



WISCONSIN AGRICULTURAL STATISTICS SERVICE

P.O. Box 8934 Madison, WI 53708-8934

In cooperation with WI Department of Agriculture, Trade and Consumer Protection



June 2000

Agricultural Land Sales

By Counties, Wisconsin, 1999

Farm land prices in Wisconsin climbed considerably from 1998. The 1999 Wisconsin agricultural land sales price per acre averaged \$1,878, which rose 24 percent from the previous year. Land with buildings and other improvements averaged \$1,946 per acre, showing a gain of \$296 per acre from 1998. Vacant agricultural land sold for \$1,787 per acre, \$455 more than in 1998, equal to a jump of 34 percent.

The Wisconsin Department of Revenue, Bureau of Equalization, recorded 3,793 separate 'arm's length' transactions in which 244,475 acres changed hands. Both the number of transactions and total acres decreased from 1998.

The top three counties with the highest values of agricultural land (continuing in agricultural use without buildings) were: Racine at \$3,816 per acre, Kenosha at \$3,519, and Walworth at \$3,147. The three counties with the lowest values of land continuing in agriculture were: Ashland at \$268 per acre, Douglas at \$296, and Price at \$468.

Land sales figures reported here include only averages of 'arm's length' transactions. Sales made under other than normal market conditions (such as family sales or foreclosures) are not included in this report. Sales are reviewed by the Wisconsin Department of Revenue, Bureau of Equalization. With each sale of a parcel of land, the buyer is required to file a "Wisconsin Real Estate Transfer Return," documenting the parcel size, sale price, present use, and intended use of the property. State appraisers inspect the site and verify the transfer return. The sales data in this report are a summary of the "Wisconsin Real Estate Transfer Returns."

In cooperation with the Wisconsin Department of Revenue, Bureau of Equalization

AGRICULTURAL LAND SALES: Wisconsin, 1995-1999

Year	Agricultural land continuing in agricultural use			Agricultural land being diverted to other uses			Total of all agricultural land		
	Number of transactions	Acres Sold	Dollars per acre	Number of transactions	Acres Sold	Dollars per acre	Number of transactions	Acres Sold	Dollars per acre
Land without buildings and improvements									
1995	1,494	75,350	778	823	30,931	1,267	2,317	106,281	920
1996	1,660	87,342	900	803	31,672	1,753	2,463	119,014	1,127
1997	1,379	78,142	993	745	28,664	1,973	2,124	106,806	1,256
1998	1,472	82,740	1,173	767	29,156	1,785	2,239	111,896	1,332
1999	1,336	74,535	1,324	759	30,218	2,929	2,095	104,753	1,787
Land with buildings and improvements									
1995	1,524	135,674	1,144	666	41,756	1,599	2,190	177,430	1,251
1996	1,518	136,248	1,295	656	35,598	1,768	2,174	171,846	1,393
1997	1,351	123,157	1,335	570	33,493	2,201	1,921	156,650	1,520
1998	1,239	118,788	1,530	610	33,922	2,069	1,849	152,710	1,650
1999	1,125	105,697	1,762	573	34,025	2,519	1,698	139,722	1,946
Total									
1995	3,018	211,024	1,013	1,489	72,687	1,458	4,507	283,711	1,127
1996	3,178	223,590	1,141	1,459	67,270	1,761	4,637	290,860	1,284
1997	2,730	201,299	1,203	1,315	62,157	2,096	4,045	263,456	1,413
1998	2,711	201,528	1,383	1,377	63,078	1,938	4,088	264,606	1,515
1999	2,461	180,232	1,581	1,332	64,243	2,712	3,793	244,475	1,878