

Kansas Land Values and Cash Rents at the County Level

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Producers, landowners, lenders, appraisers, and others in agribusiness regularly request information pertaining to land values and cash rents at the county level (and even more localized levels in some cases). However, there are currently limited publicly reported price data at this level available for Kansas. As part of USDA, Kansas Agricultural Statistics (KAS) conducts a land survey each year and reports land values and cash rents at the crop reporting district (CRD) level in Kansas. Table 1 shows the 2008 CRD level land values and cash rents for both non-irrigated cropland and pasture as reported by KAS, along with the overall statewide numbers. Figure 1 shows the geographical regions for the different CRD regions.

Table 1. Kansas Crop Reporting District Level Agricultural Land Values and Cash Rents.^a

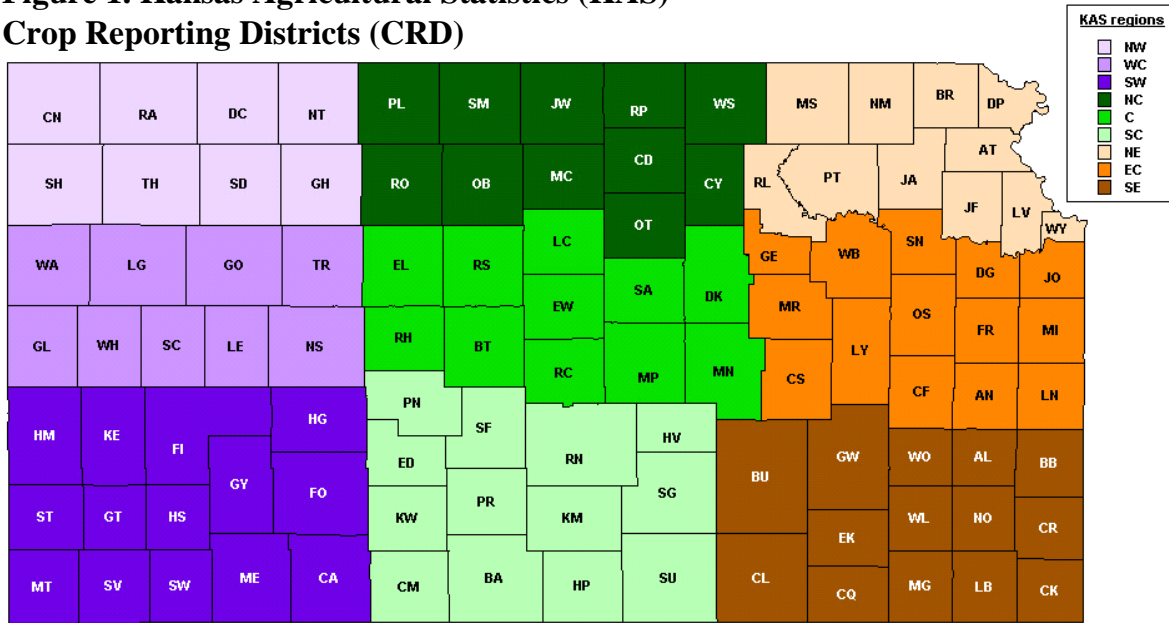
Region (CRD)	Non-irrigated Cropland		Pasture	
	Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Northwest (NW)	830	36.00	480	11.80
West Central (WC)	730	33.50	440	10.50
Southwest (SW)	670	33.50	380	9.30
North Central (NC)	1,110	52.00	770	16.00
Central (C)	1,090	42.00	830	15.70
South Central (SC)	1,160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

^a Kansas Agricultural Statistics, *Agricultural Land Values*, August 19, 2008.

Land values are for January 1, 2008; rents are for the year 2008.

Although KAS surveys landowners and producers in every county of the state, its sampling procedure is not designed to be statistically valid at the county level (that would require a much larger sample size). Thus, the information presented in Table 1 is the only statistically valid information on land values and cash rents that is reported on an annual basis. Additional information pertaining to the KAS land values survey and reports for previous years can be found at the Kansas Agricultural Statistics website (<http://www.nass.usda.gov/ks/>). The most recent 20 years of land values and cash rents reported by KAS are also summarized in *Kansas Land Prices and Cash Rental Rates* (MF-1100) available at www.agmanager.info.

