



AGRICULTURAL LAND VALUES & CASH RENTS

Kansas Agricultural Statistics

Cooperating with the Kansas Department of Agriculture

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Highlights

The average value of all farmland and buildings for 2009 in Kansas is estimated to be \$1,030 per acre. This compares with \$1,020 in 2008 and \$980 in 2007. Kansas' average value of all farmland and buildings increased 1.0 percent from 2008 to 2009. Irrigated cropland values rose 3.4 percent from 2008 while non-irrigated cropland increased 2.0

percent in value from last year. The value of Kansas pasture land remains unchanged from 2008 at \$750 per acre, leveling off after a 23 year increasing trend. Rental rates for irrigated cropland were up \$11.00 per acre and non-irrigated cropland increased by \$4.00 per acre. Pasture rents for 2009 rose \$1.00 to \$16.50 per acre.

Kansas Farmland Values and Cash Rents¹, 1999-2009

Year	Cropland					Pasture and Rangeland		All Farmland and Buildings	
	Value			Rent		Value	Rent	Value	Total Value
	Irrigated	Non-Irrigated	All Crop Land	Irrigated	Non-Irrigated				
-----Dollars per Acre-----									Mil. Dol.
1999	1,020	625	660	66.00	35.00	370	13.30	600	28,500
2000	1,040	630	666	67.00	35.50	380	12.80	625	29,688
2001	1,060	635	673	72.00	36.00	390	12.60	645	30,638
2002	1,080	640	679	70.00	36.00	400	12.60	665	31,455
2003	1,080	645	684	68.00	36.00	410	12.60	685	32,332
2004	1,080	650	688	72.00	37.50	420	13.20	700	32,760
2005	1,180	770	806	73.00	38.50	500	13.40	810	38,200
2006	1,200	820	854	74.00	39.00	590	13.70	870	41,282
2007	1,260	880	914	82.00	41.00	660	14.50	980	45,374
2008	1,450	980	1,020	92.00	42.50	750	15.50	1,020	47,124
2009	1,500	1,000	1,050	103.00	46.50	750	16.50	1,030	47,124 ²

¹ Rental rates are for land only. ² Will be published in August 2010.

Survey Background

The Agricultural Land Values Survey was conducted during May and June 2009. Survey respondents were asked to provide information on the value of the land they operate. Additional land value and rent data were collected in the June Agricultural Survey to establish state-level estimates. A more extensive Cash Rents Survey is currently being conducted to establish District and County level cash rent estimates that will be published in April 2010.

The 5-year Census of Agriculture was used to make historic revisions to land value estimates in non-census years. The Agricultural Land Values Survey and June Agricultural Survey provide data to make annual estimates of market values for the different categories of farmland.

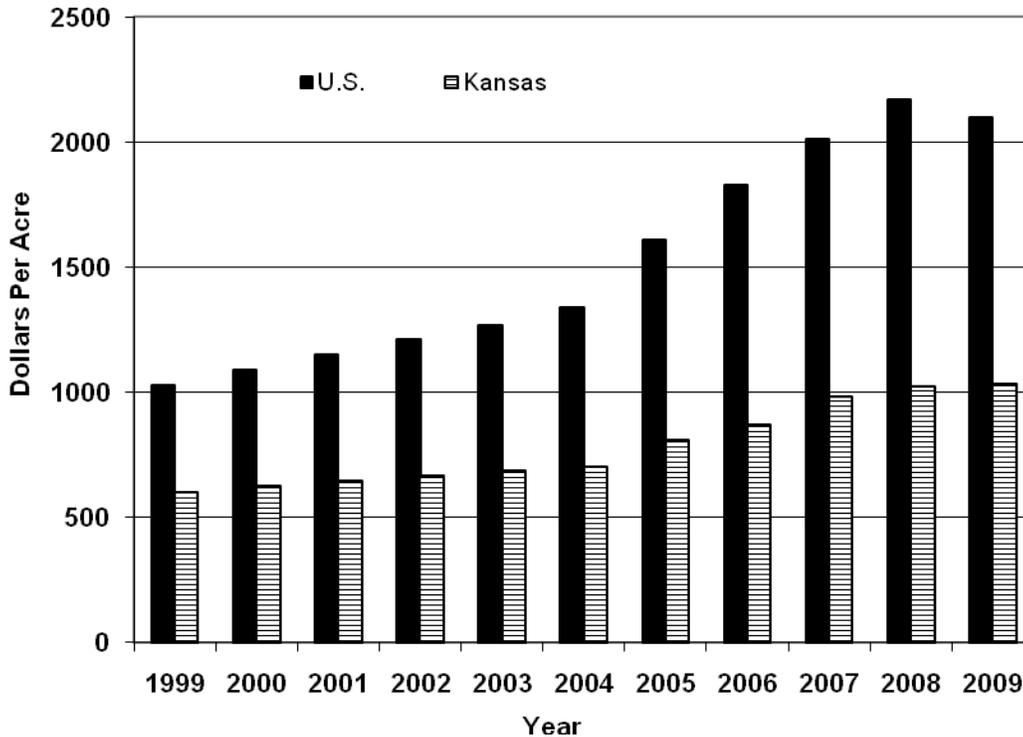
The average values in this report encompass a wide range of soil types and pastures. These data are more appropriate for studying overall trends and should not be used to establish rental rates or market values.

