

Kansas

Agricultural Land Values and Trends 2025

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Agricultural Economics



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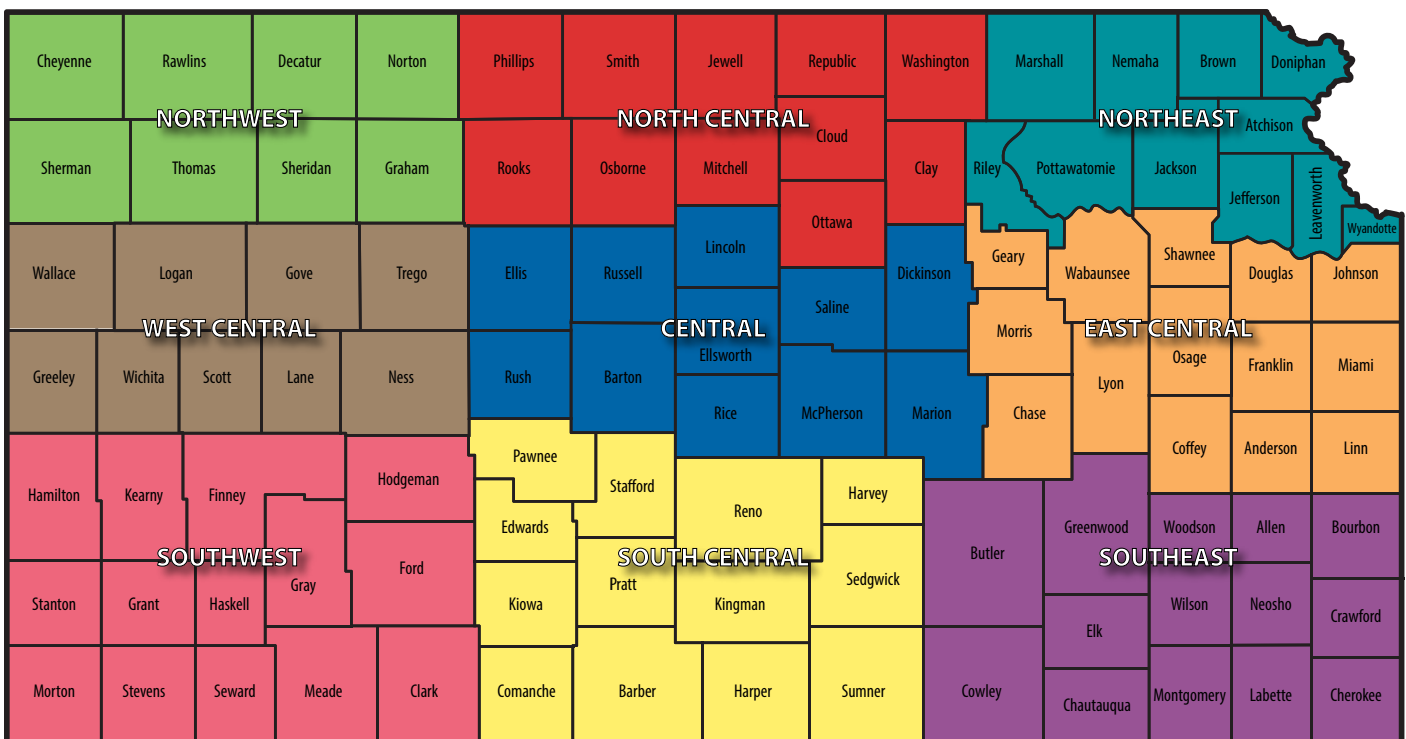
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Kansas Land Region Map



Kansas land regions in this book are consistent with Crop Reporting Districts used by the National Agricultural Statistics Service (NASS).

Acknowledgments

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Electronic copies of this publication can be found at:

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Hard copies are also available through some KSFMRA members and K-State Extension offices.

Disclosure

Data in this publication includes parcels sold from October of 2024 (Quarter 4 of 2024) through September of 2025 (Quarters 1-3 of 2025). This will be referred to throughout the book as “2025” land sales and is compared to “2024” land sales, which are from October 2023 through September 2024. In an attempt to capture parcels selling for agricultural land purposes on an open market sale, many observations were removed from the data set. No adjustments were made to the reported per acre sales value based on land quality, location, fencing, water availability, mineral rights, energy leases, etc., as that information was not available with the sale price.

Parcels are classified as irrigated cropland, non-irrigated cropland, or pasture/hay ground based at least 75% of the parcel acres fitting into that category, termed “puritan” parcels. An economic procedure is used to compute average value per acre based on the listed price per acre and the parcel’s percentage composition of irrigated cropland, non-irrigated cropland, and pasture/hay ground. Minimum, maximum and averages values are based on this economic model and puritan parcels. Therefore, even though many sale acres are reported for the county, there may not be sufficient puritans to publish county-level values.

Readers are asked to exercise discretion when using data from this report. Reported market values should not be used as a substitute for a Land Professional.



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About the ASFMRA

The American Society of Farm Managers and Rural Appraisers® (ASFMRA®) is the largest professional association for rural property land experts, boasting more than 2,100 members in 31 chapters throughout the United States. More than 40% of ASFMRA's members hold a designation as an Accredited Farm Manager (AFM), Accredited Rural Appraiser (ARA), Real Property Review Appraiser (RPRA) or Accredited Agricultural Consultant (ACC).

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2025: A Year in Review

Welcome to the eighth edition of the Kansas Land Values and Trends. We appreciate the support of the Kansas Society of Farm Managers and Rural Appraisers as well as all our advertisers in the creation of this publication. We hope it provides useful and timely information for you and your business.

The year 2025 was a difficult year for input and output prices and farm income, especially for crop farmers. While yields did increase with the end of several dry years, the year did not allow for opportunities to price those crops at higher levels as was the case in 2023 and 2024. Crop insurance revenue guarantees decreased from 2025 levels and are expected to be relatively flat for the 2026 crops. The farm safety net will increase due to the passage of the One Big Beautiful Bill Act for crops raised in 2025 with those revenues to be received in the fall of 2026. Crop net farm income was boosted substantially by program payments enacted into law at the end of 2024 (roughly \$42,000 per farm) and the announced bridge payments to be received before the end of February 2026 (likely to be about the same or slightly higher than those received in 2025). Figure 1 illustrates the crop reference price estimates just before the February window when the reference price for corn and soybeans is determined. Wheat is set for the 2026 crop. The reference price declined by another 5% for wheat on top of a 33% decline from 2023 to 2025. The reference price is expected to decline by another 2.6% in 2026 for corn on top of a 20.5% decline for the previous two years. The reference price is expected to increase by 2.5% in 2026 for soybeans ending the 23.4% decrease from 2023 to 2025. Without corresponding decreases in crop input prices or an increase in crop output prices, 2026 looks continues to look to be a difficult income year for crop producers except for the increase in farm bill payments.

Net Farm Income, as measured by the Kansas Farm Management Association, in 2021 was a record high of \$319,180. Net farm income fell from the record level in 2021 to \$177,696. In 2023, net farm income fell again to \$100,618 per farm. In 2024, net farm income was \$98,583, roughly 30% of the 2021 levels. Most of this decrease was from increased input prices and lower commodity prices. Figure 2 shows average net crop insurance per farm for 2021, 2022, 2023, and 2024. On a statewide basis, 83% of Kansas farm income in 2023 and 25% of net farm income in 2024 was from net crop insurance payments. The importance of crop insurance proceeds varied widely throughout Kansas in 2023 and 2024. In 2025, it is expected that net farm income for crops will remain steady from 2024 levels due to increasing farm commodity bridge payments enacted in December. Net Farm Income in 2026 is expected to also remain near the net farm income levels of 2025 due to level commodity prices and increasing government payments enacted in the One Big Beautiful Bill and some lower operating costs.

What does this mean for land values? Steady commodity prices, slightly lower interest rates and steady net farm income will translate into steady or perhaps decreasing land values in 2026. With a softening of the farm economy from 2025 to 2026, land values will not increase at the levels in 2022, 2023, and 2024. Figure 3 shows Kansas land values (as reported by National Ag. Statistics Service) back to 1950. Land values were reported to increase by 22.8% in 2022, 13.6% in 2023, 8.0% in 2024, and 4.4% in 2025. Based on historical changes less than 1 in 4 years see an increase of more than 10%. Land value increases in 2026 may be close to zero. Since 1950, land values have increased by an average of 5.3% annually. Inflation-adjusted agricultural land values have increased by 2.1% since 1950. Two years in three since 1950, Kansas land values increased higher than the inflation rate.

As always, local land markets will react to different levels based on the ability of farmers to bid on land. Some of the differences in the reaction of land values across the state come from alternative uses for land including hunting, oil and gas exploration, and wind turbine development. However, the primary use of most land in Kansas is for agriculture. Please explore this book to see local land market trends in your district and county in 2025.

Sincerely,

Allen Featherstone

Kansas State University

Department of Agricultural Economics

Department Head and Professor

Figure 1. Crop Insurance Reference Price for 2022-2025 and expected 2026 for Wheat, Corn, and Soybeans

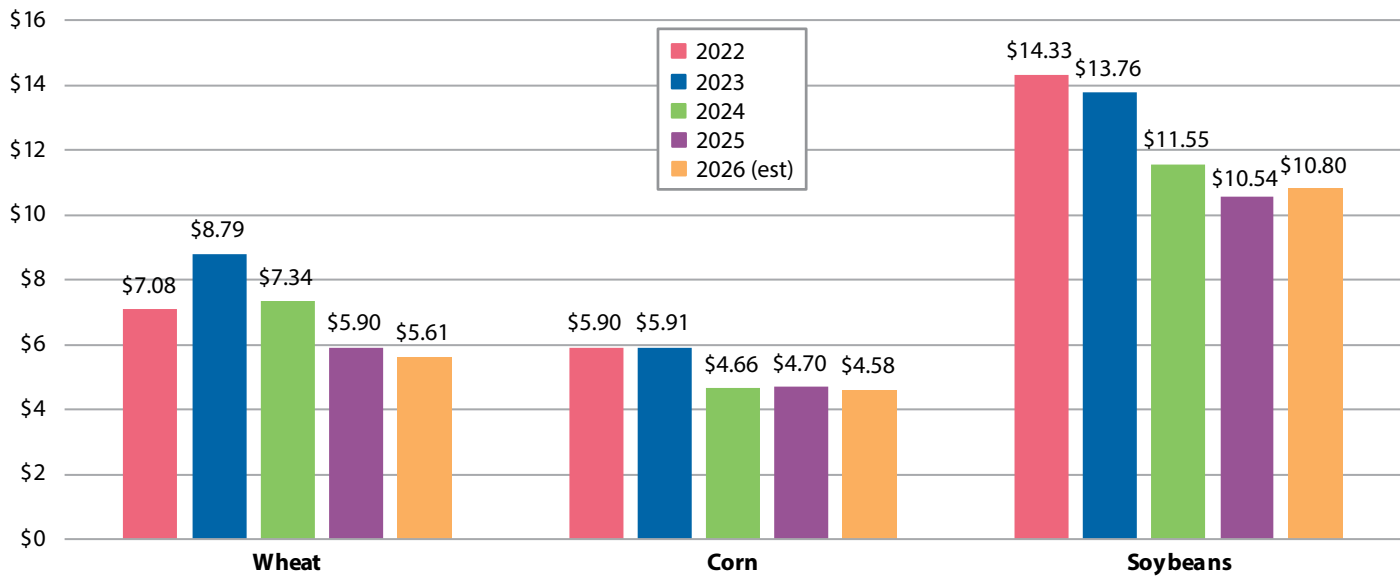


Figure 2. 2021-2024 Average Net Crop Insurance per Farm

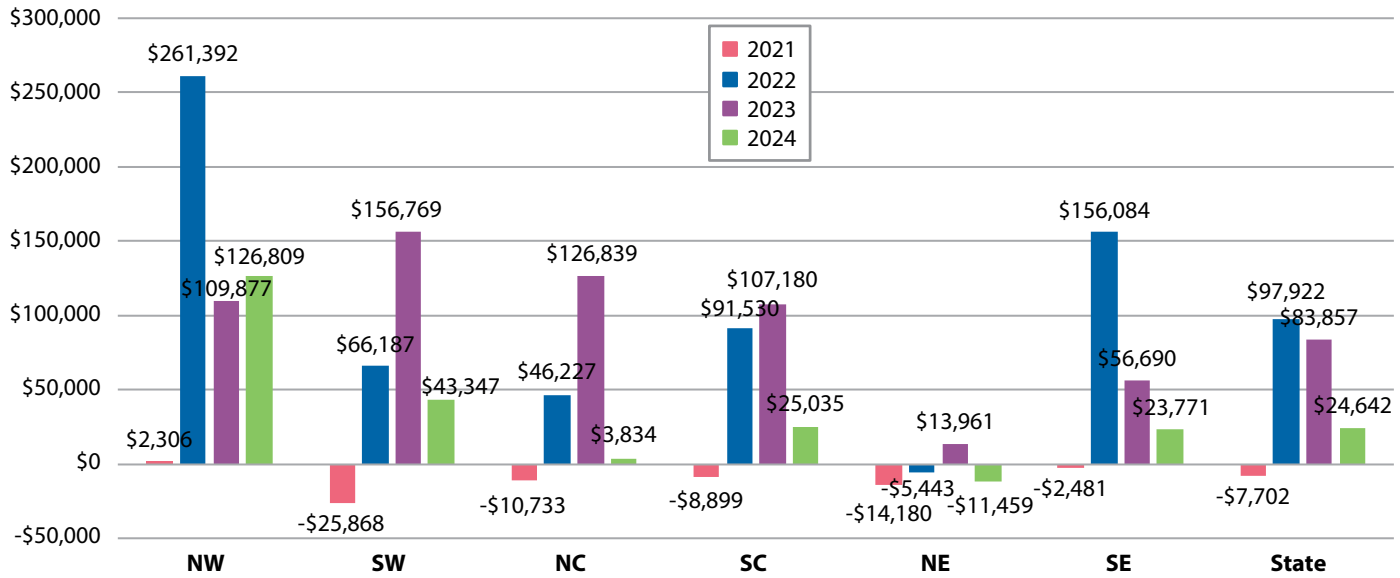
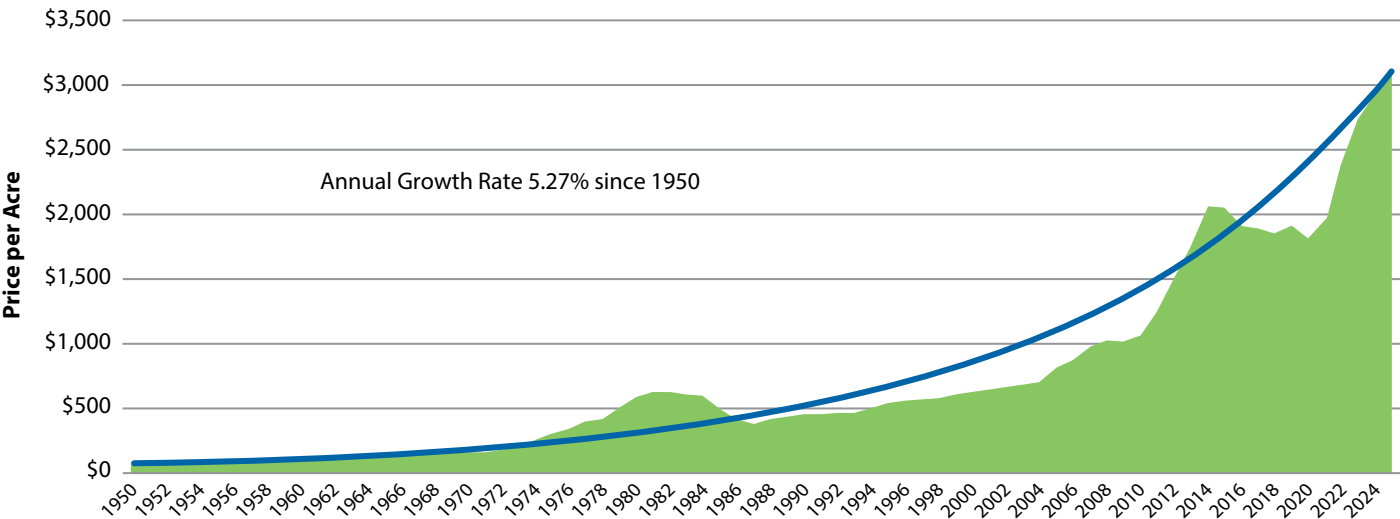


Figure 3. NASS reported Kansas Land Values 1950 through 2025



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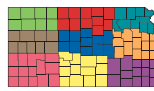
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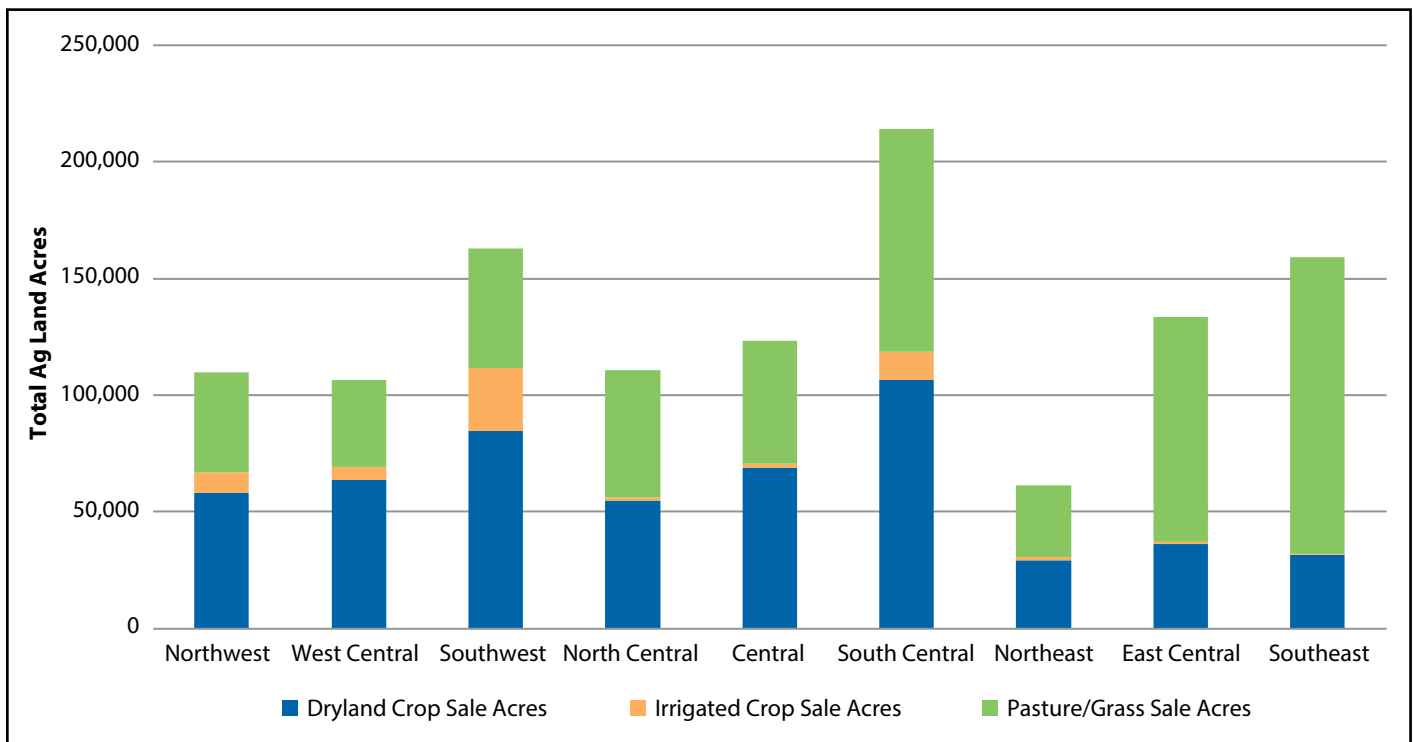
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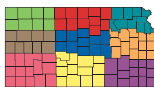


