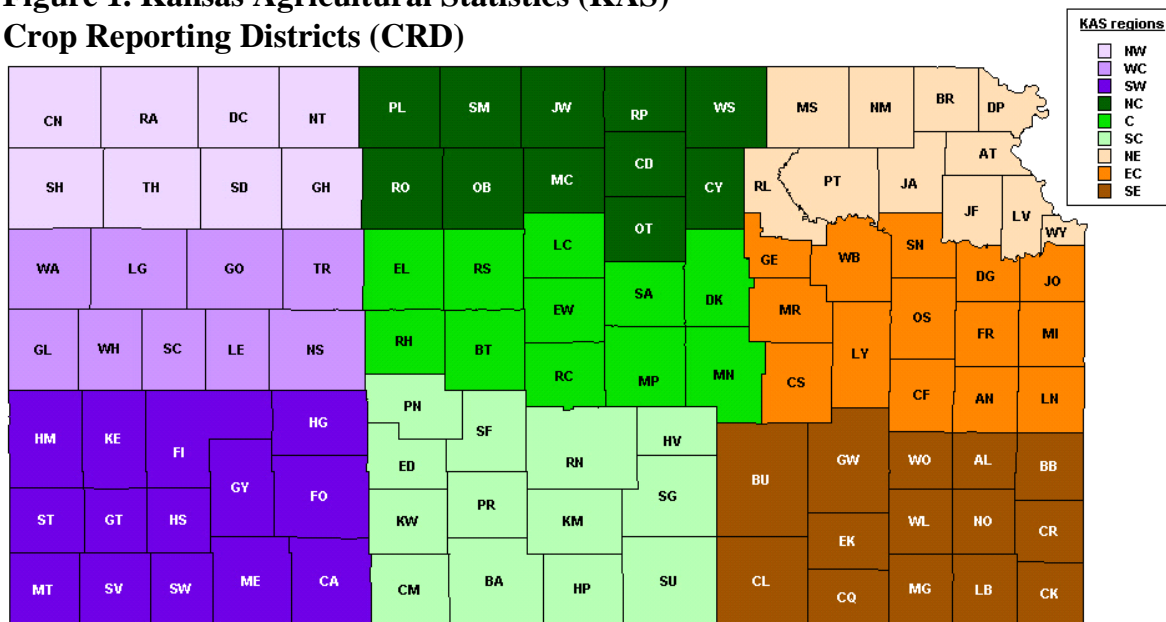
Region (CRD)	Non-irrigated Cropland		Pasture	
	Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Northwest	540	34.50	240	9.70
West Central	470	30.50	255	9.70
Southwest	450	26.50	250	8.70
North Central	645	40.50	410	14.10
Central	645	35.50	430	13.10
South Central	680	34.50	350	11.30
Northeast	1,020	62.50	650	16.10
East Central	1,000	42.50	650	17.60
Southeast	750	38.50	530	15.40

^a Kansas Agricultural Statistics, *Agricultural Land Values*, August 13, 2004.

Land values are for January 1, 2004; rents are for the year 2004.