U.S. Farmland Values

The average value of all farmland and buildings in the U.S. averaged \$2,100 per acre on January 1, 2009, down 3.2 percent from 2008. The 3.2 percent decrease from 2008 is the first decline in all farmland and buildings value since 1987. Both cropland and pasture values declined; 4.0 percent

for cropland and 1.8 percent for pasture. Cropland values averaged \$2,650 per acre and pasture values averaged \$1,070 per acre, compared with \$2,760 and \$1,090 per acre, respectively, a year earlier.

**Average Value of All Farmland and Buildings,
U.S. and Kansas, 1999-2009**



**Average Value of All Farmland and Buildings,
U.S., Kansas, and Surrounding States, 1999-2009**

Year	Kansas	Colorado	Nebraska	Oklahoma	Missouri	U.S. ¹
-----Dollars per Acre-----						
1999	600	630	675	625	1,150	1,030
2000	625	650	710	640	1,230	1,090
2001	645	675	735	655	1,300	1,150
2002	665	700	760	680	1,380	1,210
2003	685	730	775	705	1,470	1,270
2004	700	760	810	750	1,560	1,340
2005	810	900	910	900	1,750	1,610
2006	870	1,020	1,030	970	1,910	1,830
2007	980	1,130	1,140	1,080	2,170	2,010
2008	1,020	1,150	1,330	1,150	2,300	2,170
2009	1,030	1,100	1,340	1,170	2,200	2,100

¹ Excludes Alaska and Hawaii.

Kansas Agricultural Land Values by District

From 2008 to 2009, eight Kansas districts showed increases in the value of all farmland and buildings, while the Northeast District showed a decrease. Changes ranged from a 7.7 percent decrease in the Northeast District to a 4.1 percent increase in the Northwest District.

among all districts, while the values of irrigated land in the Central and South Central Districts remained unchanged from 2008. Non-irrigated land values were led by a 4.1 percent increase in the South Central District.

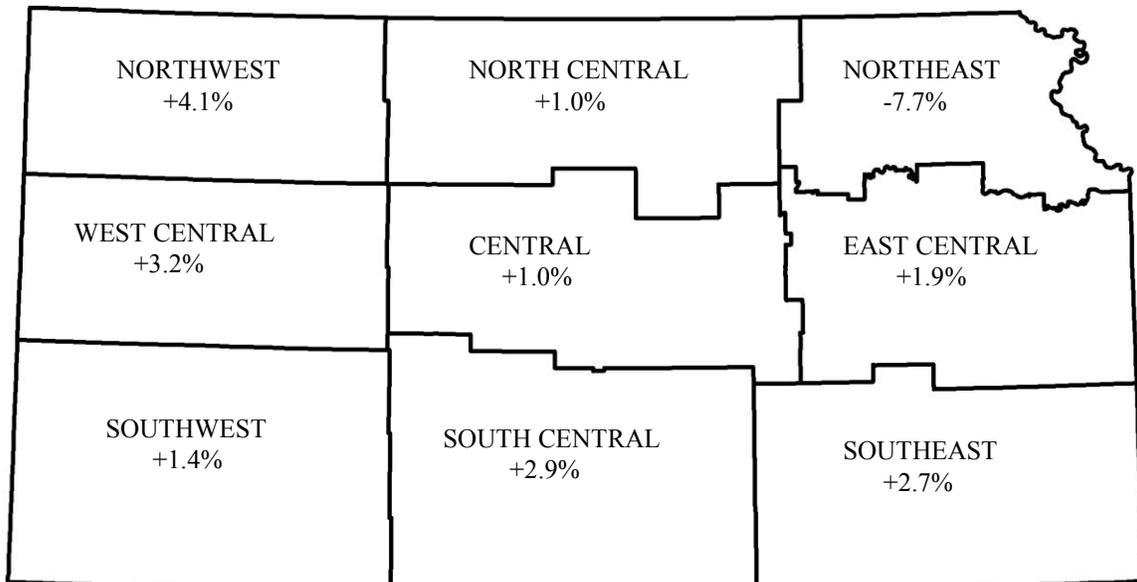
Value increases of all cropland were led by the Southwest District at 5.6 percent. Irrigated cropland values jumped 7.7 percent in the Southwest District, the largest percent increase

