

2003 Agricultural Land Sales

By Counties, Wisconsin

Agricultural land sold in Wisconsin during 2003 averaged \$3,268 per acre, a 16 percent rise from the previous year. Included in this price were sales of land continuing in agriculture, land being diverted to uses other than agriculture, and agricultural land both with and without buildings and other improvements.

Agricultural land without buildings and continuing in agricultural use had an average sale price of \$2,137 per acre. This price rose 8 percent from 2002 and 14 percent from 2001.

The Wisconsin Department of Revenue, Bureau of Equalization, recorded 3,005 separate 'arm's length' transactions in which 180,264 acres changed hands. The number of transactions and total acres increased slightly from 2002.

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. Specifics on land sales transactions within a certain county can be obtained by contacting the Department of Revenue directly.

This report was compiled in cooperation with the Wisconsin Department of Revenue, Bureau of Equalization.

AGRICULTURAL LAND SALES: Wisconsin, 1999-2003

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									
1999	1,336	74,535	1,324	759	30,218	2,929	2,095	104,753	1,787
2000	1,207	65,843	1,633	754	31,730	3,933	1,961	97,573	2,381
2001	1,069	57,782	1,867	609	25,633	3,550	1,678	83,415	2,384
2002	1,199	67,550	1,982	609	26,110	4,324	1,808	93,660	2,635
2003	1,037	65,671	2,137	782	28,204	5,807	1,819	93,875	3,239
Land with buildings and improvements									
1999	1,125	105,697	1,762	573	34,025	2,519	1,698	139,722	1,946
2000	1,004	87,757	1,927	471	25,101	2,919	1,475	112,858	2,148
2001	905	68,622	2,223	384	23,704	3,337	1,289	92,326	2,509
2002	862	65,048	2,531	333	18,384	4,782	1,195	83,432	3,030
2003	768	67,536	2,814	418	18,853	5,040	1,186	86,389	3,300
Total									
1999	2,461	180,232	1,581	1,332	64,243	2,712	3,793	244,475	1,878
2000	2,211	153,600	1,802	1,225	56,831	3,485	3,436	210,431	2,256
2001	1,974	126,404	2,060	993	49,337	3,448	2,967	175,741	2,450
2002	2,061	132,598	2,251	942	44,494	4,514	3,003	177,092	2,821
2003	1,805	133,207	2,480	1,200	47,057	5,500	3,005	180,264	3,268