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)**

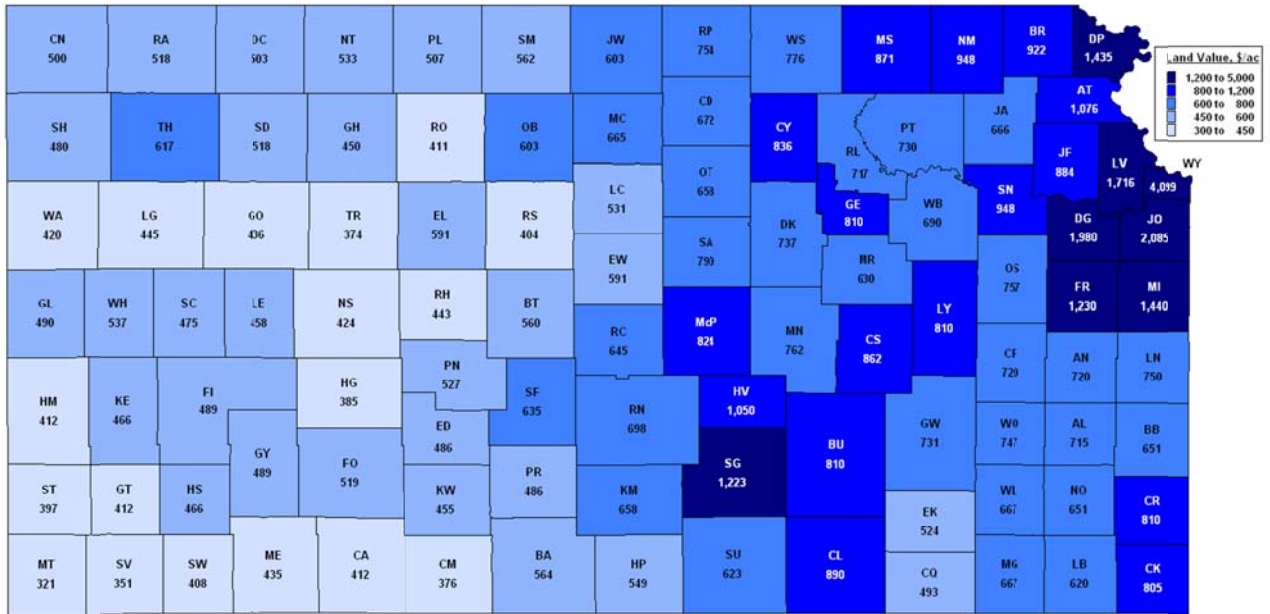


Figures 2-5 on the following pages show the CRD-level land values and cash rents for non-irrigated cropland and pasture reported in Table 1 prorated to the county level. In order to prorate the CRD level land values and cash rents to the county level, several pieces of information were required in addition 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 (average for the years 2001 through 2003) 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 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 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.

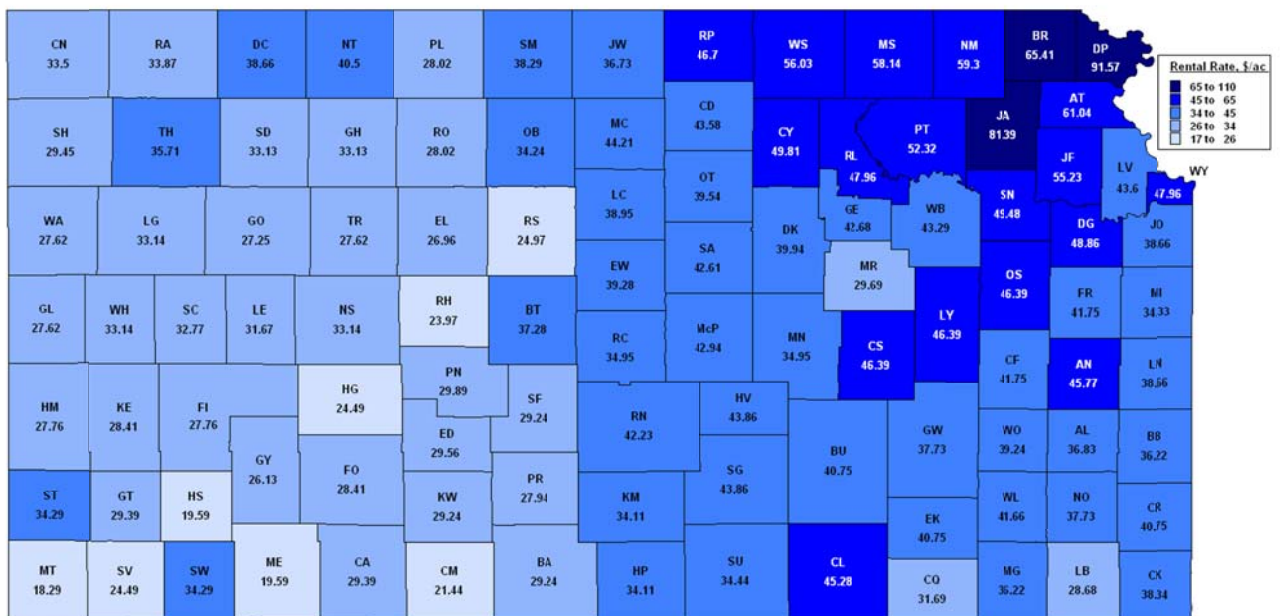
¹ This database is an in-house survey that FSA conducts and is not publicly available and thus was simply used to create county indices for both cash rents and land values.