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

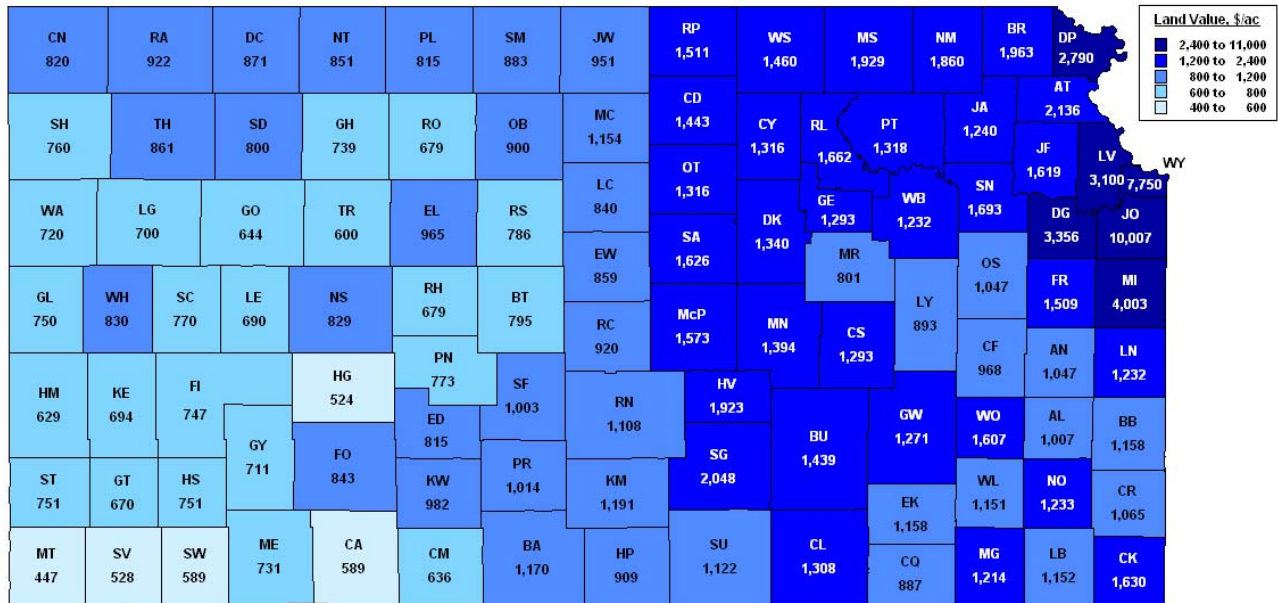


Figures 2-5 on the following pages show the CRD-level land values and cash rents for non-irrigated cropland and pasture reported in Table 1 prorated to the county level (specific values displayed on the maps are also reported in Table 2). In order to prorate the CRD level land values and cash rents to the county level, several pieces of information were required in addition to the CRD-level values. First, some measure of county-to-county variation is required, and second, a measure of acres in each county is needed. Information on county level cash rents and land values (average for the years 2005 through 2007) from the state Farm Service Agency (FSA) Land Value Survey (LVS) was used to index county-to-county variation.¹ After a county index was calculated, it was weighted to reflect the acres of non-irrigated cropland or pasture in that particular county relative to the CRD as a whole. The acreage weights were based on acres reported for each county in the 2002 Ag Census (USDA). The acreage-weighted indices were then multiplied by the CRD averages reported in Table 1 to give the county level values shown in Figures 2-5. Thus, the values displayed in Figures 2-5, when multiplied by the respective acreage-based weights and summed, will exactly equal the KAS reported values at the CRD level.

It is recognized that the values reported in Figures 2-5 may not perfectly represent cash rents at the local level for a number of reasons, but primarily due to inconsistencies that exist in the FSA survey data. However, the purpose of this paper and the procedure used in this analysis is to provide producers, landowners, lenders, appraisers, and others in agribusiness with another source of information for consideration when they negotiate what land values and cash rents should be in their particular situations. Thus, the values in this report should not be viewed as *the* land values or cash rents in a particular county, but as simply one more piece of information to consider. For further information on land values and cash rents, additional resources (papers and spreadsheets) are available at www.agmanager.info.