Land Acres Sold – By Region

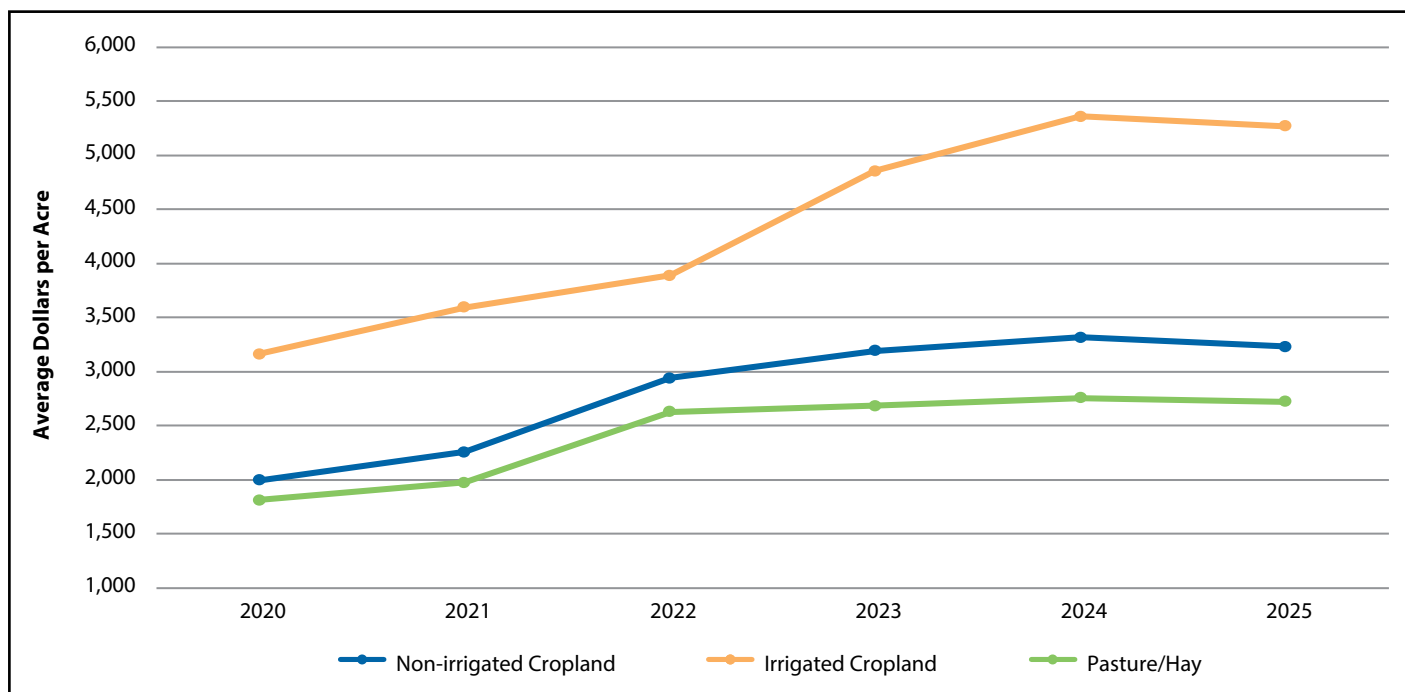


Region	Dryland Crop Sale Acres	Irrigated Crop Sale Acres	Pasture/Grass Sale Acres	Total Sale Acres
Northwest	58,131	9,025	42,859	110,016
West Central	63,812	5,263	37,626	106,700
Southwest	84,801	26,797	51,379	162,977
North Central	54,683	1,550	54,286	110,518
Central	68,900	1,772	52,765	123,438
South Central	106,487	12,179	95,723	214,389
Northeast	29,068	1,492	30,811	61,371
East Central	36,183	762	96,680	133,625
Southeast	31,658	253	127,175	159,086
State	533,723	59,093	589,304	1,182,120

Nearly 1.2 million acres of agricultural land were sold in 2025, mainly comprised of grass and non-irrigated crop ground. Irrigated crop ground made up a relatively small portion of sales. Land sales volume varied by region. Like previous years, the Southwest and South Central regions had the highest sales volumes. The Southeast region also had a significant number of sale acres compared to normal sales volume. While the Northeast region has the highest prices per acre, it is by far the smallest in sales volume.



Trends in Average Land Value – By Type



Type	Dollars per Acre						% Change in 2025 Dollars from 2024
	2020	2021	2022	2023	2024	2025	
Irrigated Cropland	3,162	3,596	3,889	4,856	5,359	5,271	-1.6%
Non-Irrigated Cropland	1,996	2,257	2,942	3,194	3,316	3,230	-2.6%
Pasture/Hay Ground	1,813	1,975	2,630	2,683	2,757	2,721	-1.3%

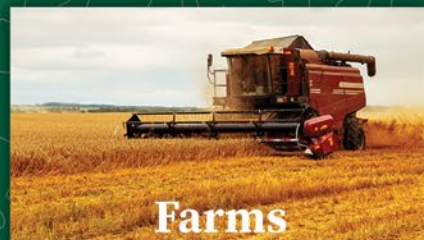
It is difficult to interpret a state average land value because significant variability exists based on region, productivity level, local demand, and other factors, making the overall average unreflective of any single market. When averaging the price per acre from all sales across Kansas, what tends to happen is that areas with high sales volumes drive the average. In Kansas, the Southwest region accounts for many of the cropland sales but also has the lowest price per acre, so values in that region heavily influence the state average. Likewise, much of the pasture/hay ground acreage sells in the East Central and Southeast regions, so the pasture/hay ground state average is largely influenced by sales in this area. This is why non-irrigated and pasture/hay ground values are closer than expected when compared at the state level. Evaluating the trend of these values over time, however, does reveal insightful information.

All types of agricultural land saw a slight decline in value compared to 2024, likely driven by lower profitability in the agricultural sector. Non-irrigated cropland, which makes up most of the agricultural land in the state, decreased 2.6% in value at the state level. Irrigated cropland, primarily located in the three western regions of Kansas and the South Central region, also showed a slight decline of 1.6% compared to 2024. Agricultural land for pasture and grass hay followed a similar trend with a 1.3% decline. Regional trends in these three agricultural land categories are displayed on the following pages. While state trends give an overall picture, local markets are highly variable.



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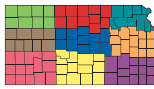
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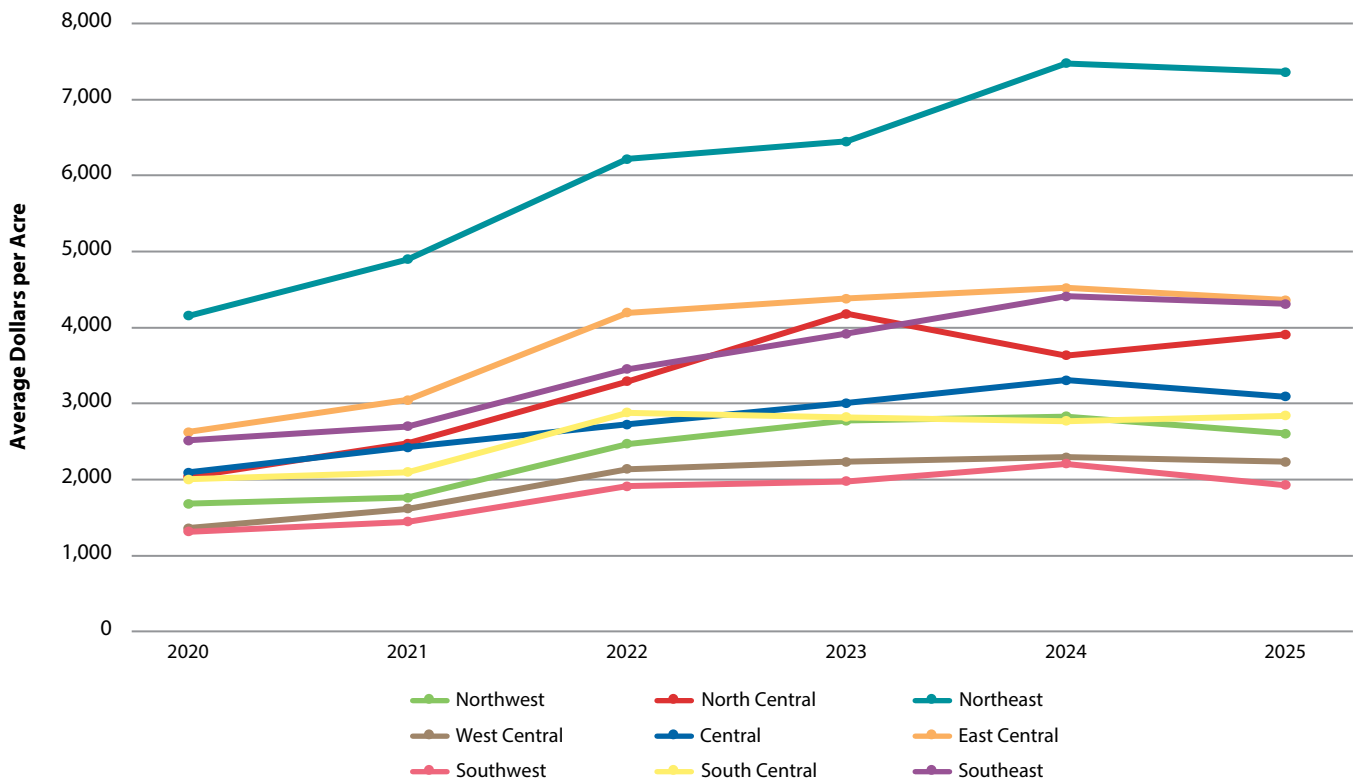
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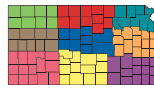
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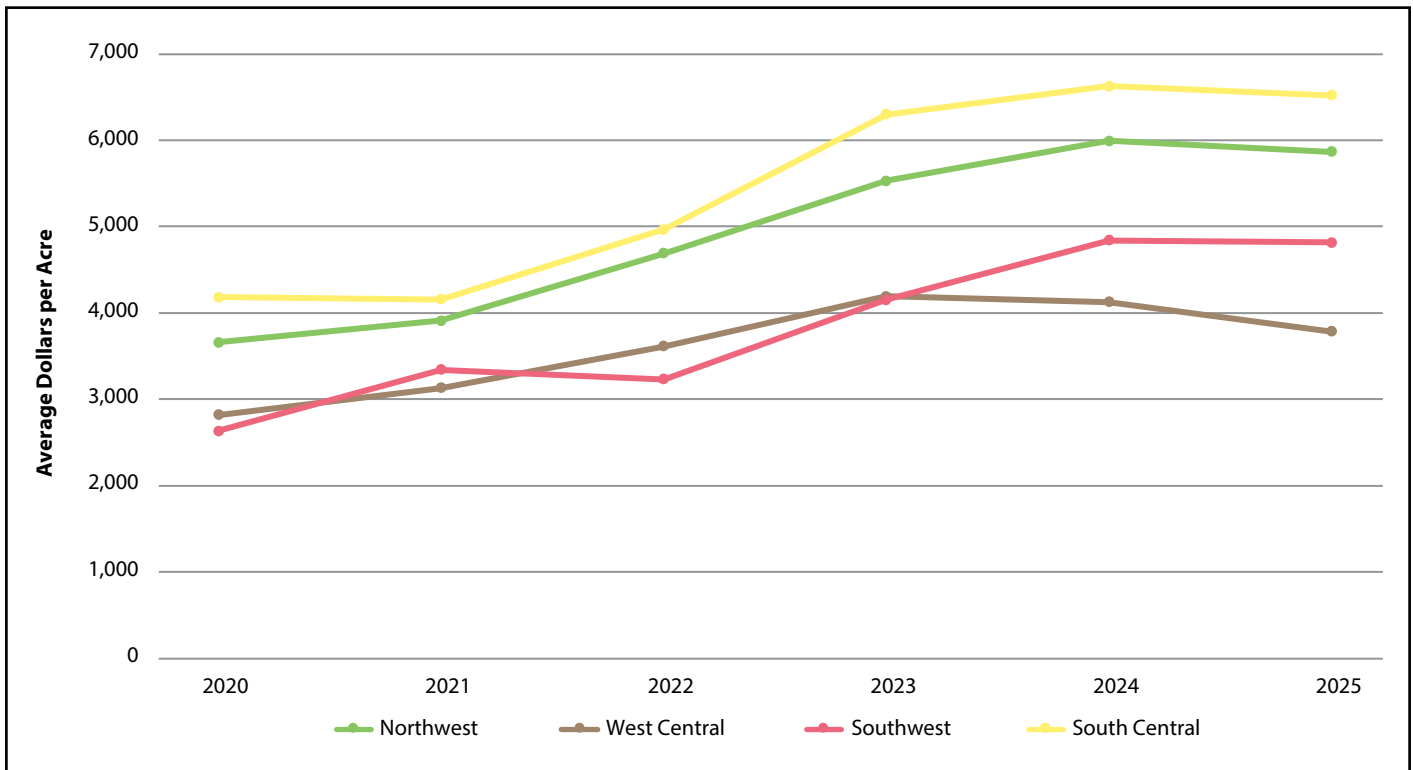
Trends in Non-irrigated Land Value – By Region



Region	Average Dollars per Acre						% Change in 2025 Dollars from 2024
	2020	2021	2022	2023	2024	2025	
Northwest	1,682	1,760	2,468	2,775	2,832	2,603	-8.1%
West Central	1,357	1,616	2,137	2,234	2,293	2,231	-2.7%
Southwest	1,314	1,443	1,912	1,976	2,207	1,928	-12.6%
North Central	2,037	2,476	3,292	4,180	3,631	3,911	7.7%
Central	2,091	2,425	2,722	3,008	3,309	3,091	-6.6%
South Central	2,002	2,099	2,878	2,822	2,771	2,838	2.4%
Northeast	4,154	4,899	6,216	6,449	7,479	7,363	-1.6%
East Central	2,623	3,045	4,197	4,383	4,520	4,360	-3.5%
Southeast	2,513	2,697	3,453	3,920	4,412	4,308	-2.4%

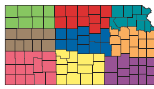


Trends in Irrigated Land Value – By Region

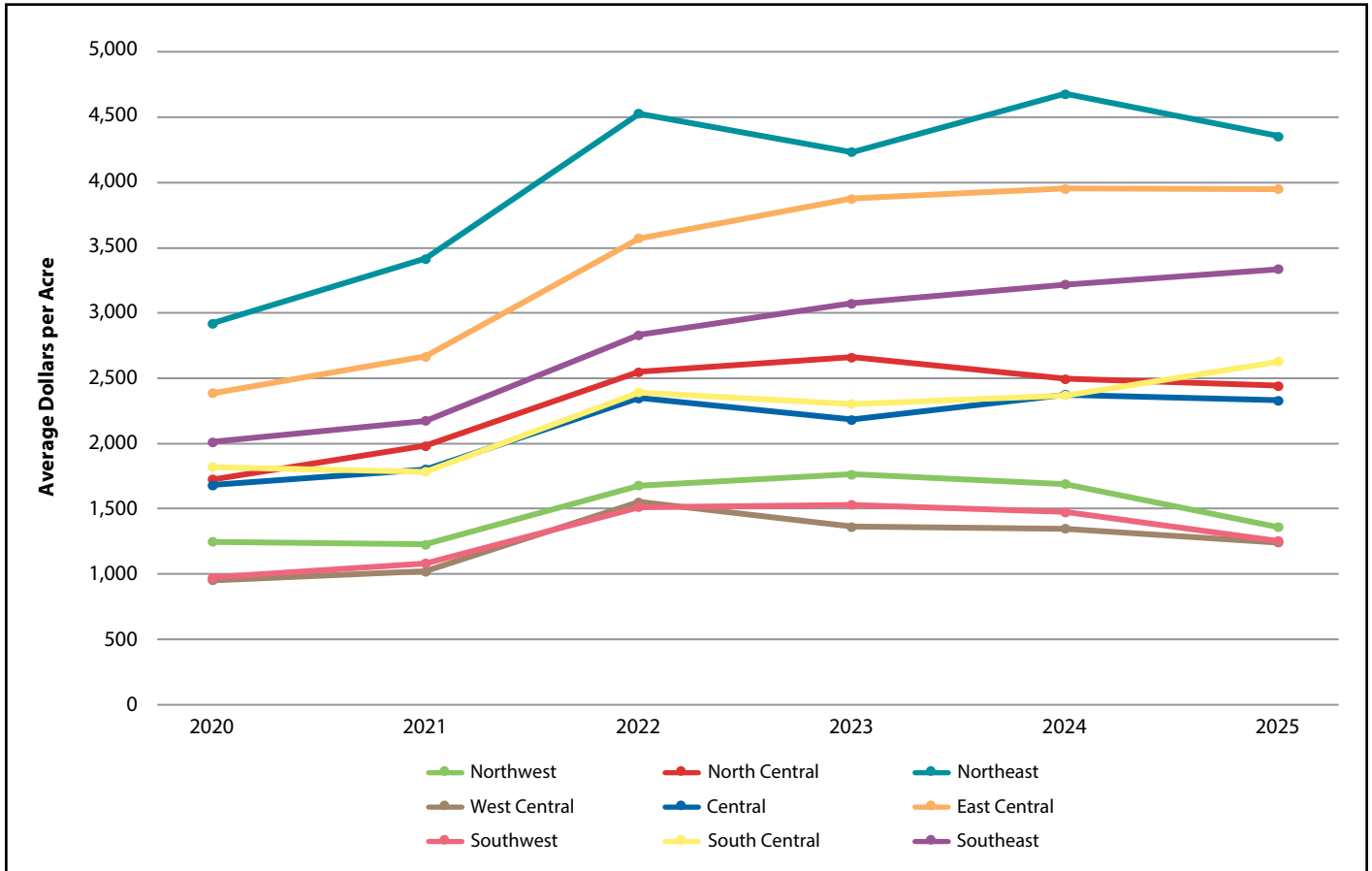


Region	Average Dollars per Acre						% Change in 2025 Dollars from 2024
	2020	2021	2022	2023	2024	2025	
Northwest	3,660	3,913	4,690	5,530	5,992	5,867	-2.1%
West Central	2,819	3,130	3,615	4,193	4,128	3,784	-8.3%
Southwest	2,634	3,342	3,233	4,151	4,841	4,815	-0.5%
South Central	4,182	4,155	4,967	6,297	6,624	6,521	-1.6%

*Limited sales of irrigated crop ground makes trends fluctuate. The Southwest region is the only region that has a consistently large amount of irrigated land sales.