Figure 2. Kansas Nonirrigated Land Values, 2004*



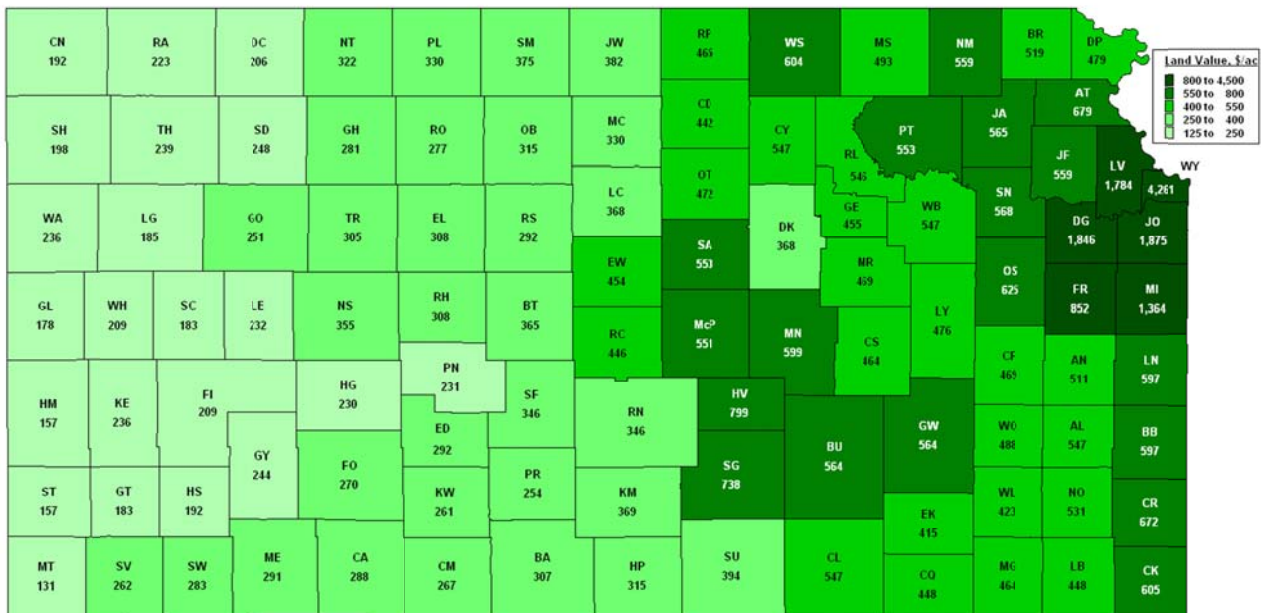
* Land values calculated using KAS crop reporting district values indexed to county level.

