



United States Department of Agriculture  
National Agricultural Statistics Service  
**2010 Agricultural Land Sales  
By Counties, Wisconsin**



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**Cooperating with Wisconsin Department of Agriculture, Trade and Consumer Protection**  
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After a sharp decrease in 2009, the number of agricultural land sales in Wisconsin rose in 2010. The number of sales rose 32 percent, while acres sold rose 37 percent.

The value of land continuing in agricultural use decreased somewhat in 2010, down 2 percent to \$3,861 per acre. Although land without buildings continuing in agricultural use increased in value by 5 percent, land with buildings and improvements continuing in agricultural use had a 9 percent drop in value.

The total value of all agricultural land sold fell 3 percent, from \$4,072 in 2009 to \$3,953 in 2010. A decrease in the overall value of land with buildings and improvements contributed to the decline.

In 2010 there were a total of 1,554 sales, 376 more than in 2009. The number of acres sold rose to 108,531 acres.

The total value of forest land sales in 2010 was down 4 percent to \$2,235 per acre. Land continuing in forest land averaged \$2,161 per acre, while land being diverted to other uses was \$2,576 per acre. There were 220 more sales in 2010 than in 2009, and 5,752 more 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, 2006-2010**

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
<b>Land without buildings and improvements</b>									
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
<b>2010</b>	<b>923</b>	<b>61,366</b>	<b>3,731</b>	<b>73</b>	<b>2,732</b>	<b>5,800</b>	<b>996</b>	<b>64,098</b>	<b>3,819</b>
<b>Land with buildings and improvements</b>									
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
<b>2010</b>	<b>502</b>	<b>42,253</b>	<b>4,050</b>	<b>55</b>	<b>2,167</b>	<b>6,014</b>	<b>557</b>	<b>44,420</b>	<b>4,146</b>
<b>Total</b>									
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
<b>2010</b>	<b>1,425</b>	<b>103,619</b>	<b>3,861</b>	<b>129</b>	<b>4,912</b>	<b>5,909</b>	<b>1,554</b>	<b>108,531</b>	<b>3,953</b>