Trends in Pasture/Hay Ground Land Value – By Region



Region	Average Dollars per Acre						% Change in 2025 Dollars from 2024
	2020	2021	2022	2023	2024	2025	
Northwest	1,247	1,228	1,677	1,764	1,689	1,361	-19.4%
West Central	951	1,022	1,551	1,363	1,348	1,242	-7.9%
Southwest	974	1,081	1,513	1,530	1,475	1,253	-15.1%
North Central	1,726	1,983	2,550	2,661	2,496	2,444	-2.1%
Central	1,681	1,803	2,349	2,183	2,376	2,331	-1.9%
South Central	1,819	1,784	2,392	2,304	2,368	2,629	11.0%
Northeast	2,921	3,418	4,529	4,233	4,679	4,356	-6.9%
East Central	2,387	2,667	3,571	3,877	3,954	3,949	-0.1%
Southeast	2,011	2,175	2,831	3,074	3,219	3,336	3.6%



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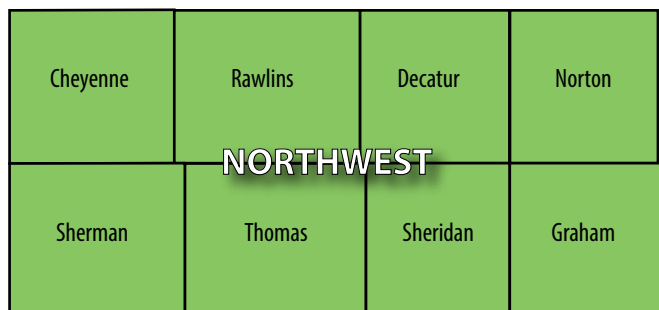
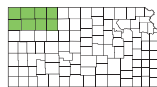
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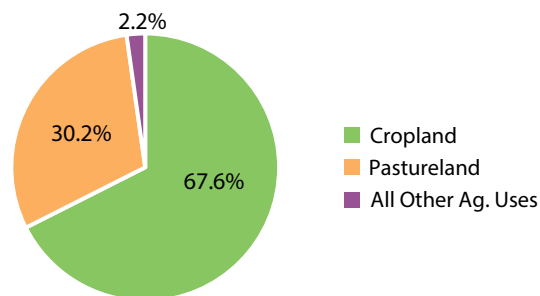


NORTHWEST

The Northwest region of Kansas is comprised of eight counties with 4,402,027 acres of farmland, according to the 2022 Census of Agriculture. At the county level, farm size averages between 1,153 to 2,023 acres for the 2,854 farms in this region. Farmland is comprised of 67.6% cropland and 30.2% pasture.

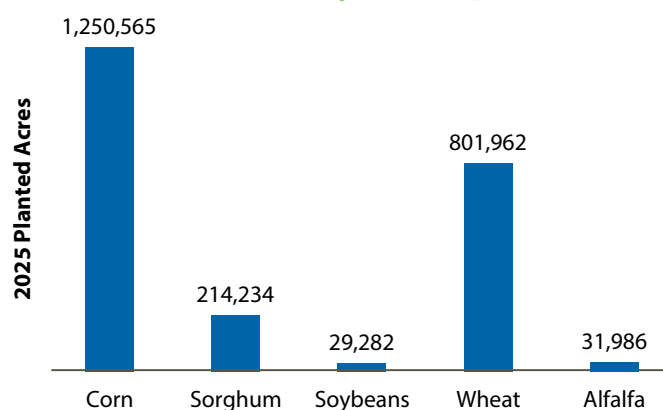
Main cash crops in this region include corn, wheat, and to a lesser extent, grain sorghum. Main livestock enterprises in this region include beef and dairy cattle.

Farmland Uses



Based on the 2022 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

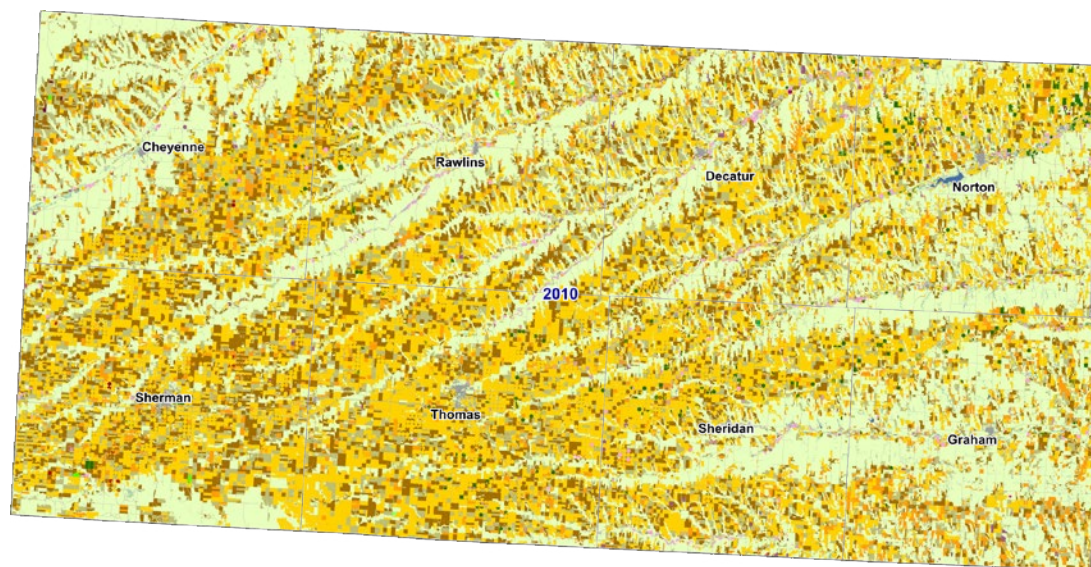
Primary Crops



Based on FSA reported planted acres in 2025



2024 Northwest Kansas Cropland Data Layer



Land Cover Categories (by decreasing acreage)

AGRICULTURE*

- Grass/Pasture
- Corn
- Winter Wheat
- Fallow/Idle Cropland
- Sorghum
- Alfalfa
- Soybeans
- Oats
- Triticale
- Spring Wheat
- Dbf Crop WinWht/Sorghum
- Peas
- Dbf Crop WinWht/Corn
- Dbf Crop Triticale/Corn
- Dry Beans
- Millet

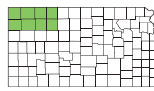
NON-AGRICULTURE**

- Developed/Open Space
- Woody Wetlands
- Developed/Low Intensity
- Developed/Medium Intensity
- Open Water
- Barren

0 6.14 12.29 18.43
miles

Produced by CropScape - <http://nassgeodata.gmu.edu/CropScape>

* Top 16 agriculture categories / ** Top 6 non-agriculture categories listed



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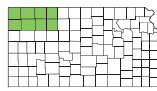
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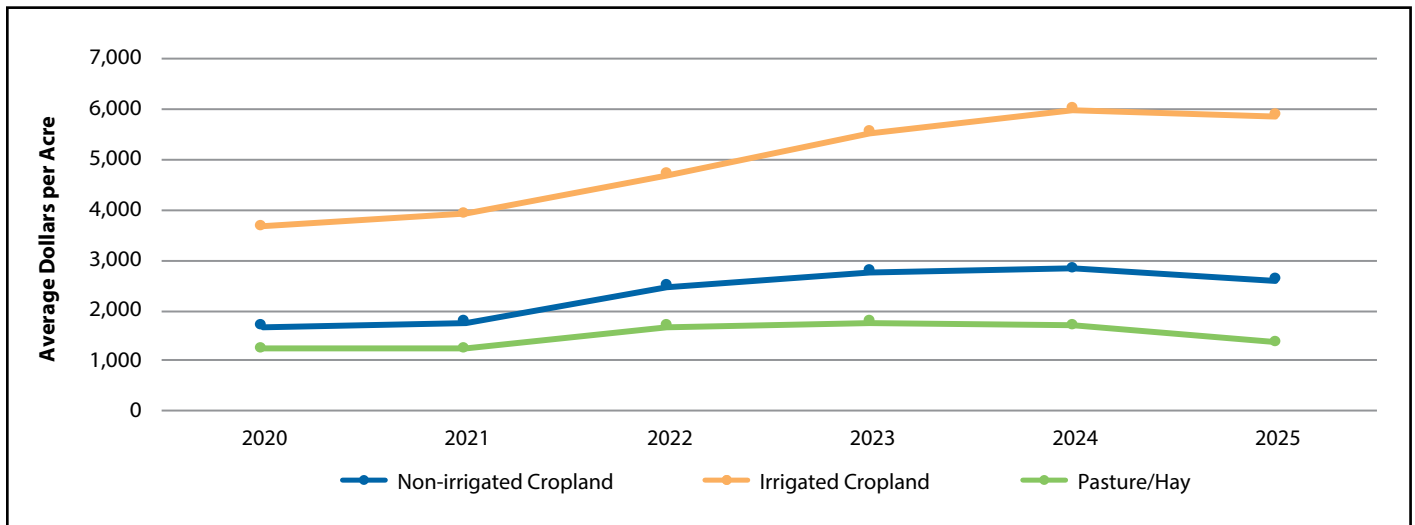
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Trend in Average Land Value – By Type



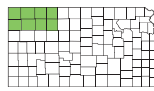
Type	Average Dollars per Acre						% Change in 2025 Dollars from 2024
	2020	2021	2022	2023	2024	2025	
Non-irrigated Cropland	1,682	1,760	2,468	2,775	2,832	2,603	-8.1%
Irrigated Cropland	3,660	3,913	4,690	5,530	5,992	5,867	-2.1%
Pasture/Hay	1,247	1,228	1,677	1,764	1,689	1,361	-19.4%

The Northwest region experienced land value decreases in all three land categories. Non-irrigated cropland decreased to \$2,603 per acre on average, which was 8.1% lower than the previous value. Irrigated cropland decreased to \$5,867 per acre on average; 2.1% lower than last year. Pasture/hay values saw the largest decrease this year of 19.4%, continuing a trend of a larger spread in value between non-irrigated and grass acres in this region.

Land sales volume totaled 110,016 agriculturally classified acres, which is up significantly from the 74,725 acres sold in the Northwest region last year. The authors analyzed 73,402 acres that were determined to be open-market sales. These were 270 independent sales, which could contain multiple tracts if sold under the same sales price. As is common, Cheyenne, Rawlins, and Graham counties had large sale acres. Surprising sales volume came from Thomas County in 2025, which had more than double the typical sales acres. Overall, the region had a 2.3% turnover in agricultural land (2.3% of all agriculturally classified acres were sold in 2025).

Non-irrigated cropland acres made up most of the agricultural acres analyzed, although large amounts of pasture/hay acres also were sold. Irrigated cropland acres analyzed were 7,225 in total, only 9.8% of all analyzed acres.

A large variation in value exists at the county level, as sales are influenced by local demand. Rawlins County had the highest non-irrigated cropland prices in 2025 at \$2,895 per acre on average, with Graham County the lowest in value compared to the rest of the region at \$2,302 on average. Irrigated sales were limited and only reportable in four counties, with a large variation for the region. Pasture/hay ground could not be reported in each county due to limited puritan sales, but of those that could be reported, Norton County had the highest average value of the region in 2025 at \$1,693 per acre.



2025 Land Sale Information – By County

County	# of Sales Analyzed (2025)	Total Acres Analyzed (2025)	Total Acres Sold (2025)	% of Total County Acres Sold (2025)
Cheyenne	34	14,845	17,938	2.8%
Decatur	25	6,118	7,559	1.4%
Graham	38	9,096	14,480	2.6%
Norton	39	8,722	11,733	2.2%
Rawlins	29	6,939	17,183	2.6%
Sheridan	31	7,848	10,593	1.9%
Sherman	27	7,091	10,046	1.5%
Thomas	47	12,743	20,483	3.1%
Total	270	73,402	110,016	2.3%

County	Dryland Crop Acres Analyzed (2025)	Irrigated Crop Acres Analyzed (2025)	Pasture/Hay Acres Analyzed (2025)	Total Acres Analyzed (2025)
Cheyenne	5,610	406	8,829	14,845
Decatur	3,336	0	2,782	6,118
Graham	4,108	245	4,744	9,096
Norton	4,568	0	4,154	8,722
Rawlins	4,052	133	2,754	6,939
Sheridan	4,068	750	3,031	7,848
Sherman	5,201	1,160	730	7,091
Thomas	7,405	4,531	806	12,743
Total	38,348	7,225	27,829	73,402



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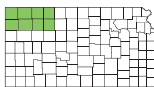
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2025 Land Sale Information – By County

Non-Irrigated Cropland

County	Minimum	Maximum	Average
Cheyenne	1,227	3,059	2,348
Decatur	2,161	3,002	2,597
Graham	1,901	4,017	2,302
Norton	1,640	4,963	2,708
Rawlins	2,218	3,656	2,895
Sheridan	1,870	4,217	2,698
Sherman	1,503	3,341	2,533
Thomas	1,864	4,155	2,739
Total	1,227	4,963	2,603

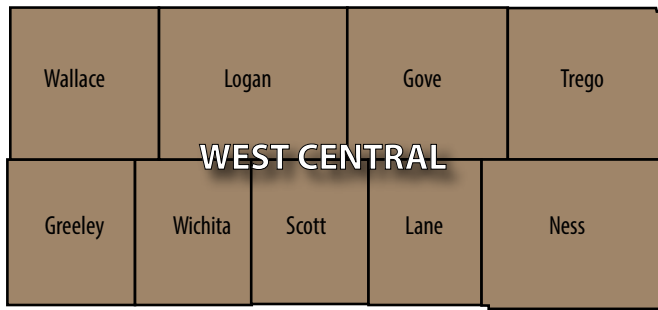
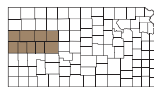
Note: Parcels are classified as non-irrigated, irrigated, or pasture/hay ground if 75% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if more than three parcels of the listed category were sold in that county in 2025. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

Pasture/Hay Ground

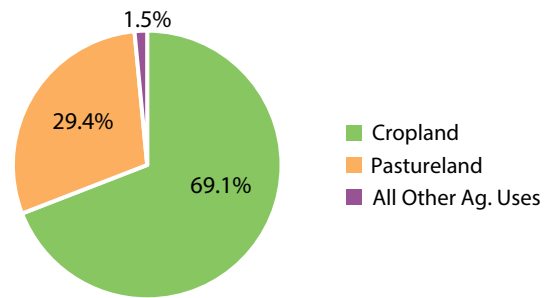
County	Minimum	Maximum	Average
Cheyenne	1,017	1,458	1,227
Graham	991	1,470	1,305
Norton	946	2,658	1,693
Rawlins	1,163	1,695	1,343
Sheridan	1,042	1,495	1,237
Total	803	2,658	1,361

Irrigated Cropland

County	Minimum	Maximum	Average
Cheyenne	6,486	7,598	7,095
Sheridan	4,213	6,405	5,190
Sherman	4,224	5,798	5,033
Thomas	4,622	7,907	6,151
Total	4,213	11,887	5,867

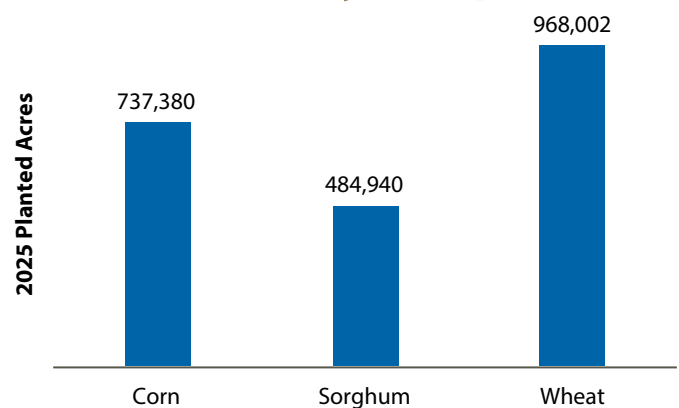


Farmland Uses

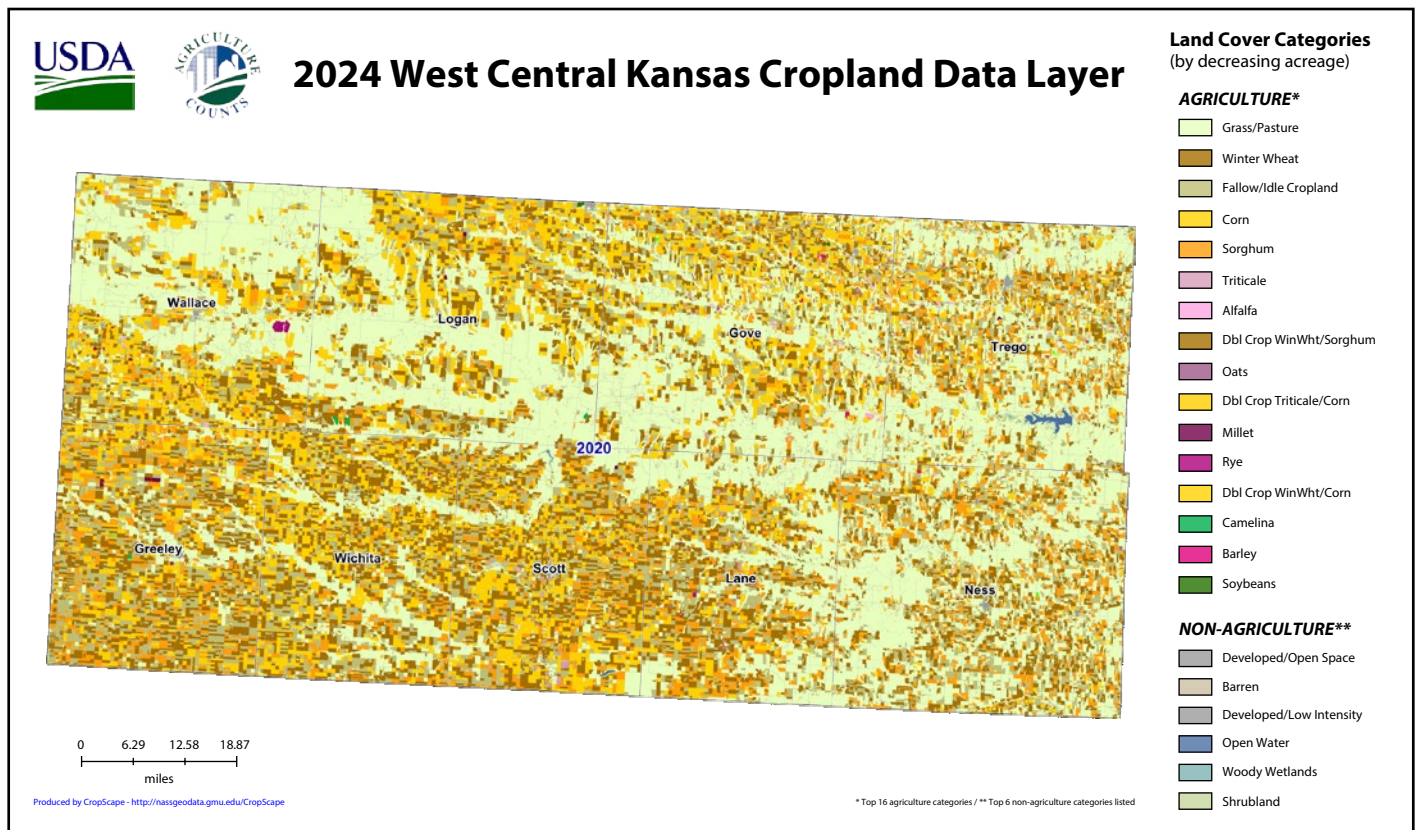


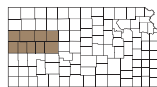
Based on the 2022 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

Primary Crops

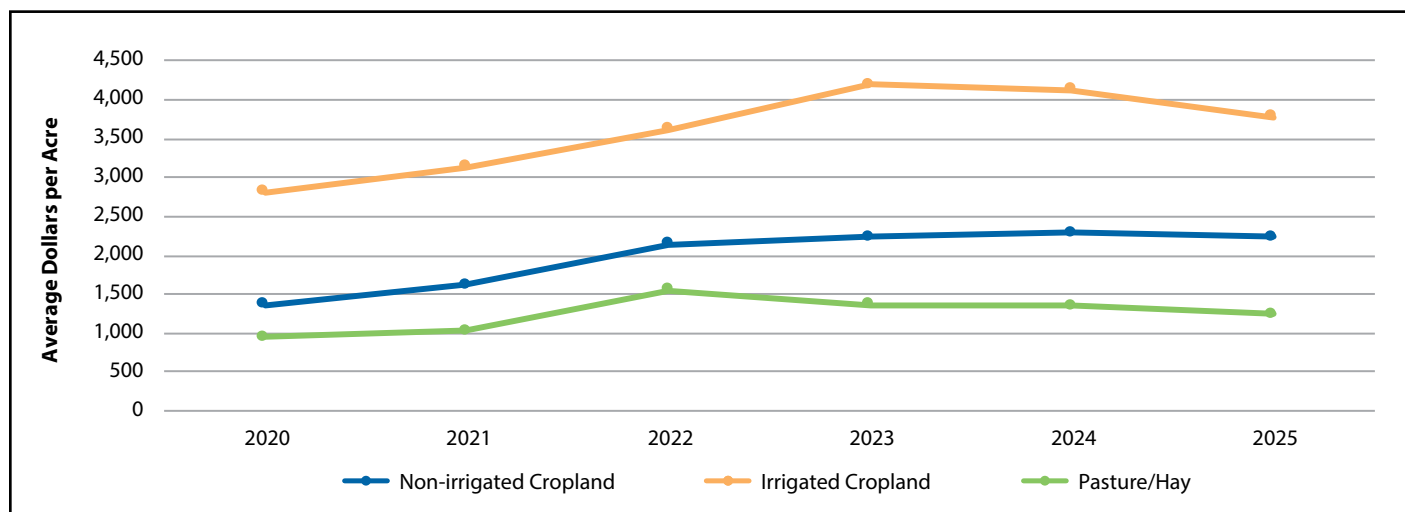


Based on FSA reported planted acres in 2025





Trend in Average Land Value – By Type



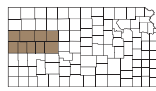
Type	Average Dollars per Acre						% Change in 2025 Dollars from 2024
	2020	2021	2022	2023	2024	2025	
Non-irrigated Cropland	1,357	1,616	2,137	2,234	2,293	2,231	-2.7%
Irrigated Cropland	2,819	3,130	3,615	4,193	4,128	3,784	-8.3%
Pasture/Hay	951	1,022	1,551	1,363	1,348	1,242	-7.9%

The West Central region had slightly lower land values in 2025 compared to the previous year. Non-irrigated cropland decreased to \$2,231 per acre on average, which was 2.7% less than the previous average. Irrigated cropland saw a decrease to \$3,784 per acre on average, but limited sales of irrigated cropland make this average variable and highly influenced by the parcels sold. Pasture/hay values also showed a 7.9% decrease this year to \$1,242 per acre, on average.