Figure 3. Kansas Nonirrigated Cash Rents, 2004*



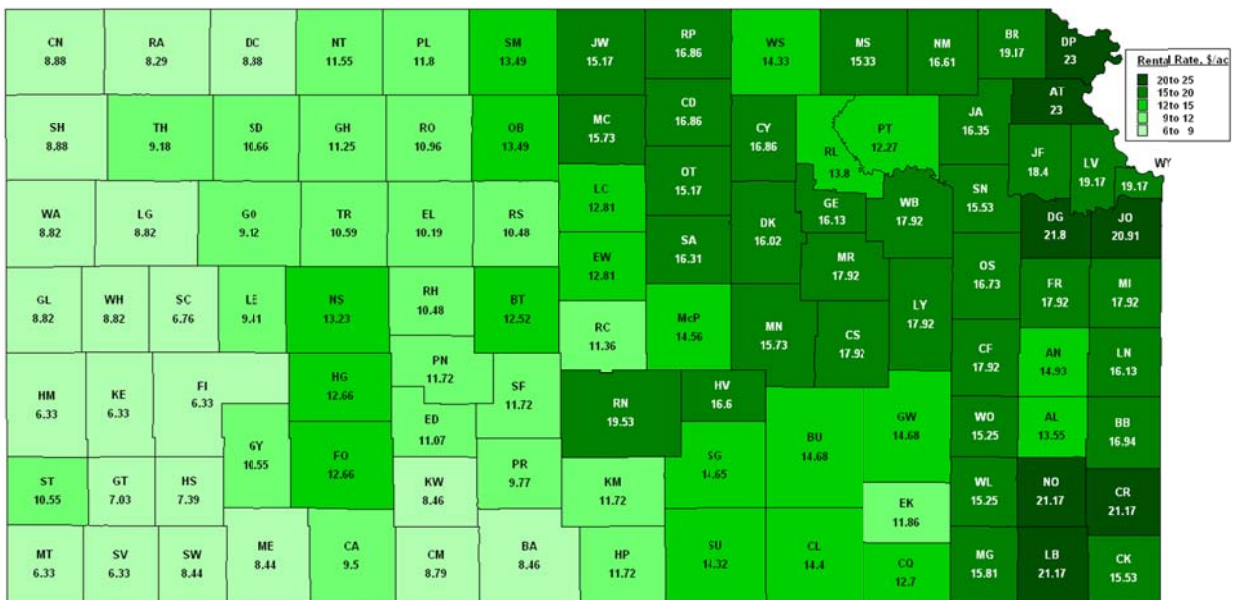
* Cash rent values calculated using KAS crop reporting district values indexed to county level.

Figure 4. Kansas Pasture Land Values, 2004*



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

Figure 5. Kansas Pasture Rents, 2004*



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

Table 2. Estimated 2004 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	715	36.83	547	13.55
Anderson	AN	EC	720	45.77	511	14.93
Atchison	AT	NE	1,076	61.04	679	23.00
Barber	BA	SC	564	29.24	307	8.46
Barton	BT	C	560	37.28	365	12.52
Bourbon	BB	SE	651	36.22	597	16.94
Brown	BR	NE	922	65.41	519	19.17
Butler	BU	SE	810	40.75	564	14.68
Chase	CS	EC	862	46.39	464	17.92
Chautauqua	CQ	SE	493	31.69	448	12.70
Cherokee	CK	SE	805	38.34	605	15.53
Cheyenne	CN	NW	500	33.50	192	8.88
Clark	CA	SW	412	29.39	288	9.50
Clay	CY	NC	836	49.81	547	16.86
Cloud	CD	NC	672	43.58	442	16.86
Coffey	CF	EC	720	41.75	469	17.92
Comanche	CM	SC	376	21.44	267	8.79
Cowley	CL	SE	890	45.28	547	14.40
Crawford	CR	SE	810	40.75	672	21.17
Decatur	DC	NW	503	38.66	206	8.88
Dickinson	DK	C	737	39.94	368	16.02
Doniphan	DP	NE	1,435	91.57	479	23.00
Douglas	DG	EC	1,980	48.86	1,846	21.80
Edwards	ED	SC	486	29.56	292	11.07
Elk	EK	SE	524	40.75	415	11.86
Ellis	EL	C	591	26.96	308	10.19
Ellsworth	EW	C	591	39.28	454	12.81
Finney	FI	SW	489	27.76	209	6.33
Ford	FO	SW	519	28.41	270	12.66
Franklin	FR	EC	1,230	41.75	852	17.92
Geary	GE	EC	810	42.68	455	16.13
Gove	GO	WC	436	27.25	251	9.12
Graham	GH	NW	450	33.13	281	11.25
Grant	GT	SW	412	29.39	183	7.03
Gray	GY	SW	489	26.13	244	10.55
Greeley	GL	WC	490	27.62	178	8.82
Greenwood	GW	SE	731	37.73	564	14.68
Hamilton	HM	SW	412	27.76	157	6.33
Harper	HP	SC	549	34.11	315	11.72
Harvey	HV	SC	1,050	43.86	799	16.60
Haskell	HS	SW	466	19.59	192	7.39
Hodgeman	HG	SW	385	24.49	230	12.66
Jackson	JA	NE	666	81.39	565	16.35
Jefferson	JF	NE	884	55.23	559	18.40
Jewell	JW	NC	603	36.73	382	15.17
Johnson	JO	EC	2,085	38.66	1,875	20.91
Kearny	KE	SW	466	28.41	236	6.33
Kingman	KM	SC	658	34.11	369	11.72
Kiowa	KW	SC	455	29.24	261	8.46
Labette	LB	SE	620	28.68	448	21.17
Lane	LE	WC	458	31.67	232	9.41
Leavenworth	LV	NE	1,716	43.60	1,784	19.17

