



United States Department of Agriculture
National Agricultural Statistics Service
**2009 Agricultural Land Sales
By Counties, Wisconsin**



Cooperating with Wisconsin Department of Agriculture, Trade and Consumer Protection
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Agricultural land values in Wisconsin declined in 2009. The total value of all agricultural land sold fell 3 percent, to \$4,072 per acre.

Land continuing in agricultural use was down less than 1 percent to \$3,927 per acre, while land being diverted to other uses dropped 27 percent to \$5,635 per acre. Counties in the Madison, Milwaukee, and Fox River Valley areas continue to have the highest values, while counties in the northern third of the state have some of the lowest values. The majority of land being diverted to other uses was intended for recreational use, housing units, and other land to be developed in the near future.

In 2009, the total number of transactions decreased to 1,178. There were 612 transactions fewer than in 2008. The total number of acres sold dropped dramatically from 2008, down 41 percent to 79,134 acres.

The total value of forest land sales in 2009 fell 4 percent to \$2,319 per acre. Land continuing in forest land averaged \$2,218 per acre, while land being diverted to other uses was \$2,897 per acre. There were 306 fewer sales in 2009 than in 2008, and 11,394 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, 2005-2009

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									
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
2009	650	42,415	3,549	101	3,440	6,230	751	45,855	3,751
Land <i>with</i> buildings and improvements									
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
2009	370	30,017	4,461	57	3,262	5,007	427	33,279	4,515
Total									
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
2009	1,020	72,432	3,927	158	6,702	5,635	1,178	79,134	4,072