Land sales volume totaled 106,700 agriculturally classified acres, which is 2.1% of all agricultural acres in the West Central region. The authors analyzed 61,690 acres that were determined to be open-market sales. These were 227 independent sales, which could contain multiple tracts if sold under the same sales price. Gove and Logan counties had the largest amount of sale acres compared to their total acres, selling 2.7% of their county agricultural acres.

Non-irrigated cropland acres made up nearly 58% of agricultural acres analyzed, although large amounts of pasture/hay acres also were sold. Irrigated cropland acres analyzed were 2,873 in total, only 4.7% of all analyzed acres.

A large variation in land value exists at the county level as sales are influenced by local demand. Gove, Wichita, and Scott counties had the highest non-irrigated cropland sales in 2025. Irrigated sales were limited, and therefore, only two counties could be reported. Pasture/hay ground also could not be reported in each county due to limited puritan sales, but of those published, Trego County continues to have the highest average of the region.



2025 Land Sale Information – By County

County	# of Sales Analyzed (2025)	Total Acres Analyzed (2025)	Total Acres Sold (2025)	% of Total County Acres Sold (2025)
Gove	36	9,777	18,366	2.7%
Greeley	28	6,125	12,407	2.6%
Lane	14	3,752	5,642	1.3%
Logan	30	10,166	18,240	2.7%
Ness	35	9,017	15,089	2.2%
Scott	16	2,706	4,011	0.9%
Trego	32	6,905	13,243	2.4%
Wallace	12	6,525	8,368	1.5%
Wichita	24	6,718	11,335	2.5%
Total	227	61,690	106,700	2.1%

County	Dryland Crop Acres Analyzed (2025)	Irrigated Crop Acres Analyzed (2025)	Pasture/Hay Acres Analyzed (2025)	Total Acres Analyzed (2025)
Gove	6,372	174	3,231	9,777
Greeley	3,774	0	2,351	6,125
Lane	3,131	0	621	3,752
Logan	4,815	0	5,352	10,166
Ness	4,968	80	3,969	9,017
Scott	2,496	173	37	2,706
Trego	3,659	0	3,246	6,905
Wallace	1,501	606	4,418	6,525
Wichita	4,851	1,840	27	6,718
Total	35,566	2,873	23,251	61,690



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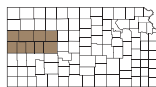
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Keith Gustin

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2025 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Gove	1,951	4,031	2,695
Greeley	1,818	2,467	2,072
Lane	1,513	2,891	2,183
Logan	1,250	3,040	2,149
Ness	1,544	2,526	1,961
Scott	2,050	3,040	2,588
Trego	1,286	2,401	1,839
Wallace	1,615	2,659	1,969
Wichita	1,892	3,272	2,620
Total	1,250	4,031	2,231

Pasture/Hay Ground

County	Minimum	Maximum	Average
Gove	750	1,662	1,279
Greeley	1,112	1,723	1,349
Logan	999	1,367	1,164
Ness	960	1,262	1,141
Trego	1,180	1,855	1,480
Wallace	1,000	1,097	1,040
Total	750	1,855	1,242

Irrigated Cropland

County	Minimum	Maximum	Average
Scott	3,022	3,572	3,371
Wichita	3,987	4,477	4,196
Total	3,022	15,151	3,784

Note: Parcels are classified as non-irrigated, irrigated, or pasture/hay ground if 75% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if more than three parcels of the listed category were sold in that county in 2025. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

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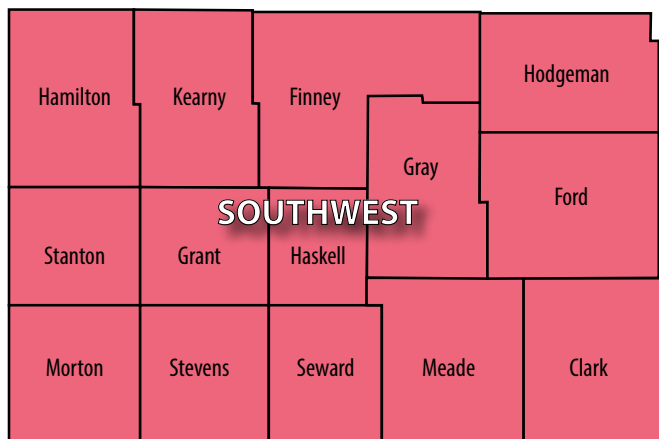
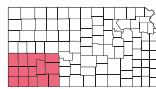
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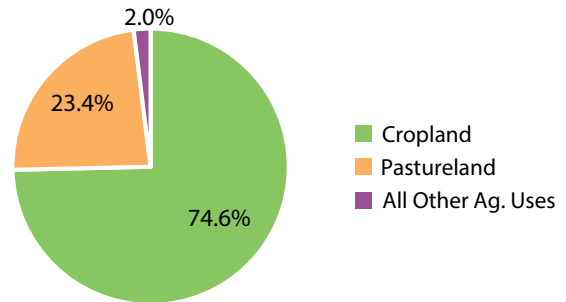


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Farmland Uses

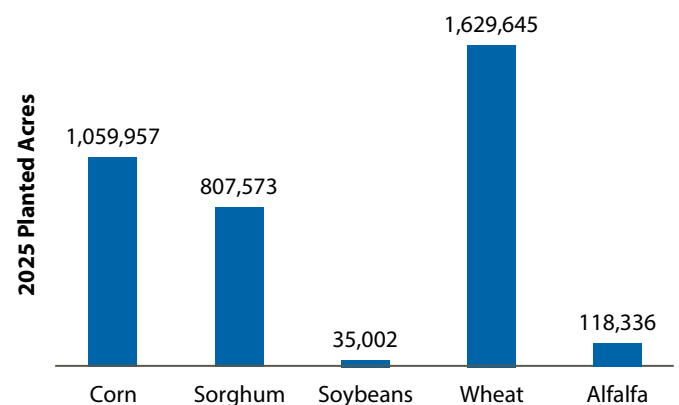


Based on the 2022 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

The Southwest region of Kansas is comprised of 14 counties with 7,401,252 acres of farmland, according to the 2022 Census of Agriculture. At the county level, farm size averages between 1,124 to 2,122 acres for the 5,205 farms in this region. Farmland is comprised of 74.6% cropland and 23.4% pasture.

Main cash crops in this region are grain sorghum, wheat, and corn. Alfalfa hay is also an important commodity in this region. Known for large amounts of cattle on feed, this region has some of the top-ranking counties in Kansas. Gray and Hamilton counties are the top two ranked counties for dairy cows. Grant and Morton are among the top-ranking swine producing counties.

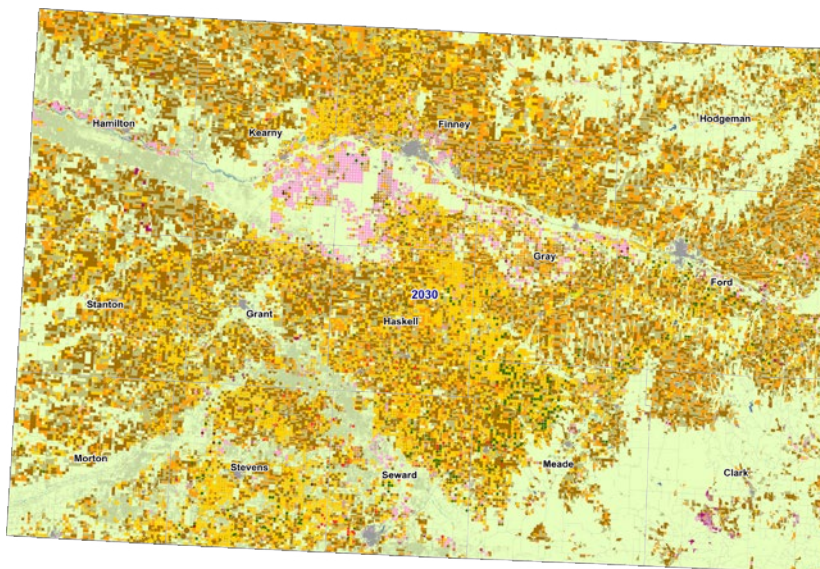
Primary Crops



Based on FSA reported planted acres in 2025



2024 Southwest Kansas Cropland Data Layer



Land Cover Categories (by decreasing acreage)

AGRICULTURE*

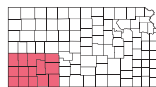
- Grass/Pasture
- Winter Wheat
- Fallow/Idle Cropland
- Corn
- Sorghum
- Alfalfa
- Triticale
- Soybeans
- DbI Crop WinWht/Sorghum
- DbI Crop Triticale/Corn
- DbI Crop WinWht/Corn
- Cotton
- Rye
- DbI Crop WinWht/Soybeans
- Oats
- DbI Crop Barley/Corn

NON-AGRICULTURE**

- Shrubland
- Developed/Open Space
- Developed/Low Intensity
- Barren
- Developed/Medium Intensity
- Woody Wetlands

Produced by CropScape - <http://nassgeodata.gmu.edu/CropScape>

* Top 16 agriculture categories / ** Top 6 non-agriculture categories listed



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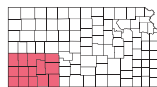
Kyle Campbell
Land Agent - KS



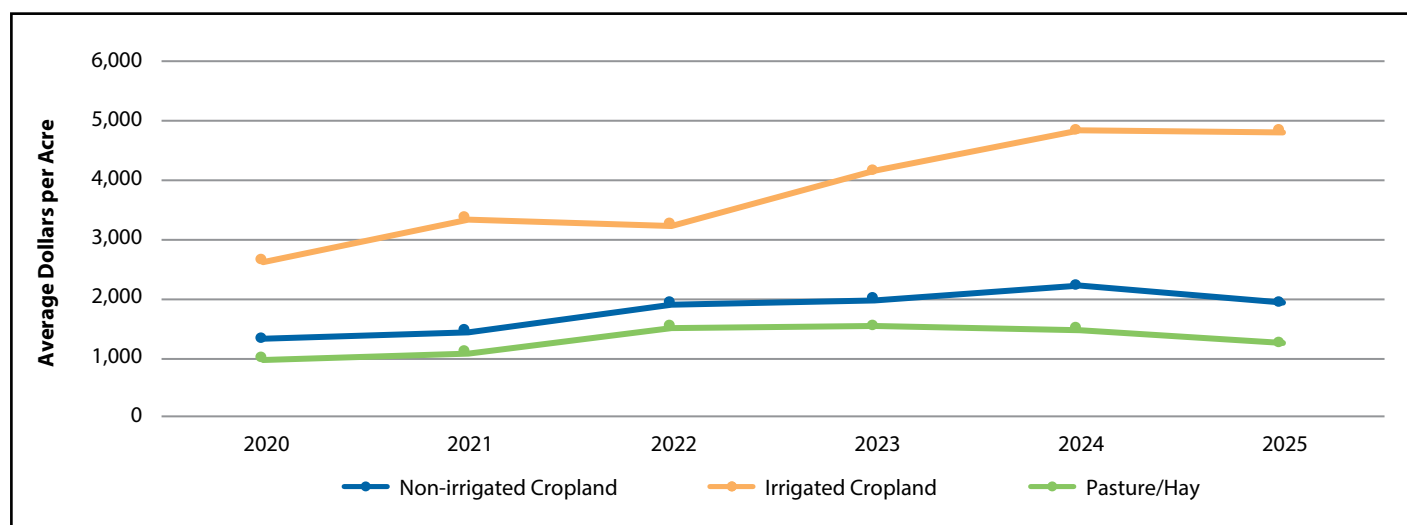
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Trends in Average Land Value – By Type



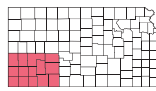
Type	Average Dollars per Acre						% Change in 2025 Dollars from 2024
	2020	2021	2022	2023	2024	2025	
Non-irrigated Cropland	1,314	1,443	1,912	1,976	2,207	1,928	-12.6%
Irrigated Cropland	2,634	3,342	3,233	4,151	4,841	4,815	-0.5%
Pasture/Hay	974	1,081	1,513	1,530	1,475	1,253	-15.1%

The Southwest region experienced significant decreases in both non-irrigated cropland and pasture/hay ground in 2025. Non-irrigated cropland decreased to \$1,928 per acre on average, which was 12.6% less than the previous average. Pasture/hay values showed a 15.1% decrease over the past year, to an average of \$1,253 per acre. Irrigated cropland was practically unchanged from the previous year.

Land sales volume totaled 162,977 agriculturally classified acres, which is 2.3% of all agricultural acres in the Southwest region. The authors were able to analyze 93,293 acres, which were determined to be open-market sales. This amount is particularly low because of some extremely large sales that were not included because of the limited number of buyers who would be able to make the purchase. For example, a 17,500-acre grass sale occurred in Clark County that was not included in the sales analyzed. This county had the largest amount of sale acres compared to its total acres, selling 4.2% of its county agricultural acres.

Non-irrigated cropland acres made up 53.6% of agricultural acres analyzed, with irrigated crop ground also making up nearly 21%. The Southwest region makes up the majority of all irrigated sales in the state, totaling 19,158 analyzed acres this year.

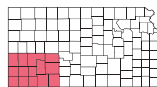
A large variation in value exists at the county level as sales are influenced by local demand. Gray, Finney, and Ford counties had the highest average non-irrigated sale prices in 2025. Irrigated sales were highly variable across the region, with some acres selling for as little as \$1,708 per acre up to \$8,502 per acre at a sale in Meade County. Pasture/hay ground could not be reported in many counties due to limited puritan sales.



2025 Land Sale Information – By County

County	# of Sales Analyzed (2025)	Total Acres Analyzed (2025)	Total Acres Sold (2025)	% of Total County Acres Sold (2025)
Clark	17	5,187	25,544	4.2%
Finney	20	5,158	11,088	1.4%
Ford	25	9,417	13,064	2.0%
Grant	13	3,597	10,109	2.9%
Gray	27	7,060	9,497	1.8%
Hamilton	31	8,577	17,583	2.8%
Haskell	23	5,644	7,346	2.1%
Hodgeman	28	7,981	8,888	1.7%
Kearny	17	6,182	9,970	1.8%
Meade	29	10,458	12,434	2.0%
Morton	20	4,472	7,494	2.2%
Seward	13	6,301	9,906	2.5%
Stanton	14	4,114	8,376	2.0%
Stevens	33	9,145	11,676	2.6%
Total	310	93,293	162,977	2.3%

County	Dryland Crop Acres Analyzed (2025)	Irrigated Crop Acres Analyzed (2025)	Pasture/Hay Acres Analyzed (2025)	Total Acres Analyzed (2025)
Clark	2,977	0	2,210	5,187
Finney	2,973	1,039	1,146	5,158
Ford	4,251	2,920	2,246	9,417
Grant	1,479	1,370	748	3,597
Gray	4,079	2,142	840	7,060
Hamilton	6,487	909	1,181	8,577
Haskell	3,077	2,566	0	5,644
Hodgeman	4,717	369	2,895	7,981
Kearny	3,464	1,128	1,590	6,182
Meade	3,553	1,543	5,362	10,458
Morton	3,584	382	506	4,472
Seward	1,488	0	4,813	6,301
Stanton	3,504	363	247	4,114
Stevens	4,369	4,426	350	9,145
Total	50,002	19,158	24,134	93,293



2025 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Clark	1,207	3,300	2,159
Finney	1,713	4,499	2,780
Ford	2,079	3,532	2,708
Grant	1,203	2,388	1,574
Gray	1,745	4,372	2,796
Hamilton	1,006	1,918	1,537
Haskell	1,602	3,152	1,981
Hodgeman	1,518	3,144	2,127
Kearny	1,535	3,270	2,398
Meade	1,288	3,163	1,967
Morton	755	1,172	897
Seward	1,020	2,750	1,628
Stanton	748	1,655	1,123
Stevens	969	1,913	1,324
Total	748	4,499	1,928

Pasture/Hay Ground

County	Minimum	Maximum	Average
Clark	713	1,533	992
Finney	825	2,292	1,350
Hodgeman	1,299	1,916	1,498
Meade	940	1,345	1,084
Seward	607	2,213	1,342
Total	607	2,292	1,253

Irrigated Cropland

County	Minimum	Maximum	Average
Finney	3,604	6,542	4,914
Ford	3,473	5,323	4,453
Grant	3,207	6,184	4,310
Gray	3,898	6,440	4,967
Haskell	2,061	7,013	4,287
Kearny	4,768	7,461	5,913
Meade	5,923	8,502	7,379
Stevens	2,283	8,326	4,322
Total	1,708	8,502	4,815

Note: Parcels are classified as non-irrigated, irrigated, or pasture/hay ground if 75% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if more than three parcels of the listed category were sold in that county in 2025. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.



