



United States Department of Agriculture
National Agricultural Statistics Service
**2008 Agricultural Land Sales
By Counties, Wisconsin**



Cooperating with Wisconsin Department of Agriculture, Trade and Consumer Protection
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The values of farmland being sold for development fell sharply over the past year. Sales data in 2008 showed fewer acres of agricultural land being diverted to other uses, while sales of land continuing in agriculture increased.

The value of land continuing in agricultural use continued to increase, rising 12 percent to \$3,940 per acre. Land being diverted to other uses dropped 24 percent to \$7,725 per acre, indicating that development pressure has eased somewhat over the past year.

The total value of all agricultural land sold fell 4 percent, from \$4,365 in 2007 to \$4,185 in 2008. A sharp drop in the number of acres being diverted to other uses contributed to the decline in overall value.

In 2008 there were a total of 1,790 sales, 69 fewer than in 2007. The number of acres sold grew for the first time since 2004, rising 13 percent to 133,773 acres.

The total value of forest land sales in 2008 was down less than 1 percent to \$2,423 per acre. Land continuing in forest land averaged \$2,319 per acre, while land being diverted to other uses was \$2,870 per acre. There were 390 fewer sales in 2008 than in 2007, and 16,729 fewer acres sold.

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, 2004-2008

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 <i>without</i> buildings and improvements									
2004	1,097	70,699	2,465	816	30,190	6,799	1,913	100,889	3,762
2005	917	58,183	2,818	422	21,745	10,916	1,339	79,928	5,021
2006	823	49,134	2,984	285	14,056	10,310	1,108	63,190	4,613
2007	882	52,642	3,135	243	9,316	11,948	1,125	61,958	4,460
2008	945	62,932	3,683	147	5,335	8,421	1,092	68,267	4,053
Land <i>with</i> buildings and improvements									
2004	828	82,986	3,080	305	14,213	7,941	1,133	97,199	3,791
2005	748	68,194	3,679	215	12,063	8,707	963	80,257	4,435
2006	637	57,287	3,695	153	9,913	11,206	790	67,200	4,803
2007	607	51,031	3,914	127	5,912	7,253	734	56,943	4,261
2008	626	62,175	4,199	72	3,331	6,612	698	65,506	4,322
Total									
2004	1,925	153,685	2,797	1,121	44,403	7,165	3,046	198,088	3,776
2005	1,665	126,377	3,283	637	33,808	10,128	2,302	160,185	4,728
2006	1,460	106,421	3,366	438	23,969	10,681	1,898	130,390	4,711
2007	1,489	103,673	3,518	370	15,228	10,125	1,859	118,901	4,365
2008	1,571	125,107	3,940	219	8,666	7,725	1,790	133,773	4,185