Table 2. Continued

County	Code	Region	Nonirrigated Land		Pasture Land	
			Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Lincoln	LC	C	531	38.95	368	12.81
Linn	LN	EC	750	38.66	597	16.13
Logan	LG	WC	445	33.14	185	8.82
Lyon	LY	EC	810	46.39	476	17.92
Marion	MN	C	762	34.95	599	15.73
Marshall	MS	NE	871	58.14	493	15.33
McPherson	McP	C	824	42.94	551	14.56
Meade	ME	SW	435	19.59	291	8.44
Miami	MI	EC	1,440	34.33	1,364	17.92
Mitchell	MC	NC	665	44.21	330	15.73
Montgomery	MG	SE	667	36.22	464	15.81
Morris	MR	EC	630	29.69	469	17.92
Morton	MT	SW	321	18.29	131	6.33
Nemaha	NM	NE	948	59.30	559	16.61
Neosho	NO	SE	651	37.73	531	21.17
Ness	NS	WC	424	33.14	355	13.23
Norton	NT	NW	533	40.50	322	11.55
Osage	OS	EC	757	46.39	625	16.73
Osborne	OB	NC	603	34.24	315	13.49
Ottawa	OT	NC	658	39.54	472	15.17
Pawnee	PN	SC	527	29.89	231	11.72
Phillips	PL	NC	507	28.02	330	11.80
Pottawatomie	PT	NE	730	52.32	553	12.27
Pratt	PR	SC	486	27.94	254	9.77
Rawlins	RA	NW	518	33.87	223	8.29
Reno	RN	SC	698	42.23	346	19.53
Republic	RP	NC	754	46.70	465	16.86
Rice	RC	C	645	34.95	446	11.36
Riley	RL	NE	717	47.96	546	13.80
Rooks	RO	NC	411	28.02	277	10.96
Rush	RH	C	443	23.97	308	10.48
Russell	RS	C	404	24.97	292	10.48
Saline	SA	C	790	42.61	553	16.31
Scott	SC	WC	475	32.77	183	6.76
Sedgwick	SG	SC	1,223	43.86	738	14.65
Seward	SW	SW	408	34.29	283	8.44
Shawnee	SN	EC	948	49.48	568	15.53
Sheridan	SD	NW	518	33.13	248	10.66
Sherman	SH	NW	480	29.45	198	8.88
Smith	SM	NC	562	38.29	375	13.49
Stafford	SF	SC	635	29.24	346	11.72
Stanton	ST	SW	397	34.29	157	10.55
Stevens	SV	SW	351	24.49	262	6.33
Sumner	SU	SC	623	34.44	394	14.32
Thomas	TH	NW	617	35.71	239	9.18
Trego	TR	WC	374	27.62	305	10.59
Wabaunsee	WB	EC	690	43.29	547	17.92
Wallace	WA	WC	420	27.62	236	8.82
Washington	WS	NC	776	56.03	604	14.33
Wichita	WH	WC	537	33.14	209	8.82
Wilson	WL	SE	667	41.66	423	15.25
Woodson	WO	SE	747	39.24	488	15.25
Wyandotte	WY	NE	4,099	47.96	4,261	19.17

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