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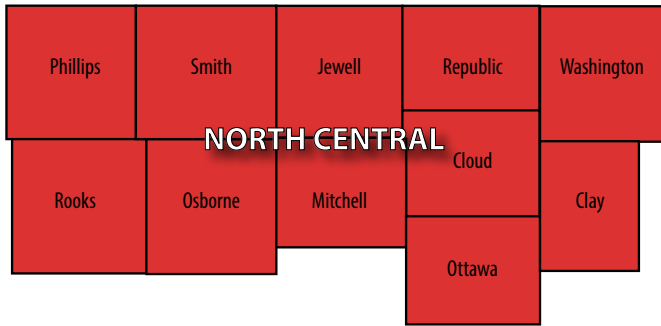
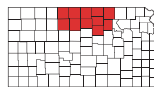
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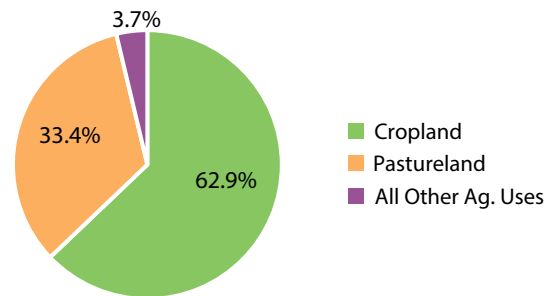
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Farmland Uses

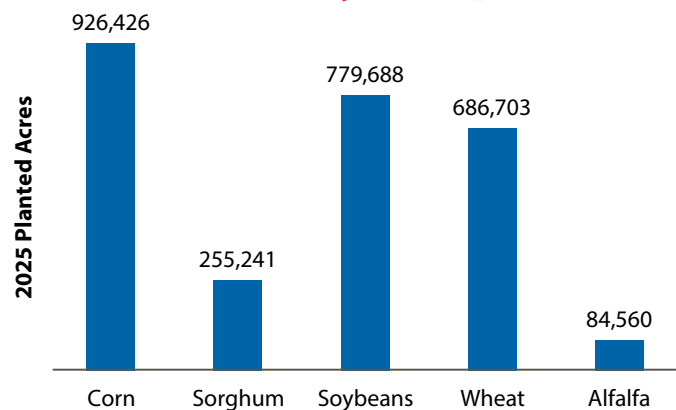


Based on the 2022 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

The North Central region of Kansas is comprised of 11 counties with 4,694,390 acres of farmland, according to the 2022 Census of Agriculture. At the county level, farm size averages between 690 to 1,235 acres for the 4,785 farms in this region. Farmland is comprised of 62.9% cropland and 33.4% pasture.

Main cash crops in this region include corn, wheat, sorghum, and soybeans. Hay is also a significant crop in this region with a large number of alfalfa and native prairie acres. Main livestock enterprises in this region include beef and dairy cattle, sheep, and swine.

Primary Crops



Based on FSA reported planted acres in 2025



2024 North Central Kansas Cropland Data Layer

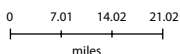
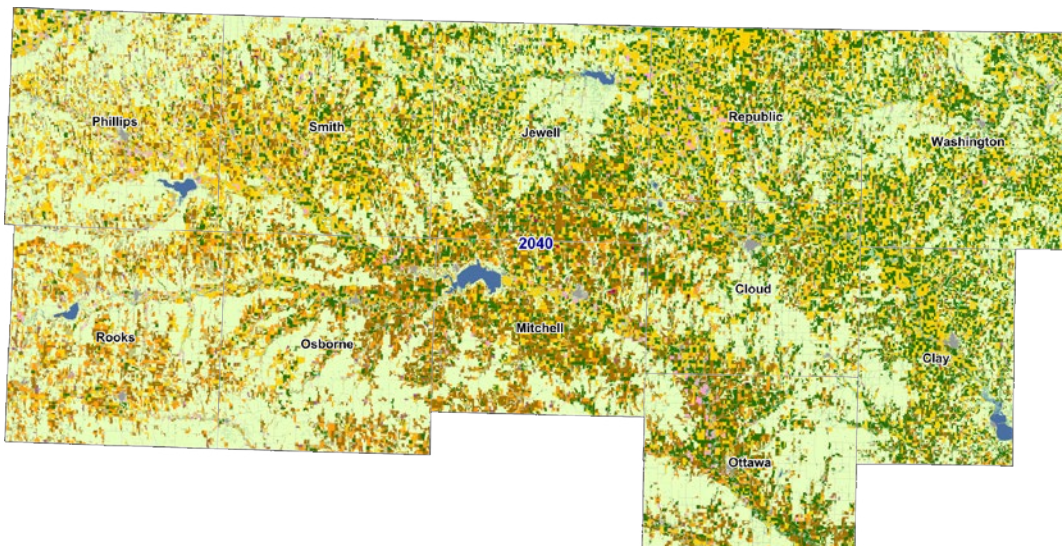
Land Cover Categories
(by decreasing acreage)

AGRICULTURE*

- Grass/Pasture
- Corn
- Soybeans
- Winter Wheat
- Sorghum
- Fallow/Idle Cropland
- Alfalfa
- DbI Crop WinWht/Soybeans
- Oats
- DbI Crop WinWht/Sorghum
- Other Hay/Non Alfalfa
- Triticale
- Millet
- Rye
- DbI Crop WinWht/Corn
- Spring Wheat

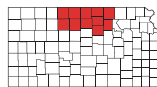
NON-AGRICULTURE**

- Deciduous Forest
- Developed/Open Space
- Developed/Low Intensity
- Open Water
- Woody Wetlands
- Developed/Medium Intensity



Produced by CropScape - <http://nasgeodata.gmu.edu/CropScape>

* Top 16 agriculture categories / ** Top 6 non-agriculture categories listed



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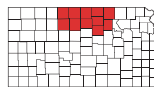
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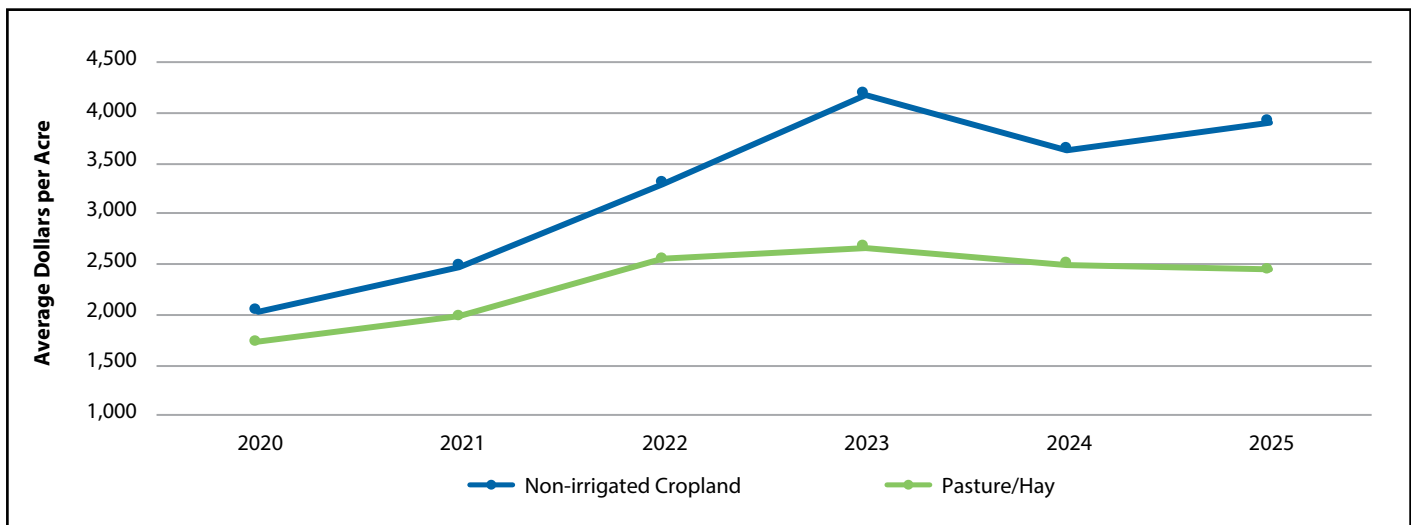


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Trends in Average Land Value – By Type



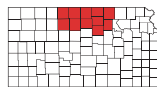
Type	Average Dollars per Acre						% Change in 2025 Dollars from 2024
	2020	2021	2022	2023	2024	2025	
Non-irrigated Cropland	2,037	2,476	3,292	4,180	3,631	3,911	7.7%
Pasture/Hay	1,726	1,983	2,550	2,661	2,496	2,444	-2.1%

The North Central region experienced larger swings in land values in recent years compared to other regions in Kansas. Non-irrigated cropland increased to \$3,911 per acre on average, which was 7.7% more than in 2024, but 2024 had significantly dropped from 2023. Pasture/hay values showed a smaller decrease to \$2,444 per acre, 2.1% less than last year.

Land sales volume totaled 110,518 agriculturally classified acres, which is 2.1% of all agricultural acres in the North Central region. The authors analyzed 70,965 acres that were determined to be open-market sales. These were 383 independent sales, which could contain multiple tracts if sold under the same sales price. Rooks and Osborne counties had the largest amount of sale acres compared to their total acres, selling 3.7% and 3.1% of their county agricultural acres, respectively.

Non-irrigated cropland acres made up more than 51% of agricultural acres analyzed, with pasture/hay acres at 48% of acres analyzed. The total number of irrigated cropland acres analyzed across multiple counties was 818, so no data could be reported.

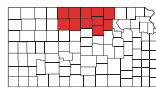
A large variation in value exists at the county level as sales are influenced by local demand. Washington, Clay, and Republic counties had the highest non-irrigated cropland sale averages in 2025, with Rooks County showing the lowest county average. Pasture/Hay ground had the highest sale averages in Washington, Clay, and, surprisingly, Jewell counties. Historically, Jewell County was not one of the higher selling counties of the region, so unique sales must have occurred in 2025.



2025 Land Sale Information – By County

County	# of Sales Analyzed (2025)	Total Acres Analyzed (2025)	Total Acres Sold (2025)	% of Total County Acres Sold (2025)
Clay	26	3,102	4,310	1.2%
Cloud	46	5,731	8,358	2.0%
Jewell	38	6,640	11,399	2.1%
Mitchell	22	4,039	5,665	1.4%
Osborne	40	10,164	17,383	3.1%
Ottawa	39	7,275	10,028	2.3%
Phillips	22	5,455	9,941	1.8%
Republic	22	2,916	4,346	1.0%
Rooks	51	12,040	20,430	3.7%
Smith	48	9,236	11,311	2.1%
Washington	29	4,366	7,346	1.4%
Total	383	70,965	110,518	2.1%

County	Dryland Crop Acres Analyzed (2025)	Irrigated Crop Acres Analyzed (2025)	Pasture/Hay Acres Analyzed (2025)	Total Acres Analyzed (2025)
Clay	1,469	0	1,634	3,102
Cloud	4,175	124	1,433	5,731
Jewell	3,170	59	3,411	6,640
Mitchell	2,484	195	1,360	4,039
Osborne	4,192	90	5,882	10,164
Ottawa	3,622	287	3,366	7,275
Phillips	1,942	0	3,513	5,455
Republic	2,001	63	852	2,916
Rooks	6,060	0	5,981	12,040
Smith	4,882	0	4,354	9,236
Washington	2,257	0	2,109	4,366
Total	36,253	818	33,895	70,965



2025 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Clay	3,733	6,051	4,722
Cloud	2,598	6,177	4,361
Jewell	2,641	5,124	3,953
Mitchell	2,282	6,029	3,796
Osborne	1,898	4,077	2,790
Ottawa	2,794	4,408	3,692
Phillips	2,314	4,300	3,410
Republic	2,529	5,452	4,454
Rooks	1,604	3,589	2,194
Smith	2,285	5,556	3,736
Washington	4,286	7,446	5,919
Total	1,604	7,446	3,911

Pasture/Hay Ground

County	Minimum	Maximum	Average
Clay	2,214	4,456	2,851
Cloud	2,177	2,988	2,548
Jewell	2,048	3,827	2,729
Osborne	1,264	3,018	1,777
Ottawa	1,562	3,919	2,442
Phillips	1,245	2,500	1,893
Rooks	1,160	3,180	1,822
Smith	1,800	3,300	2,468
Washington	2,040	5,000	3,466
Total	1,160	5,000	2,444

Note: Parcels are classified as non-irrigated, irrigated, or pasture/hay ground if 75% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if more than three parcels of the listed category were sold in that county in 2025. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

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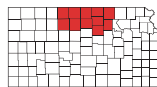
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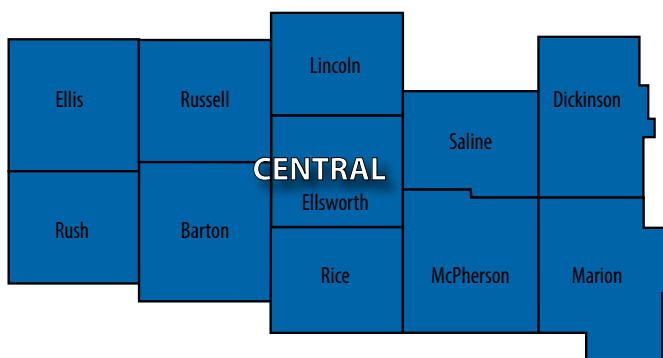
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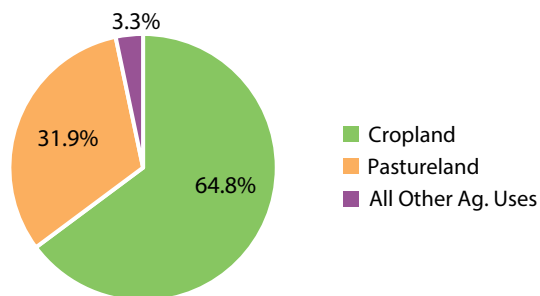
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Farmland Uses

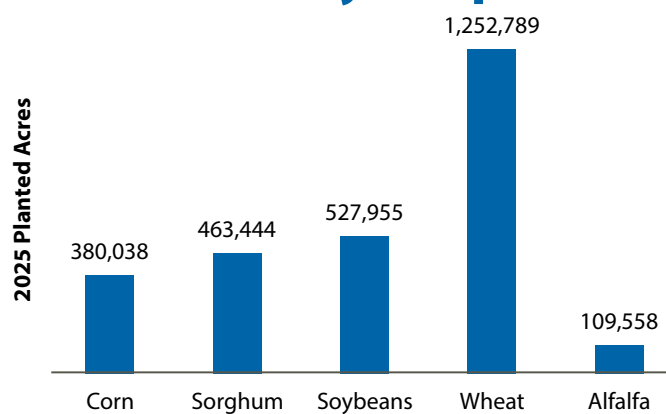


Based on the 2022 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

The Central region of Kansas is comprised of 11 counties with 4,826,022 acres of farmland, according to the 2022 Census of Agriculture. At the county level, farm size averages between 545 to 1,051 acres for the 6,484 farms in this region. Farmland is comprised of 64.8% cropland and 31.9% pasture.

The main cash crop in this region is wheat, with significant amounts of corn, soybeans, and sorghum. Most cropland in this region is non-irrigated. Alfalfa, native grass, and tame hay production are also significant in this region. Main livestock enterprises include beef cattle, poultry, sheep, and swine. Rice County is the top county in Kansas for poultry and egg production. McPherson County ranks third in poultry and egg production and fifth in sheep and goats.

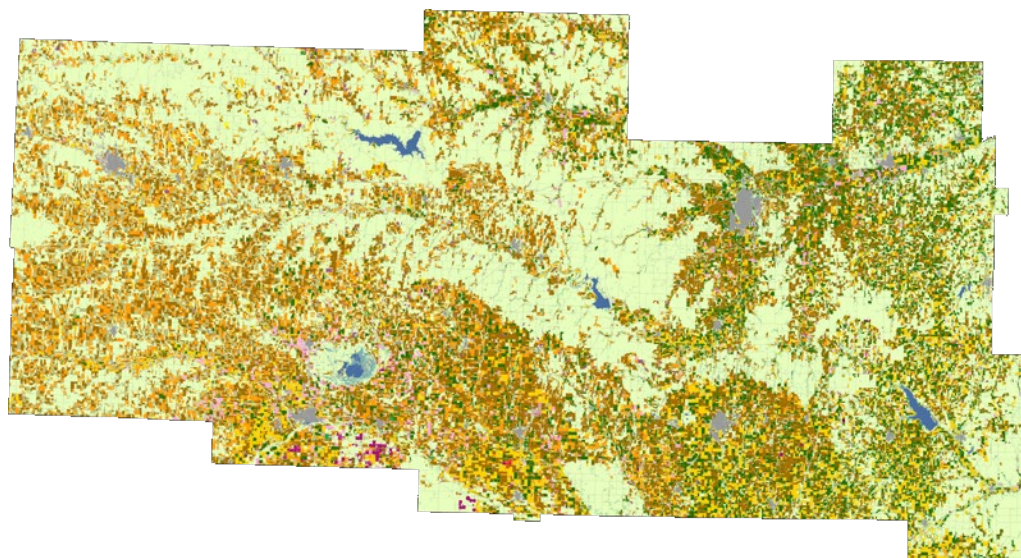
Primary Crops



Based on FSA reported planted acres in 2025



2024 Central Kansas Cropland Data Layer



Land Cover Categories (by decreasing acreage)

AGRICULTURE*

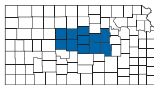
- Grass/Pasture
- Winter Wheat
- Sorghum
- Soybeans
- Corn
- Fallow/Idle Cropland
- DbI Crop WinWht/Soybeans
- Alfalfa
- Oats
- DbI Crop WinWht/Sorghum
- Other Hay/Non Alfalfa
- Rye
- Triticale
- DbI Crop Soybeans/Oats
- Sunflowers
- DbI Crop WinWht/Corn

NON-AGRICULTURE**

- Developed/Open Space
- Deciduous Forest
- Developed/Low Intensity
- Open Water
- Developed/Medium Intensity
- Developed/High Intensity

Produced by CropScape - <http://nassgeodata.gmu.edu/CropScape>

* Top 16 agriculture categories / ** Top 6 non-agriculture categories listed



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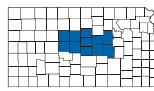
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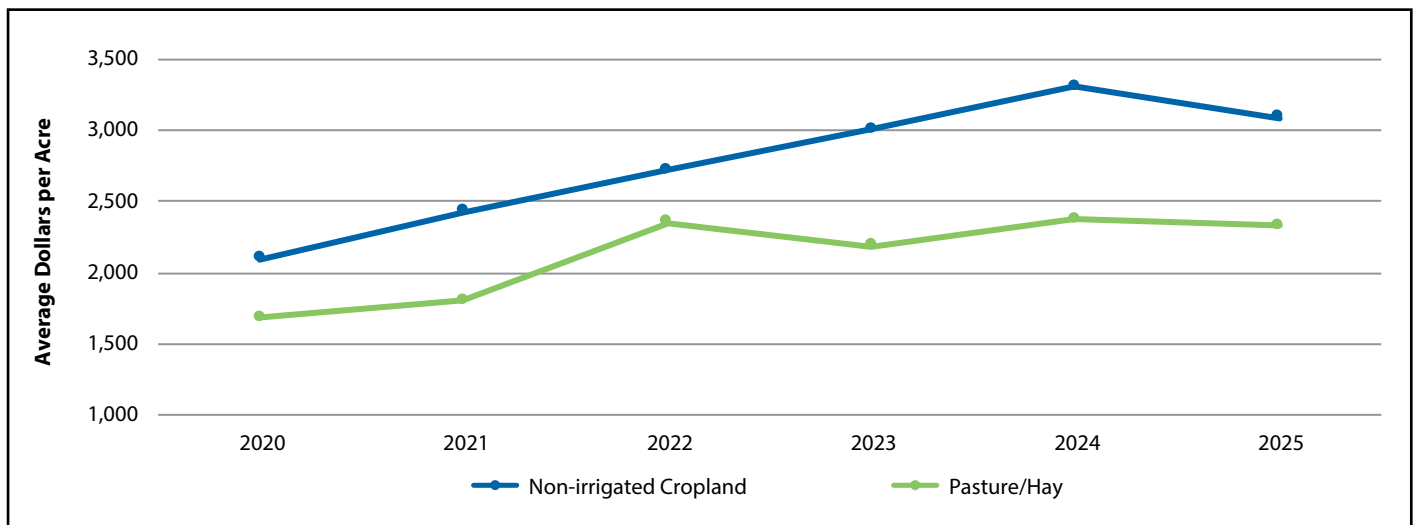
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Trends in Average Land Value – By Type



Type	Average Dollars per Acre						% Change in 2025 Dollars from 2024
	2020	2021	2022	2023	2024	2025	
Non-irrigated Cropland	2,091	2,425	2,722	3,008	3,309	3,091	-6.6%
Pasture/Hay	1,681	1,803	2,349	2,183	2,376	2,331	-1.9%

The Central region experienced decreases in both cropland and pasture/hay ground in 2025. Non-irrigated cropland decreased to \$3,091 per acre on average, which was 6.6% less than the previous value. Pasture/hay ground averaged \$2,331, down just 1.9% after a record high in 2024.