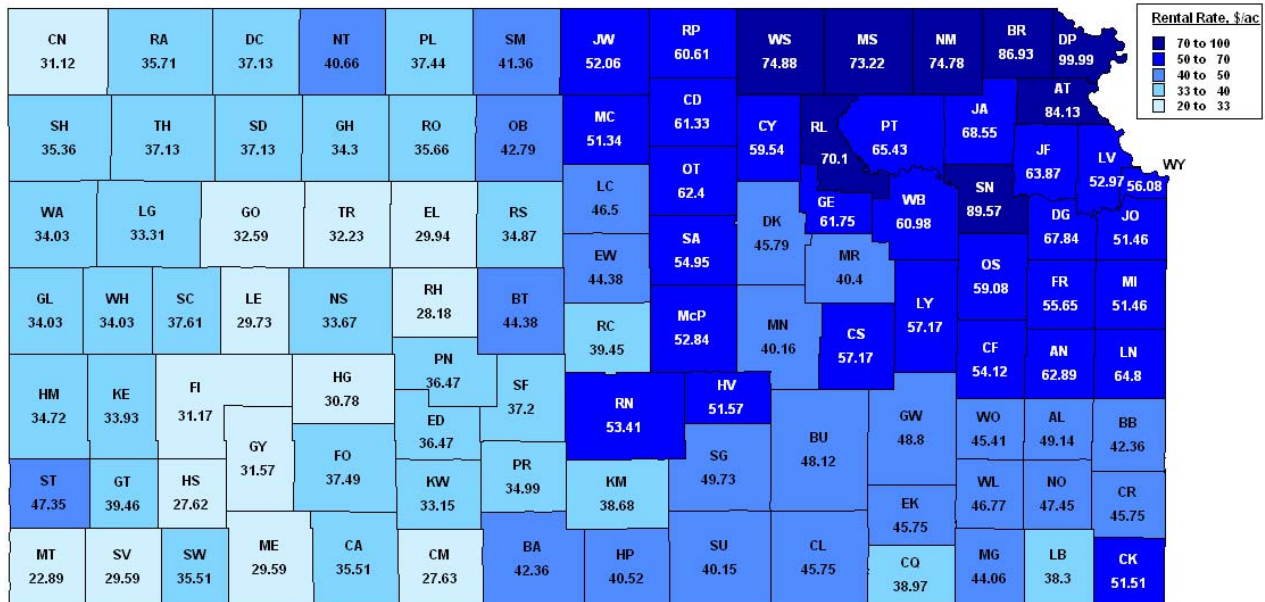
¹ Methods of eliciting cash rents and land values for this in-house survey are not necessarily consistent across counties and thus this database was simply used to create county indices for both cash rents and land values.

Figure 2. Kansas Nonirrigated Land Values, 2008*



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

Figure 3. Kansas Nonirrigated Cash Rents, 2008*



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

Table 2. Estimated 2008 County-Level Nonirrigated and Pasture Land Values and Cash Rents*

County	Code	Region	Nonirrigated Land		Pasture Land	
			Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Allen	AL	SE	1,007	49.14	967	17.25
Anderson	AN	EC	1,047	62.89	904	22.56
Atchison	AT	NE	2,136	84.13	1,241	27.63
Barber	BA	SC	1,170	42.36	1,143	11.21
Barton	BT	C	795	44.38	741	15.44
Bourbon	BB	SE	1,158	42.36	1,313	21.57
Brown	BR	NE	1,963	86.93	1,140	22.11
Butler	BU	SE	1,439	48.12	1,174	18.58
Chase	CS	EC	1,293	57.17	798	19.61
Chautauqua	CQ	SE	887	38.97	725	16.59
Cherokee	CK	SE	1,630	51.51	1,278	26.21
Cheyenne	CN	NW	820	31.12	391	9.99
Clark	CA	SW	589	35.51	449	8.84
Clay	CY	NC	1,316	59.54	1,015	16.59
Cloud	CD	NC	1,443	61.33	872	22.11
Coffey	CF	EC	968	54.12	798	19.61
Comanche	CM	SC	636	27.63	643	9.29
Cowley	CL	SE	1,308	45.75	1,140	15.93
Crawford	CR	SE	1,065	45.75	967	24.88
Decatur	DC	NW	871	37.13	500	9.67
Dickinson	DK	C	1,340	45.79	964	20.48
Doniphan	DP	NE	2,790	121.51	1,978	33.16
Douglas	DG	EC	3,356	67.84	3,803	31.06
Edwards	ED	SC	815	36.47	464	11.54
Elk	EK	SE	1,158	45.75	919	12.94
Ellis	EL	C	965	29.94	665	11.66
Ellsworth	EW	C	859	44.38	897	14.81
Finney	FI	SW	747	31.17	338	6.22
Ford	FO	SW	843	37.49	518	11.78
Franklin	FR	EC	1,509	55.65	1,117	21.25
Geary	GE	EC	1,293	61.75	931	20.60
Gove	GO	WC	644	32.59	480	10.97
Graham	GH	NW	739	34.30	539	13.21
Grant	GT	SW	670	39.46	242	11.46
Gray	GY	SW	711	31.57	380	11.78
Greeley	GL	WC	750	34.03	273	8.44
Greenwood	GW	SE	1,271	48.80	1,244	19.58
Hamilton	HM	SW	629	34.72	249	7.86
Harper	HP	SC	909	40.52	554	11.86
Harvey	HV	SC	1,923	51.57	1,428	17.30
Haskell	HS	SW	751	27.62	380	8.18
Hodgeman	HG	SW	524	30.78	304	12.11
Jackson	JA	NE	1,240	68.55	1,073	24.04
Jefferson	JF	NE	1,619	63.87	1,542	22.11
Jewell	JW	NC	951	52.06	698	15.48
Johnson	JO	EC	10,007	51.46	9,309	19.61
Kearny	KE	SW	694	33.93	359	7.20
Kingman	KM	SC	1,191	38.68	857	11.54
Kiowa	KW	SC	982	33.15	571	9.61
Labette	LB	SE	1,152	38.30	1,147	24.88
Lane	LE	WC	690	29.73	453	10.40
Leavenworth	LV	NE	3,100	52.97	4,024	23.49
Lincoln	LC	C	840	46.50	731	15.13