Pasture values varied by district with the West Central District having the largest increase of 10.3 percent. The Northeast District had the largest decrease of 7.4 percent.

Farmland Values by Kansas Agricultural Statistics District, 2007-2009

Dist.	Irrigated Cropland			Non-Irrigated Cropland			All Cropland			Pasture			All Farmland and Buildings		
	2007	2008	2009	2007	2008	2009	2007	2008	2009	2007	2008	2009	2007	2008	2009
-----Dollars per Acre-----															
NW	1,270	1,420	1,450	610	710	730	680	790	810	350	410	400	690	730	760
WC	1,040	1,170	1,190	530	610	620	560	650	660	360	390	430	600	630	650
SW	1,040	1,170	1,260	500	570	590	640	720	760	300	330	330	660	700	710
NC	1,410	1,650	1,680	940	1,010	1,030	960	1,040	1,060	580	660	640	970	990	1,000
C	1,400	1,600	1,600	850	970	980	870	990	1,000	640	720	720	940	990	1,000
SC	1,620	1,950	1,950	830	970	1,010	930	1,100	1,130	630	690	680	990	1,050	1,080
NE	2,700	2,790	2,850	1,750	1,800	1,820	1,770	1,820	1,840	1,160	1,220	1,130	1,800	1,820	1,680
EC	2,030	2,200	2,250	1,530	1,700	1,710	1,540	1,710	1,720	1,070	1,160	1,220	1,540	1,560	1,590
SE	1,380	1,500	1,600	1,040	1,120	1,160	1,040	1,120	1,160	740	950	950	1,040	1,100	1,130
State	1,260	1,450	1,500	880	980	1,000	914	1,020	1,050	660	750	750	980	1,020	1,030

Percent Change in Value of Farmland and Buildings by Kansas Agricultural Statistics District, 2008-2009





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Fact Finders
For Agriculture

Kansas Department of Agriculture
U.S. Department of Agriculture
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**Average Cash Rent for Farmland by
Kansas Agricultural Statistics District & Region, 2008 & 2009**

District/Region	2008			2009 ¹		
	Irrigated Cropland	Non-Irrigated Cropland	Pasture	Irrigated Cropland	Non-Irrigated Cropland	Pasture
-----Dollars per Acre-----						
Northwest	97.00	34.00	11.50			
West Central	93.00	30.50	10.50			
Southwest	89.50	29.00	9.10			
North Central	94.50	46.50	16.50			
Central	91.00	40.00	15.50			
South Central	92.00	37.00	12.00			
Northeast	²	75.50	22.00			
East Central	²	50.00	20.00			
Southeast	²	42.00	18.50			
Other Districts	90.00	-	-			
State	92.00	42.50	15.50	103.00	46.50	16.50

¹ 2009 District level estimates for cash rents will be published in April 2010. ² Not published due to insufficient or confidential data, combined in Other Districts.

For additional land value and rental rate information at the national, regional or State level, contact Kansas Agricultural Statistics or visit the internet at http://www.nass.usda.gov/Statistics_by_State/Kansas/Publications/Economics_and_Misc/Landval/index.asp for Kansas data and <http://usda.mannlib.cornell.edu/MannUsda/viewDocumentInfo.do?documentID=1446> for national data. Revisions for District level estimates prior to 2008 will be published by September 30, 2009, in the historical tables at the Kansas website above.

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