Land sales volume totaled 123,438 agriculturally classified acres, which is 2.3% of all agricultural acres in the Central region. The authors analyzed 78,141 acres that were determined to be open-market sales. These were 498 independent sales, which could contain multiple tracts if sold under the same sales price. Saline, Lincoln, and Rice counties had the largest amount of sale acres compared to their total acres, selling more than 3% their county agricultural acres.

Non-irrigated cropland acres made up 57% of agricultural acres analyzed, with pasture/hay acres at 41%. Total irrigated cropland acres analyzed were 1,417, only 1.8% of all analyzed acres, but sufficient that three counties could report county-level values.

A large variation in value exists at the county level, as sales are influenced by local demand. Marion, McPherson, and Saline counties had the highest non-irrigated cropland sales in 2025, with Rush County showing the lowest average in 2025. Pasture/hay ground had the highest sale values in Dickinson and Saline counties, on average.



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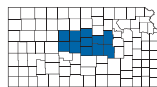
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2025 Land Sale Information – By County

County	# of Sales Analyzed (2025)	Total Acres Analyzed (2025)	Total Acres Sold (2025)	% of Total County Acres Sold (2025)
Barton	51	8,040	14,578	2.8%
Dickinson	38	5,960	9,601	1.9%
Ellis	35	7,971	11,048	2.0%
Ellsworth	22	3,527	5,413	1.3%
Lincoln	35	7,655	13,611	3.1%
Marion	59	8,053	13,150	2.3%
McPherson	65	6,943	9,690	1.8%
Rice	65	6,943	13,464	3.0%
Rush	37	5,955	6,922	1.6%
Russell	40	9,233	11,690	2.2%
Saline	51	7,861	14,271	3.8%
Total	498	78,141	123,438	2.3%

County	Dryland Crop Acres Analyzed (2025)	Irrigated Crop Acres Analyzed (2025)	Pasture/Hay Acres Analyzed (2025)	Total Acres Analyzed (2025)
Barton	6,220	598	1,222	8,040
Dickinson	3,434	0	2,527	5,960
Ellis	3,561	0	4,411	7,971
Ellsworth	2,129	0	1,397	3,527
Lincoln	4,004	0	3,651	7,655
Marion	3,262	0	4,791	8,053
McPherson	4,541	409	1,992	6,943
Rice	4,541	409	1,992	6,943
Rush	4,569	0	1,386	5,955
Russell	3,859	0	5,374	9,233
Saline	4,242	0	3,619	7,861
Total	44,362	1,417	32,362	78,141

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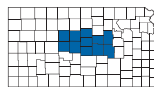
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2025 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Barton	1,298	5,794	2,788
Dickinson	1,682	4,893	3,090
Ellis	1,820	3,691	2,697
Ellsworth	1,530	3,546	2,340
Lincoln	1,927	3,501	2,757
Marion	3,047	7,625	4,341
McPherson	2,625	7,764	4,645
Rice	1,861	4,355	3,081
Rush	1,389	3,054	2,112
Russell	2,075	3,120	2,358
Saline	1,729	6,954	3,787
Total	1,298	7,764	3,091

Pasture/Hay Ground

County	Minimum	Maximum	Average
Barton	1,488	3,005	2,055
Dickinson	1,995	4,695	2,846
Ellis	1,378	2,891	2,036
Ellsworth	1,438	3,122	2,407
Lincoln	1,873	2,676	2,261
Marion	2,015	3,808	2,614
McPherson	1,914	3,337	2,589
Rice	1,976	2,700	2,231
Rush	1,189	2,420	1,651
Russell	1,449	3,065	2,238
Saline	1,428	4,332	2,708
Total	1,189	4,695	2,331

Note: Parcels are classified as non-irrigated, irrigated, or pasture/hay ground if 75% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if more than three parcels of the listed category were sold in that county in 2025. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

Irrigated Cropland

County	Minimum	Maximum	Average
Barton	3,078	5,456	3,896
McPherson	5,237	8,962	6,787
Rice	6,713	9,775	8,095
Total	3,078	9,775	6,260

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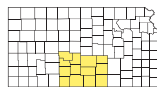
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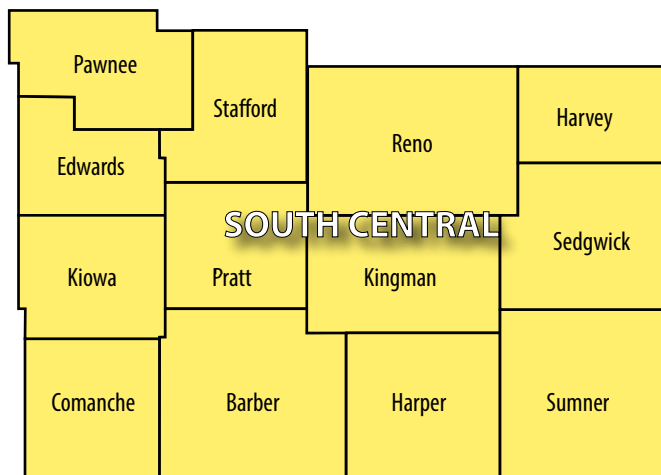


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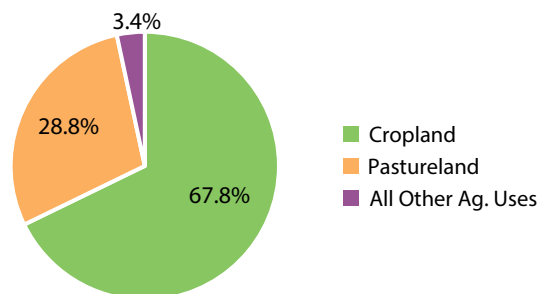
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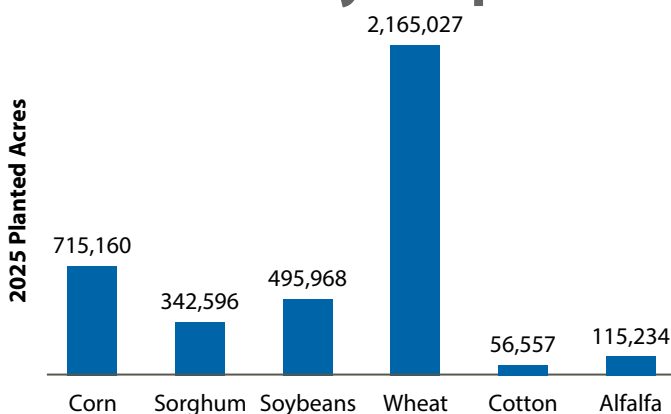


Based on the 2022 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

The South Central region of Kansas is comprised of 13 counties with 6,465,794 acres of farmland, according to the 2022 Census of Agriculture. At the county level, farm size averages between 370 to 2,194 acres for the 8,269 farms in this region. Farmland is comprised of 67.8% cropland and 28.8% pasture.

The main cash crop in this region is wheat, with an average of more than 1.5 million acres planted each year. Hay production is significant in this region, and cotton and canola can also be found. Main livestock enterprises in this region include beef cattle, dairy, poultry, and sheep.

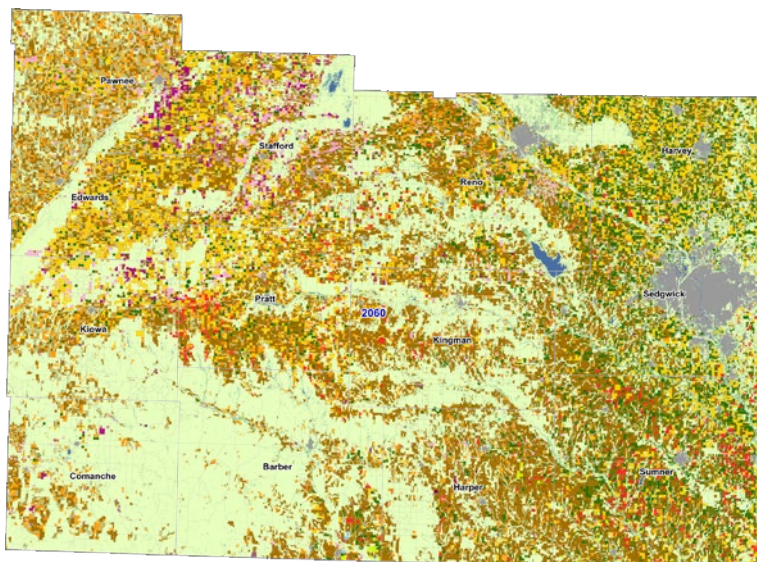
Primary Crops



Based on FSA reported planted acres in 2025



2024 South Central Kansas Cropland Data Layer



Land Cover Categories (by decreasing acreage)

AGRICULTURE*

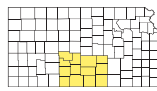
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- Winter Wheat
- Corn
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- Fallow/Idle Cropland
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- Alfalfa
- Rye
- DbI Crop WinWht/Sorghum
- Triticale
- Oats
- Canola
- DbI Crop WinWht/Corn
- Millet

NON-AGRICULTURE**

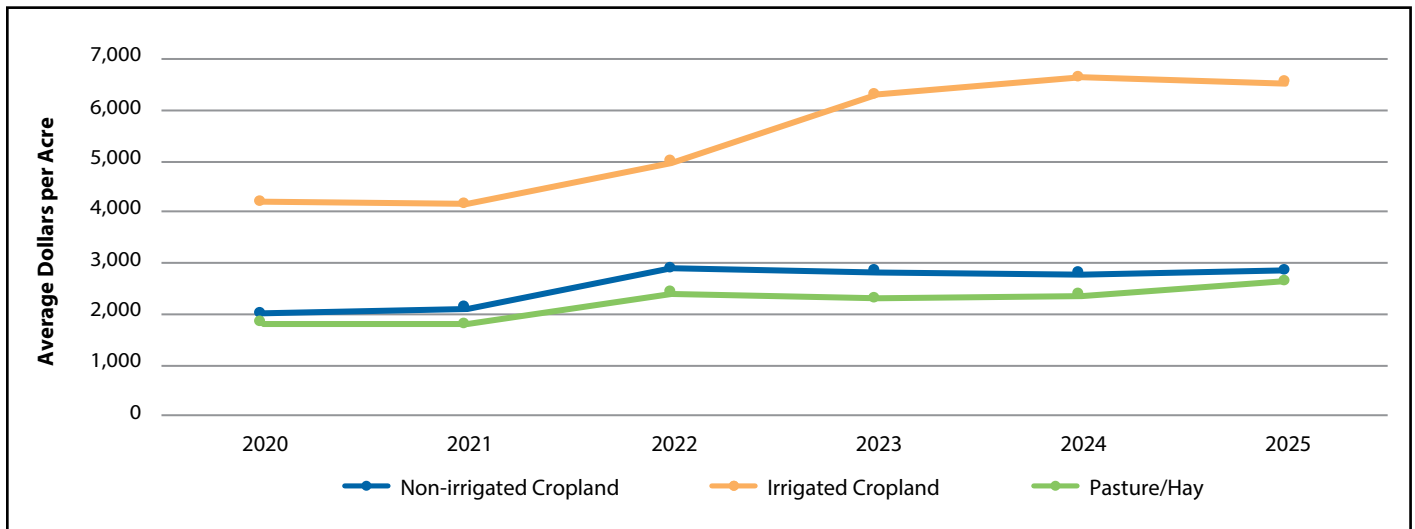
- Developed/Open Space
- Deciduous Forest
- Developed/Low Intensity
- Developed/Medium Intensity
- Open Water
- Woody Wetlands

Produced by CropScape - <http://nasgeodata.gmu.edu/CropScape>

* Top 16 agriculture categories / ** Top 6 non-agriculture categories listed



Trends in Average Land Value – By Type



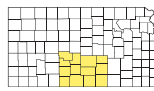
Type	Average Dollars per Acre						% Change in 2025 Dollars from 2024
	2020	2021	2022	2023	2024	2025	
Non-irrigated Cropland	2,002	2,099	2,878	2,822	2,771	2,838	2.4%
Irrigated Cropland	4,182	4,155	4,967	6,297	6,624	6,521	-1.6%
Pasture/Hay	1,819	1,784	2,392	2,304	2,368	2,629	11.0%

The South Central region experienced highly variable sales in 2025. Non-irrigated cropland saw a slight increase, on average, after small decreases the past two years. Overall, non-irrigated cropland values have been comparatively flat for the past four years. Irrigated cropland shows a similar trend, being similar in value to 2024. Pasture/hay values showed a significant increase, on average, to \$2,629 per acre. This is surprising compared to the rest of the state, but it appears to be driven by a strong influence of recreational land purchases and 1031 exchanges in 2025.

Land sales volume was historically high, totaling 214,389 agriculturally classified acres (which is 3.2% of all agricultural acres in the South Central region). The authors analyzed 125,237 acres that were determined to be open-market sales. These were 618 independent sales, which could contain multiple tracts if sold under the same sales price. Reno and Comanche counties had the largest amount of sales compared to their total acres, selling over 5% of their county agricultural acres.

Non-irrigated cropland acres made up more than 49% of agricultural acres analyzed, with pasture/hay acres at nearly 44%. Irrigated cropland acres analyzed were 8,364 in total, only 6.7% of all analyzed acres, but sufficient for reporting county-level values in many cases.

A large variation in value exists at the county level, as sales are influenced by local demand. Sedgwick and Harvey counties had the highest non-irrigated cropland sales in 2025, with Edwards County showing the lowest county average in 2025. Pasture/hay ground had the highest sale values in Sedgwick, Harvey and Comanche counties, on average. Notably, Comanche County had both a large sale volume of grass acres and a higher value compared to historical numbers.







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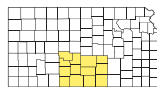
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2025 Land Sale Information – By County

County	# of Sales Analyzed (2025)	Total Acres Analyzed (2025)	Total Acres Sold (2025)	% of Total County Acres Sold (2025)
Barber	42	14,476	22,367	3.1%
Comanche	34	22,431	25,253	5.2%
Edwards	19	3,482	5,483	1.4%
Harper	55	8,376	12,377	2.5%
Harvey	47	5,235	7,646	2.5%
Kingman	66	9,770	14,147	2.7%
Kiowa	35	9,654	19,152	4.2%
Pawnee	44	9,955	15,986	3.5%
Pratt	48	8,890	13,685	3.1%
Reno	52	9,492	40,936	5.7%
Sedgwick	48	5,837	10,524	2.4%
Stafford	49	7,571	11,647	2.5%
Sumner	79	10,069	15,186	2.1%
Total	618	125,237	214,389	3.2%

County	Dryland Crop Acres Analyzed (2025)	Irrigated Crop Acres Analyzed (2025)	Pasture/Hay Acres Analyzed (2025)	Total Acres Analyzed (2025)
Barber	4,566	42	9,868	14,476
Comanche	3,623	0	18,808	22,431
Edwards	1,946	1,105	431	3,482
Harper	4,726	59	3,591	8,376
Harvey	3,521	554	1,160	5,235
Kingman	4,506	593	4,670	9,770
Kiowa	4,973	950	3,730	9,654
Pawnee	5,605	2,468	1,882	9,955
Pratt	6,279	574	2,037	8,890
Reno	5,605	345	3,543	9,492
Sedgwick	3,707	728	1,402	5,837
Stafford	4,925	947	1,698	7,571
Sumner	7,656	0	2,413	10,069
Total	61,639	8,364	55,235	125,237



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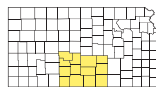
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2025 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Barber	1,489	5,616	2,650
Comanche	1,349	4,209	2,181
Edwards	1,454	2,500	1,898
Harper	1,528	3,894	2,379
Harvey	2,133	7,721	5,220
Kingman	1,435	3,946	2,372
Kiowa	1,394	3,845	2,048
Pawnee	1,682	3,563	2,170
Pratt	1,480	3,725	2,400
Reno	1,508	6,320	2,716
Sedgwick	2,387	8,832	5,563
Stafford	1,743	4,450	2,413
Sumner	1,676	5,361	2,885
Total	1,349	8,832	2,838

Note: Parcels are classified as non-irrigated, irrigated, or pasture/hay ground if 75% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if more than three parcels of the listed category were sold in that county in 2025. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

Pasture/Hay Ground

County	Minimum	Maximum	Average
Barber	1,776	4,696	2,777
Comanche	1,835	4,829	3,197
Harper	1,703	3,808	2,433
Harvey	2,703	4,229	3,355
Kingman	1,450	4,074	2,501
Kiowa	1,379	2,294	1,761
Pawnee	1,029	2,430	1,890
Reno	1,233	2,756	1,737
Sedgwick	2,268	5,793	4,289
Stafford	2,013	2,525	2,203
Sumner	2,485	3,096	2,782
Total	1,029	5,793	2,629

Irrigated Cropland

County	Minimum	Maximum	Average
Edwards	4,437	8,215	6,517
Harvey	7,005	9,548	8,101
Kingman	5,379	7,149	6,232
Kiowa	4,599	6,863	5,758
Pawnee	2,276	7,955	5,036
Pratt	2,671	5,325	4,118
Sedgwick	8,785	12,041	9,915
Stafford	4,805	9,153	6,490
Total	2,276	12,041	6,521

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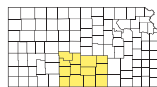
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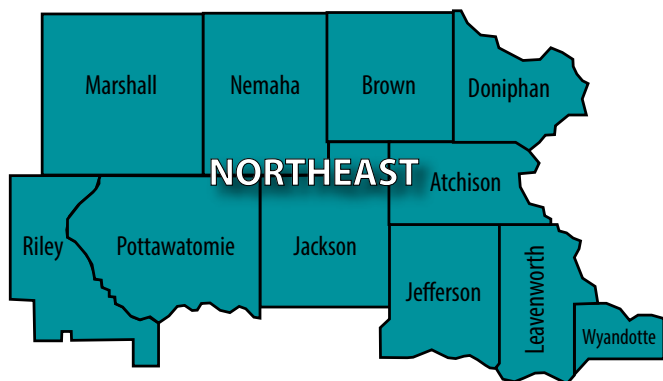
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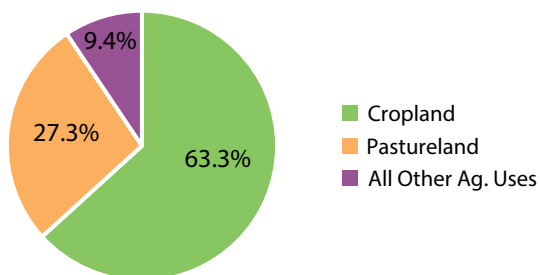
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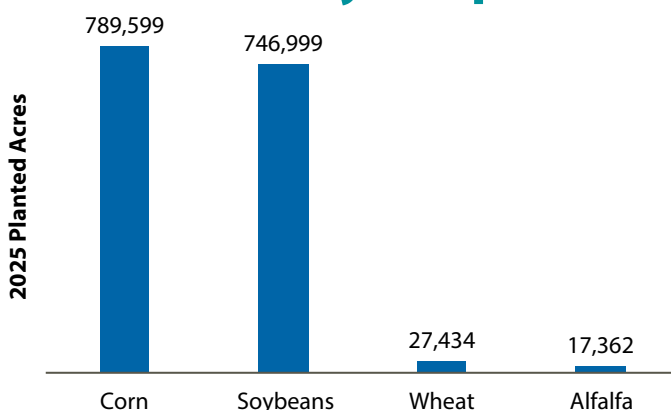