Table 2. Continued

County	Code	Region	Nonirrigated Land		Pasture Land	
			Value, \$/ac	Rent, \$/ac	Value, \$/ac	Rent, \$/ac
Linn	LN	EC	1,232	64.80	1,064	26.15
Logan	LG	WC	700	33.31	332	9.00
Lyon	LY	EC	893	57.17	785	20.60
Marion	MN	C	1,394	40.16	997	17.02
Marshall	MS	NE	1,929	73.22	1,207	16.58
McPherson	McP	C	1,573	52.84	1,130	21.74
Meade	ME	SW	731	29.59	484	11.78
Miami	MI	EC	4,003	51.46	3,724	19.61
Mitchell	MC	NC	1,154	51.34	666	16.59
Montgomery	MG	SE	1,214	44.06	1,140	19.91
Morris	MR	EC	801	40.40	878	20.27
Morton	MT	SW	447	22.89	173	5.89
Nemaha	NM	NE	1,860	74.78	1,241	23.21
Neosho	NO	SE	1,233	47.45	1,157	24.88
Ness	NS	WC	829	33.67	606	13.78
Norton	NT	NW	851	40.66	616	18.05
Osage	OS	EC	1,047	59.08	931	18.31
Osborne	OB	NC	900	42.79	555	14.93
Ottawa	OT	NC	1,316	62.40	1,110	16.59
Pawnee	PN	SC	773	36.47	429	12.82
Phillips	PL	NC	815	37.44	571	14.37
Pottawatomie	PT	NE	1,318	65.43	1,274	16.03
Pratt	PR	SC	1,014	34.99	643	11.54
Rawlins	RA	NW	922	35.71	481	9.67
Reno	RN	SC	1,108	53.41	714	19.23
Republic	RP	NC	1,511	60.61	984	19.07
Rice	RC	C	920	39.45	764	13.23
Riley	RL	NE	1,662	70.10	1,341	19.62
Rooks	RO	NC	679	35.66	587	11.33
Rush	RH	C	679	28.18	565	11.97
Russell	RS	C	786	34.87	598	12.29
Saline	SA	C	1,626	54.95	1,162	21.43
Scott	SC	WC	770	37.61	292	8.44
Sedgwick	SG	SC	2,048	49.73	1,143	14.42
Seward	SW	SW	589	35.51	345	7.86
Shawnee	SN	EC	1,693	89.57	904	29.42
Sheridan	SD	NW	800	37.13	404	11.60
Sherman	SH	NW	760	35.36	423	9.67
Smith	SM	NC	883	41.36	571	14.10
Stafford	SF	SC	1,003	37.20	714	14.42
Stanton	ST	SW	751	47.35	345	13.42
Stevens	SV	SW	528	29.59	345	6.87
Sumner	SU	SC	1,122	40.15	850	13.78
Thomas	TH	NW	861	37.13	385	10.31
Trego	TR	WC	600	32.23	443	11.81
Wabaunsee	WB	EC	1,232	60.98	1,024	21.25
Wallace	WA	WC	720	34.03	443	8.44
Washington	WS	NC	1,460	74.88	1,206	20.73
Wichita	WH	WC	830	34.03	369	8.44
Wilson	WL	SE	1,151	46.77	933	18.25
Woodson	WO	SE	1,607	45.41	1,209	19.91
Wyandotte	WY	NE	7,750	56.08	10,059	23.49

* Calculated using Kansas Agricultural Statistics (KAS) crop reporting district (CRD) values indexed to county level.