Based on the 2022 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

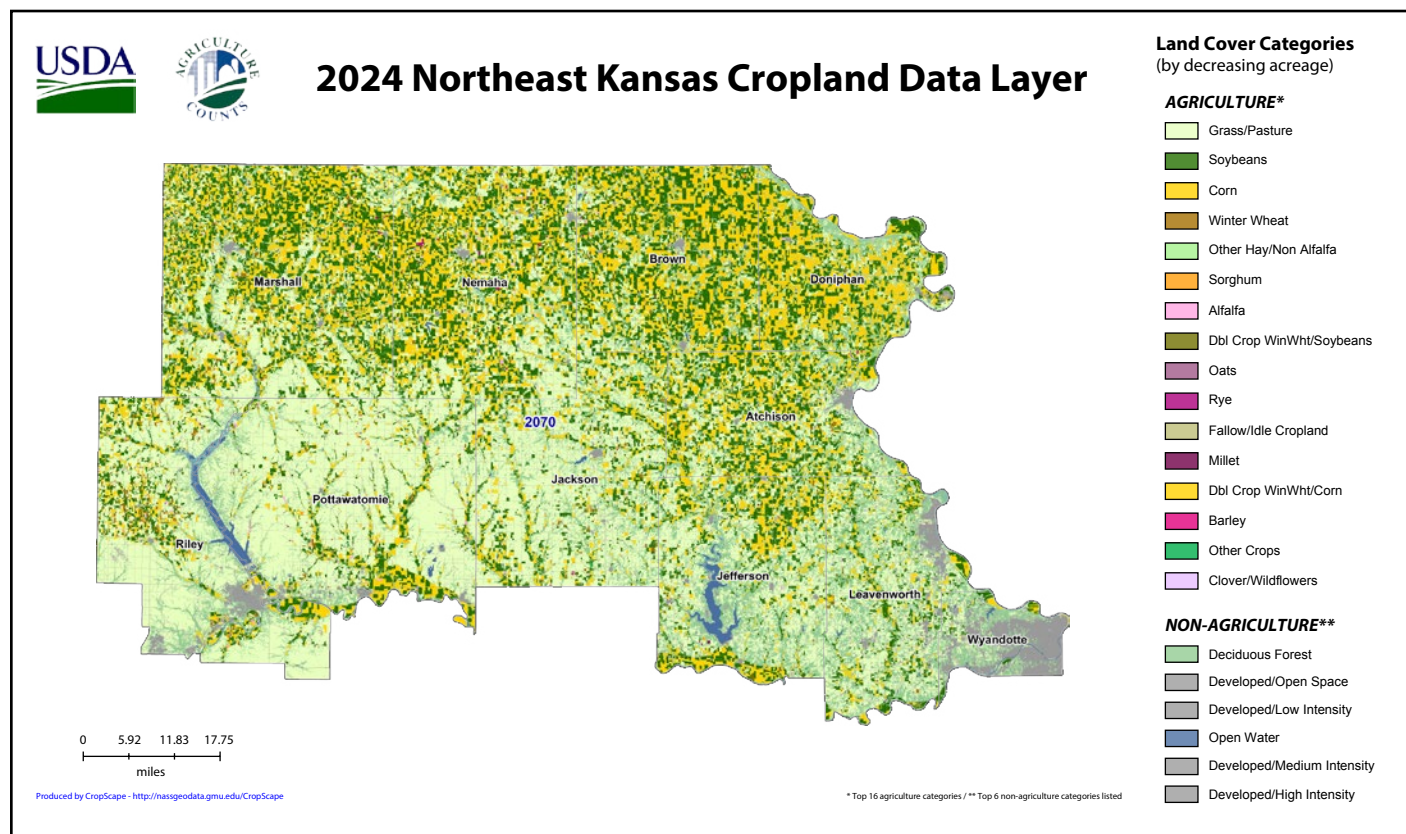
The Northeast region of Kansas is comprised of 11 counties with 2,766,735 acres of farmland, according to the 2022 Census of Agriculture. At the county level, farm size averages between 58 to 718 acres for the 6,906 farms in this region. Farmland is comprised of 62.9% cropland and 33.4% pasture.

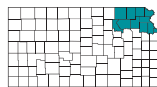
Cash crops in this region are dominated by corn and soybeans with smaller amounts of wheat. Few acres in this region are irrigated. Main livestock enterprises in this region include beef cattle, dairy, swine, and poultry. Pottawatomie County ranks fifth in the state for poultry and eggs. Nemaha County ranks first in swine production and high in dairy operations.

Primary Crops

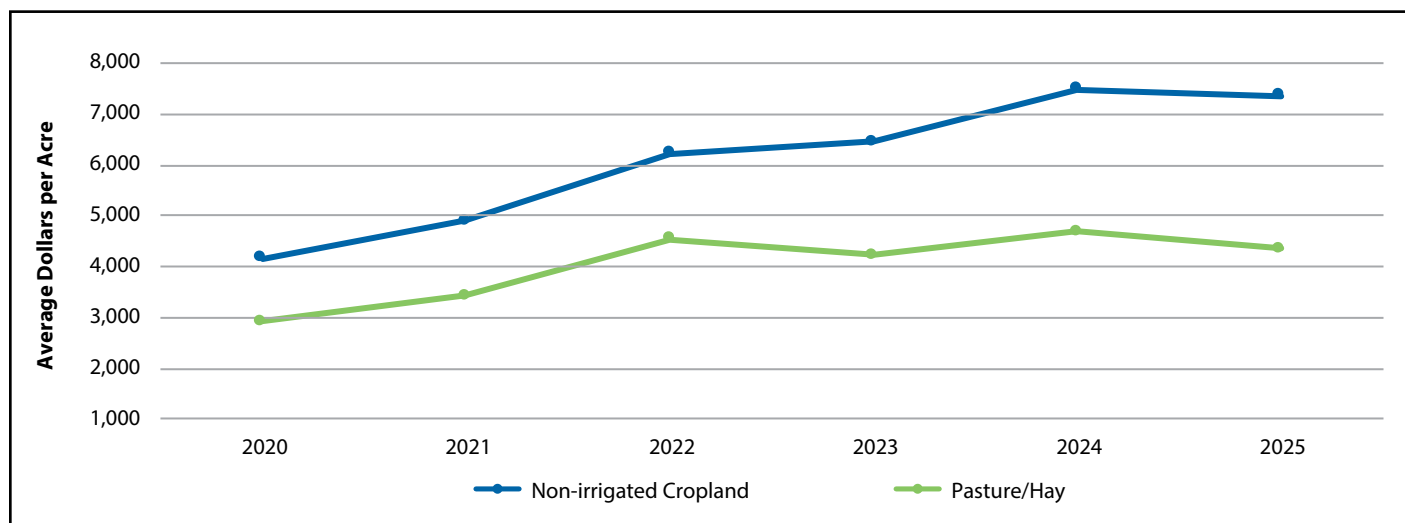


Based on FSA reported planted acres in 2025





Trends in Average Land Value – By Type



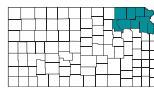
Type	Average Dollars per Acre						% Change in 2025 Dollars from 2024
	2020	2021	2022	2023	2024	2025	
Non-irrigated Cropland	4,154	4,899	6,216	6,449	7,479	7,363	-1.6%
Pasture/Hay	2,921	3,418	4,529	4,233	4,679	4,356	-6.9%

The Northeast region always leads the state in sale values, but it has relatively low sale volume. Non-irrigated cropland was relatively flat in 2025 at \$7,363 per acre on average. Pasture/hay values averaged \$4,356 per acre, a 6.9% decrease, but sales tend to be limited in this area, driving higher volatility.

Land sales volume totaled 61,371 agriculturally classified acres, which is 1.9% of all agricultural acres in the Northeast region. The authors analyzed 35,519 acres that were determined to be open-market sales for agricultural purposes. The number of sales analyzed in this region is particularly low because of urban influence. These were 285 independent sales analyzed, which could contain multiple tracts if sold under the same sales price.

Non-irrigated cropland acres made up 53% of agricultural acres analyzed, with the balance being mostly pasture/hay ground. Fewer puritan grass sales occurred, however, making it difficult to report county-level values in some cases. Pottawatomie County had a uniquely large amount of irrigated sale acres in 2025 and was able to report a county-level value.

A large variation in value exists at the county level, as sales are influenced by local demand. Brown County topped the list, averaging \$10,047 per acre in non-irrigated cropland, with Leavenworth County not far behind at \$9,384 per acre. Of those counties that the authors could report, Leavenworth and Jefferson counties had the highest average values for pasture/hay ground.



2025 Land Sale Information – By County

County	# of Sales Analyzed (2025)	Total Acres Analyzed (2025)	Total Acres Sold (2025)	% of Total County Acres Sold (2025)
Atchison	19	2,233	5,331	2.1%
Brown	28	3,135	4,643	1.5%
Doniphan	20	2,038	3,473	1.8%
Jackson	25	3,200	5,232	1.5%
Jefferson	30	2,327	5,668	2.0%
Leavenworth	26	3,592	6,105	3.4%
Marshall	49	7,295	9,521	1.8%
Nemaha	31	3,287	5,580	1.3%
Pottawatomie	32	5,723	8,592	1.8%
Riley	25	2,688	7,227	2.9%
Total	285	35,519	61,371	1.9%

County	Dryland Crop Acres Analyzed (2025)	Irrigated Crop Acres Analyzed (2025)	Pasture/Hay Acres Analyzed (2025)	Total Acres Analyzed (2025)
Atchison	1,293	0	940	2,233
Brown	2,657	0	478	3,135
Doniphan	1,539	0	499	2,038
Jackson	1,404	0	1,796	3,200
Jefferson	864	66	1,397	2,327
Leavenworth	1,366	0	2,226	3,592
Marshall	4,684	0	2,611	7,295
Nemaha	2,303	0	984	3,287
Pottawatomie	1,167	1,274	3,283	5,723
Riley	1,365	0	1,323	2,688
Total	18,643	1,340	15,537	35,519

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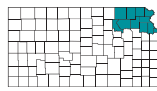


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2025 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Atchison	4,569	12,262	7,886
Brown	6,554	15,490	10,047
Doniphan	4,321	13,720	8,813
Jackson	3,501	5,680	4,775
Jefferson	4,581	6,934	5,498
Leavenworth	4,050	13,567	9,384
Marshall	3,816	11,111	6,710
Nemaha	5,757	11,328	8,763
Pottawatomie	2,736	7,450	5,858
Riley	3,117	9,067	5,900
Total	2,736	15,490	7,363

Pasture/Hay Ground

County	Minimum	Maximum	Average
Atchison	3,217	5,137	4,225
Doniphan	2,991	4,567	4,006
Jackson	3,123	6,417	4,883
Jefferson	1,923	8,440	5,128
Leavenworth	3,038	9,956	5,497
Marshall	2,386	4,972	3,468
Nemaha	2,575	6,092	4,353
Pottawatomie	2,249	6,989	4,317
Riley	2,396	3,087	3,327
Total	1,923	9,956	4,356

Irrigated Cropland

County	Minimum	Maximum	Average
Pottawatomie	9,517	14,699	11,957
Total	9,517	14,699	11,542

Note: Parcels are classified as non-irrigated, irrigated, or pasture/hay ground if 75% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if more than three parcels of the listed category were sold in that county in 2025. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.



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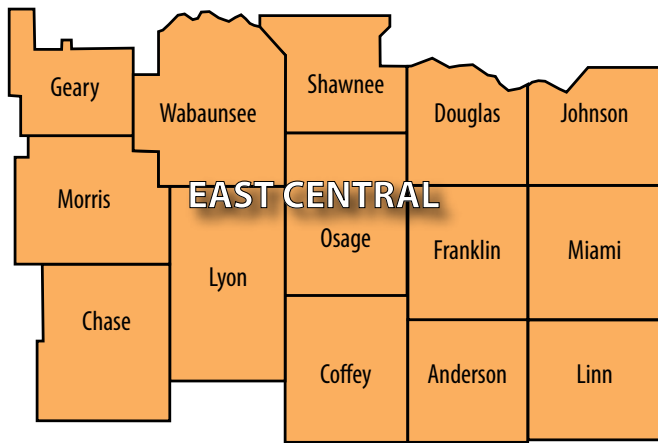
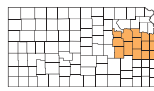
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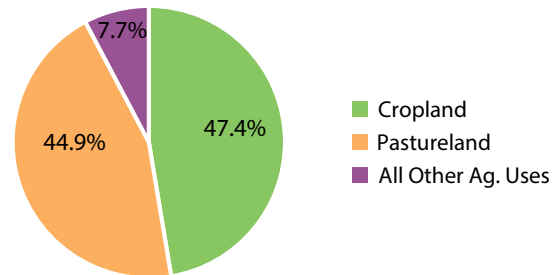
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Farmland Uses

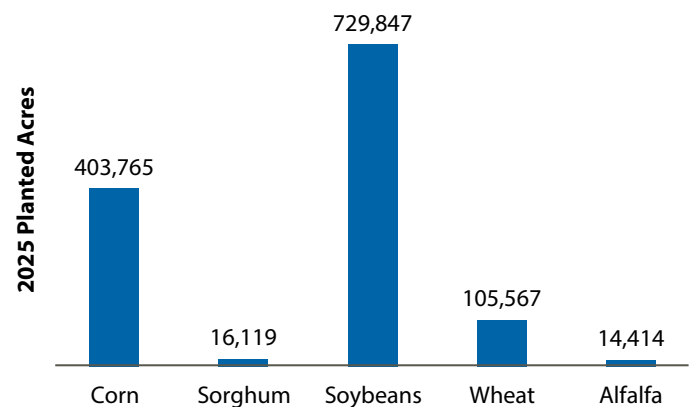


Based on the 2022 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

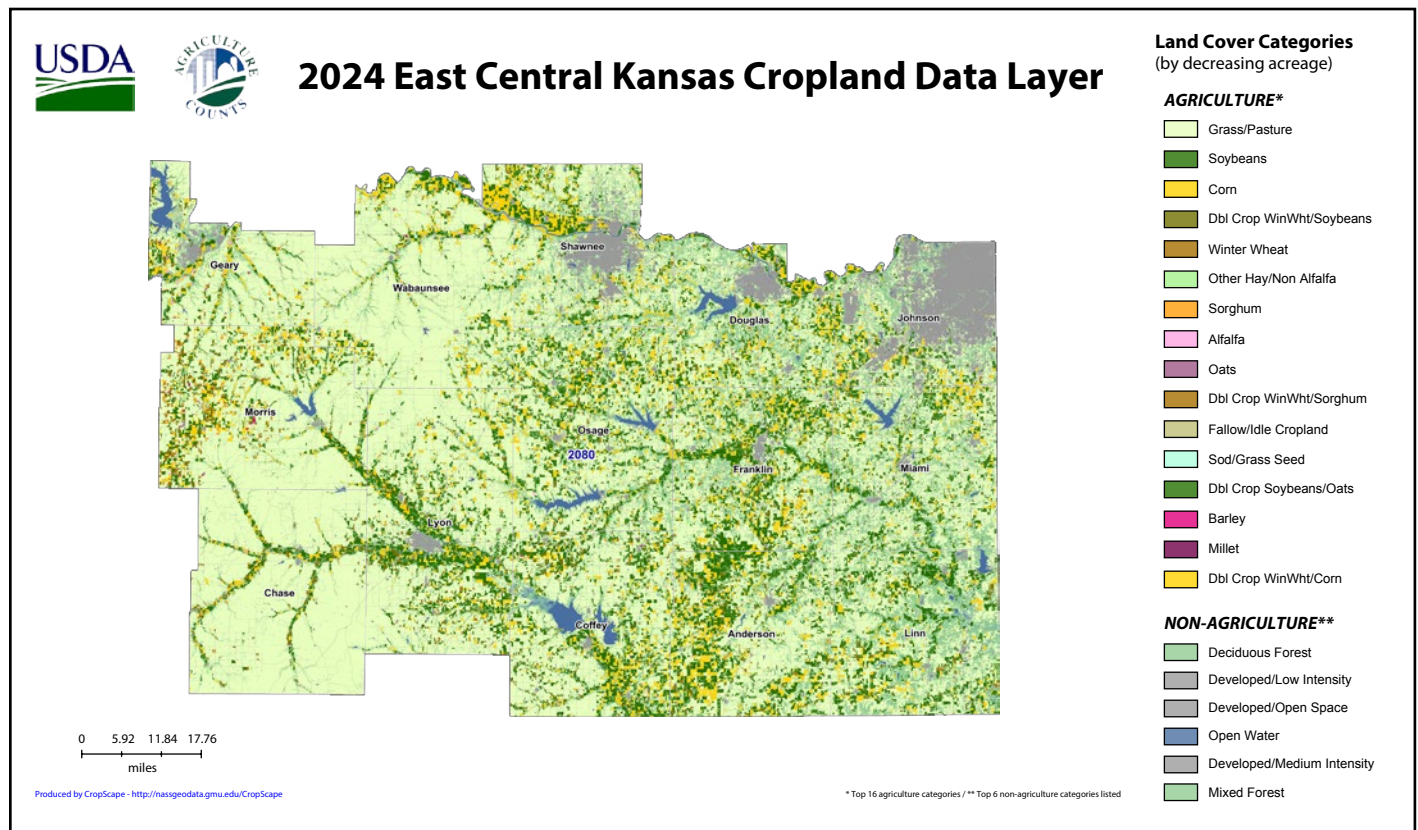
The East Central region of Kansas is comprised of 14 counties with 4,152,108 acres of farmland, according to the 2022 Census of Agriculture. At the county level, farm size averages between 87 to 1,950 acres for the 9,436 farms in this region. Farmland is comprised of 47.4% cropland and 44.9% pasture.

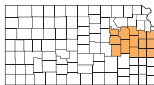
Cash crops in this region are dominated by corn and soybeans with smaller amounts of wheat and sorghum. Hay is also a major commodity in this region for both native prairie and tame grass. Main livestock enterprises in this region include beef cattle, poultry, goats, and smaller dairies.

Primary Crops



Based on FSA reported planted acres in 2025





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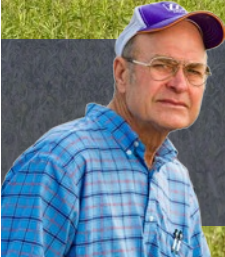
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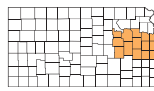
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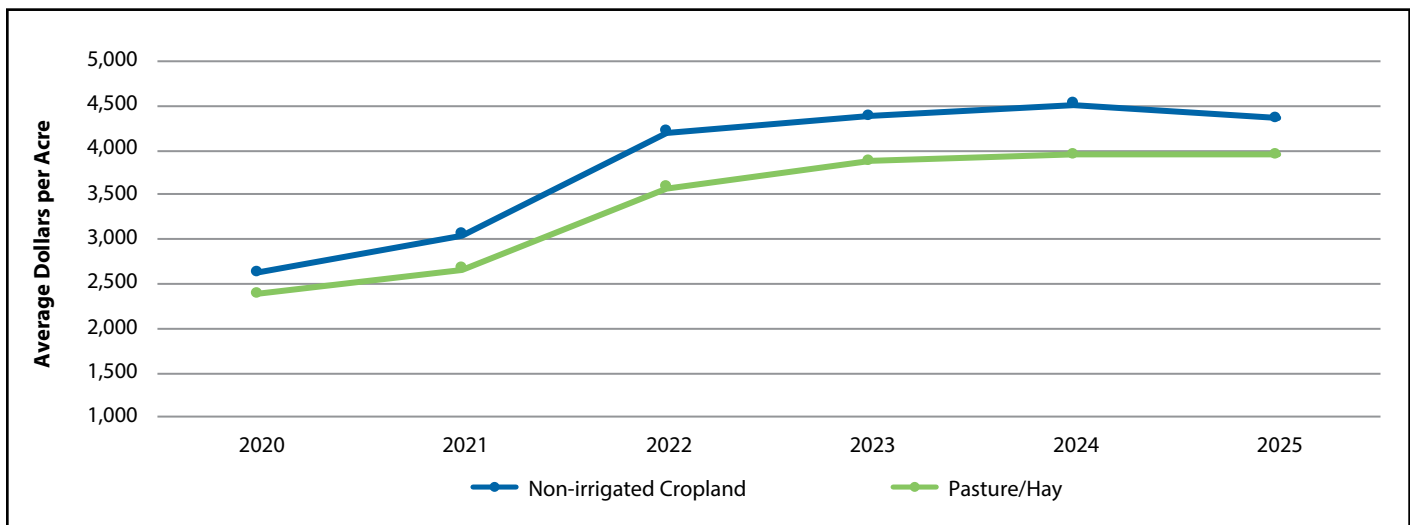


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Trends in Average Land Value – By Type



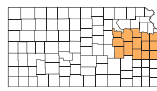
Type	Average Dollars per Acre						% Change in 2025 Dollars from 2024
	2020	2021	2022	2023	2024	2025	
Non-irrigated Cropland	2,623	3,045	4,197	4,383	4,520	4,360	-3.5%
Pasture/Hay	2,387	2,667	3,571	3,877	3,954	3,949	-0.1%

The East Central region experienced slightly lower sale prices in 2025 for non-irrigated cropland. Non-irrigated cropland decreased to \$4,360 per acre on average, which was 3.5% less than the previous value. Pasture/hay ground values remained unchanged on average, compared to 2024.

Land sales volume was historically high in 2025 for this region, totaling 133,625 agriculturally classified acres, which is 2.9% of all agricultural acres in the East Central region. The authors analyzed 74,039 acres that were determined to be open-market sales for agricultural purposes. These were 454 independent sales, which could contain multiple tracts if sold under the same sales price. Johnson County had the largest amount of sale acres compared to its total acres, selling more than 8% of its county agricultural acres. It is likely some of these acres will go for non-ag purposes, however, and agricultural acres are limited to begin with.

Pasture/hay ground sales made up 71% of agricultural acres analyzed, with the balance being almost all non-irrigated crop ground.

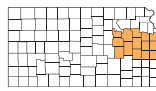
A large variation in value exists at the county level, as sales are influenced by local demand. Although Johnson County had a higher sales volume of agricultural acres this year, it is impossible to separate agricultural use from urban development, so no values are reported. Miami County had the highest non-irrigated cropland average of those reported, likely influenced by urban development and its proximity to urban areas. For this reason, Miami and Douglas counties are also left out of the regional average. Pasture/hay ground averages showed a large variation between more urban and rural counties, varying from \$6,901 per acre in Miami County to \$2,804 per acre in Chase County.



2025 Land Sale Information – By County

County	# of Sales Analyzed (2025)	Total Acres Analyzed (2025)	Total Acres Sold (2025)	% of Total County Acres Sold (2025)
Anderson	39	5,812	10,288	2.9%
Chase	23	8,159	11,550	2.4%
Coffey	17	2,494	8,685	2.5%
Douglas	16	2,494	6,453	3.3%
Franklin	42	4,542	8,678	2.8%
Geary	14	1,730	3,274	1.7%
Johnson	36	7,807	10,189	8.4%
Linn	59	6,045	10,607	3.1%
Lyon	41	4,634	7,721	1.6%
Miami	39	3,932	9,623	3.3%
Morris	31	7,796	13,427	3.3%
Osage	43	6,013	10,403	2.7%
Shawnee	23	3,224	8,267	3.7%
Wabaunsee	31	9,358	14,460	3.2%
Total	454	74,039	133,625	2.9%

County	Dryland Crop Acres Analyzed (2025)	Irrigated Crop Acres Analyzed (2025)	Pasture/Hay Acres Analyzed (2025)	Total Acres Analyzed (2025)
Anderson	2,975	0	2,836	5,812
Chase	493	0	7,666	8,159
Coffey	979	0	1,515	2,494
Douglas	979	0	1,515	2,494
Franklin	1,765	119	2,659	4,542
Geary	731	0	999	1,730
Johnson	2,430	0	5,377	7,807
Linn	2,047	0	3,998	6,045
Lyon	1,311	0	3,323	4,634
Miami	1,280	140	2,512	3,932
Morris	2,268	0	5,528	7,796
Osage	2,153	0	3,860	6,013
Shawnee	1,249	158	1,817	3,224
Wabaunsee	510	187	8,660	9,358
Total	21,171	604	52,265	74,039



2025 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Anderson	3,582	6,164	4,737
Chase	3,400	7,061	4,786
Coffey	3,259	4,456	3,975
Franklin	4,275	6,310	5,503
Linn	4,042	6,376	5,048
Lyon	3,871	6,378	4,719
Miami	5,843	13,540	8,058
Morris	2,311	4,006	3,038
Osage	2,684	5,906	4,131
Shawnee	1,739	4,998	3,306
Total	1,739	13,540	4,360

Note: Parcels are classified as non-irrigated, irrigated, or pasture/hay ground if 75% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if more than three parcels of the listed category were sold in that county in 2025. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

Pasture/Hay Ground

County	Minimum	Maximum	Average
Anderson	2,035	4,538	3,713
Chase	1,992	3,941	2,804
Coffey	1,735	5,754	3,204
Douglas	2,174	7,734	5,714
Franklin	2,751	5,146	3,824
Geary	2,647	4,336	3,809
Linn	2,124	6,516	4,419
Lyon	1,798	5,742	3,474
Miami	4,027	12,647	6,901
Morris	2,225	4,169	2,994
Osage	2,202	5,301	3,605
Shawnee	1,910	5,488	3,278
Wabaunsee	2,464	6,264	3,602
Total	1,735	12,647	3,949

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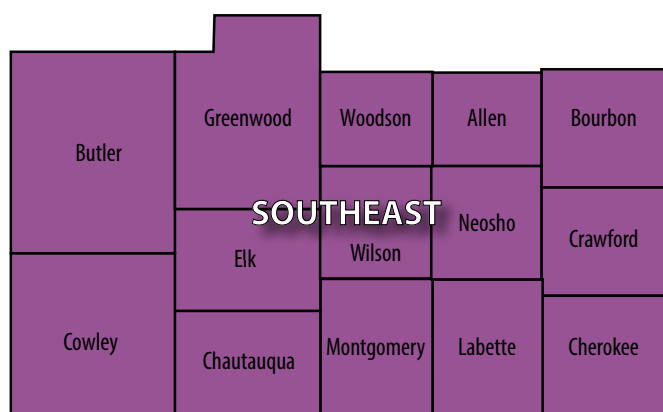
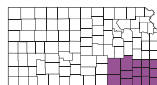


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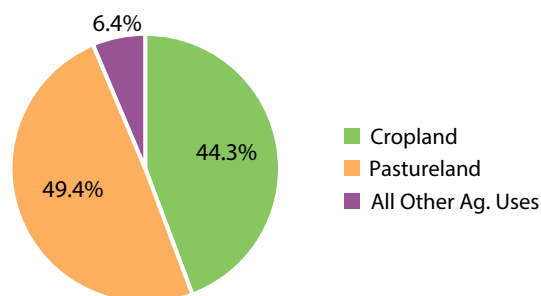




The Southeast region of Kansas is comprised of 14 counties with 5,271,497 acres of farmland, according to the 2022 Census of Agriculture. At the county level, farm size averages between 337 to 1,380 acres for the 8,851 farms in this region. Farmland is comprised of 44.3% cropland and 49.4% pasture.

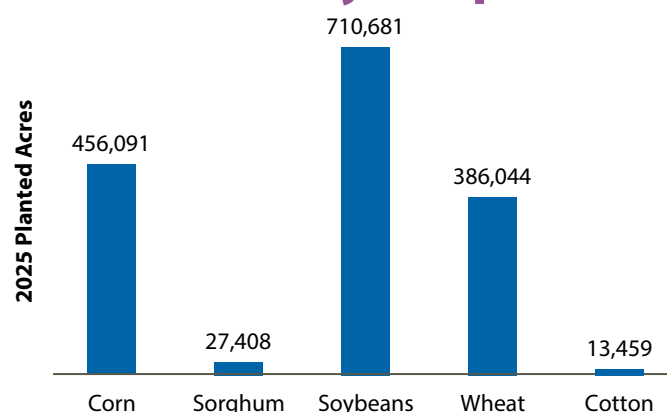
The main cash crops in this region are soybeans, corn, and wheat. Hay production is also important to this region. Agricultural land in the Southeast region is comprised of a large amount of pasture acres, so consequently beef cattle is the main livestock enterprise for both cow/calf and large amounts of stocker cattle grazed during the summer months.

Farmland Uses



Based on the 2022 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

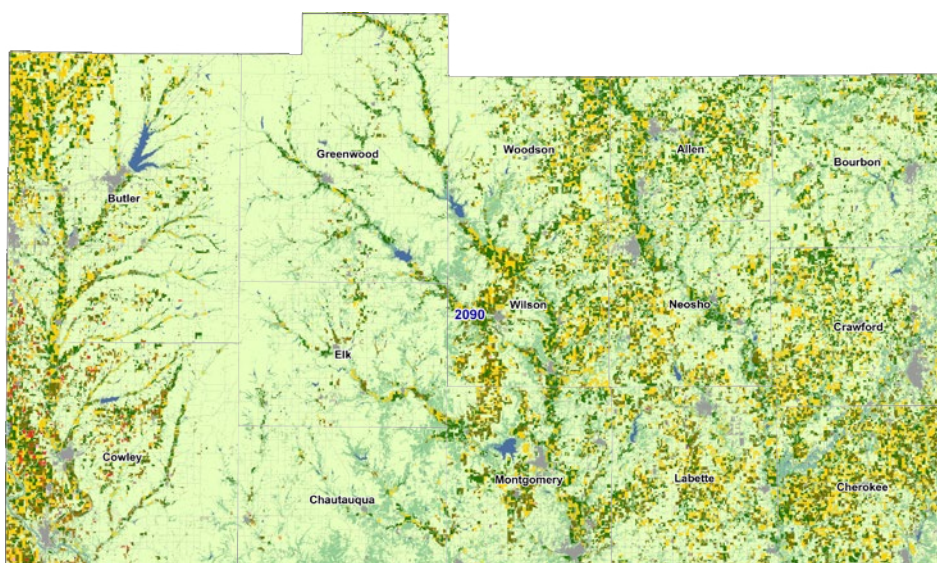
Primary Crops



Based on FSA reported planted acres in 2025



2024 Southeast Kansas Cropland Data Layer



Produced by CropScape - <http://nassgeodata.gmu.edu/CropScape>

Land Cover Categories (by decreasing acreage)

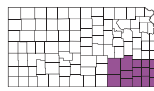
AGRICULTURE*

- Grass/Pasture
- Soybeans
- Corn
- Dbl Crop WinWh/Soybeans
- Winter Wheat
- Sorghum
- Cotton
- Other Hay/Non Alfalfa
- Alfalfa
- Oats
- Dbl Crop Soybeans/Oats
- Dbl Crop WinWh/Sorghum
- Other Crops
- Pecans
- Fallow/Idle Cropland
- Dbl Crop WinWh/Corn

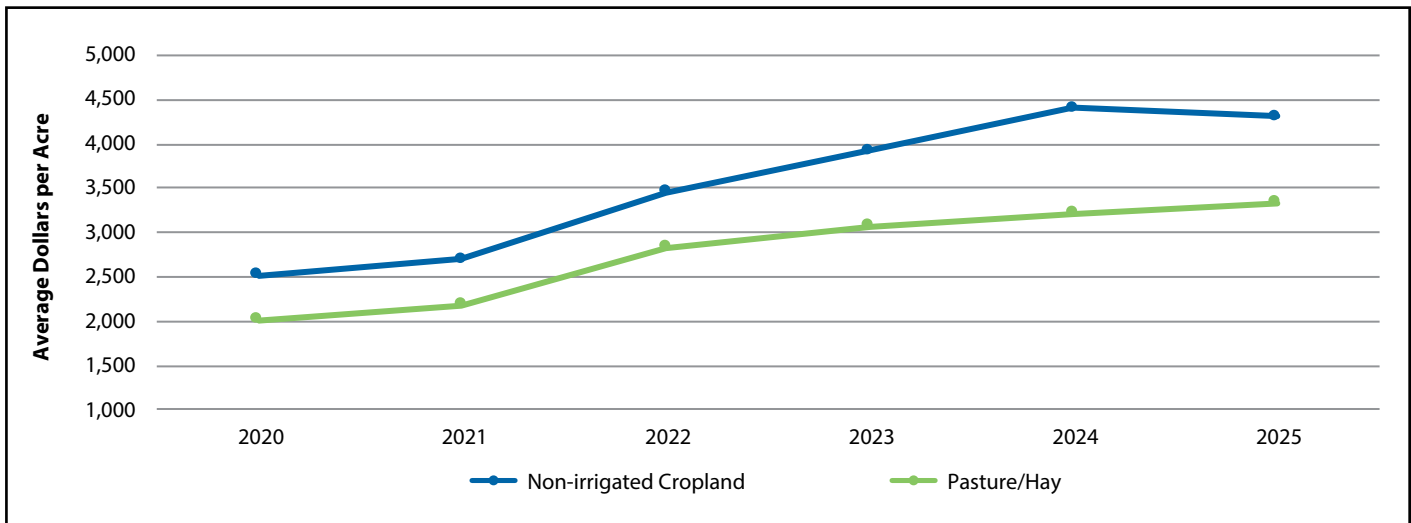
NON-AGRICULTURE**

- Deciduous Forest
- Developed/Open Space
- Developed/Low Intensity
- Open Water
- Mixed Forest
- Developed/Medium Intensity

* Top 16 agriculture categories / ** Top 6 non-agriculture categories listed



Trends in Average Land Value – By Type



Type	Average Dollars per Acre						% Change in 2025 Dollars from 2024
	2020	2021	2022	2023	2024	2025	
Non-irrigated Cropland	2,513	2,697	3,453	3,920	4,412	4,308	-2.4%
Pasture/Hay	2,011	2,175	2,831	3,074	3,219	3,336	3.6%

The Southeast region experienced higher sale prices in 2024 for both cropland and pasture. Non-irrigated cropland increased to \$4,412 per acre on average, which was 12.6% more than the previous value. Pasture and hay ground values increased to \$3,219 on average, a 4.7% increase from 2023.

Land sales volume totaled 146,190 agriculturally classified acres, which is 2.4% of all agricultural acres in the Southeast region. The authors were able to analyze 95,858 acres which were determined to be open-market sales for agricultural purposes. These were 541 independent sales, which could contain multiple tracks if sold under the same sales price. Chautauqua County had the largest amount of sale acres compared to its total acres, selling 5% of its county agricultural acres.

Pasture and hay ground sales made up 74% of agricultural acres analyzed, with the balance being almost all non-irrigated crop ground. Very few irrigated sales occurred and were too limited to report county numbers.

Large variation in value exists at the county level, as sales are influenced by local demand. Butler County had the highest non-irrigated cropland average of those counties that could be reported. Many more counties had reportable pasture and hay ground sales, with Crawford County showing the highest average sales in 2024 at \$3,907 per acre.

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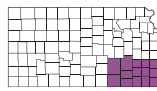
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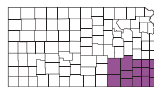




2025 Land Sale Information – By County

County	# of Sales Analyzed (2025)	Total Acres Analyzed (2025)	Total Acres Sold (2025)	% of Total County Acres Sold (2025)
Allen	40	5,893	6,585	2.2%
Bourbon	56	9,002	13,015	3.4%
Butler	73	15,909	30,477	3.7%
Chautauqua	23	10,179	17,198	4.4%
Cherokee	36	4,866	7,397	2.4%
Cowley	58	9,443	15,318	2.3%
Crawford	31	4,045	5,632	1.7%
Elk	35	6,185	9,627	2.4%
Greenwood	43	8,526	12,936	1.9%
Labette	35	5,736	9,318	2.4%
Montgomery	43	5,900	12,203	3.5%
Neosho	29	3,558	4,612	1.4%
Wilson	34	5,067	8,489	2.5%
Woodson	33	4,086	6,280	2.1%
Total	569	98,395	159,086	2.6%

County	Dryland Crop Acres Analyzed (2025)	Irrigated Crop Acres Analyzed (2025)	Pasture/Hay Acres Analyzed (2025)	Total Acres Analyzed (2025)
Allen	2,686	0	3,207	5,893
Bourbon	2,749	0	6,253	9,002
Butler	2,078	0	13,832	15,909
Chautauqua	147	0	10,031	10,179
Cherokee	2,739	0	2,128	4,866
Cowley	2,649	253	6,542	9,443
Crawford	1,597	0	2,448	4,045
Elk	233	0	5,952	6,185
Greenwood	954	0	7,572	8,526
Labette	1,668	0	4,069	5,736
Montgomery	949	0	4,951	5,900
Neosho	1,613	0	1,944	3,558
Wilson	1,216	0	3,851	5,067
Woodson	892	0	3,193	4,086
Total	22,170	253	75,972	98,395



2025 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Allen	3,114	4,449	3,949
Bourbon	2,699	5,036	4,178
Butler	2,726	8,907	5,601
Cherokee	2,887	6,667	5,759
Cowley	2,219	4,130	3,145
Crawford	4,317	6,023	4,891
Labette	2,953	5,099	4,166
Montgomery	2,277	4,089	3,309
Neosho	2,595	5,842	3,954
Wilson	3,520	6,155	4,389
Woodson	3,435	5,523	4,044
Total	2,062	8,907	4,308

Note: Parcels are classified as non-irrigated, irrigated, or pasture/hay ground if 75% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if more than three parcels of the listed category were sold in that county in 2025. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

Pasture/Hay Ground

County	Minimum	Maximum	Average
Allen	2,296	3,867	3,325
Bourbon	2,219	5,919	4,249
Butler	1,575	6,111	3,395
Chautauqua	1,736	3,802	2,713
Cherokee	1,585	5,558	4,094
Cowley	1,694	4,730	3,025
Crawford	2,969	5,505	3,937
Elk	1,737	4,190	2,991
Greenwood	1,348	4,615	2,745
Labette	1,947	5,248	3,413
Montgomery	1,536	4,368	2,710
Neosho	3,000	6,069	3,911
Wilson	2,319	4,125	3,258
Woodson	1,696	3,729	2,942
Total	1,348	6,111	3,336



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