



United States Department of Agriculture - National Agricultural Statistics Service



2012 AGRICULTURAL LAND SALES By Counties, Wisconsin

Wisconsin Field Office P.O. Box 8934 · Madison, WI 53708-8934
(608) 224-4848 · (608) 224-4855 FAX · www.nass.usda.gov/wi E-mail: nass-wi@nass.usda.gov
Cooperating with the Wisconsin Department of Agriculture, Trade and Consumer Protection.

Media Contact: Greg Bussler

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Agricultural land sales in Wisconsin increased in both the number of sales and the value of land sold in 2012. The total value of all agricultural land sold rose 8 percent, to \$4,690 per acre.

Land continuing in agricultural use was up 8 percent to \$4,615 per acre, while land being diverted to other uses jumped 24 percent to \$7,229 per acre. The highest values occurred in southeast and south central Wisconsin, the Fox River Valley, and across the St. Croix River from the Twin Cities.

In 2012, the total number of transactions rose to 2,282. The number of transactions where the land continued in agricultural use rose by 410, while there were 15 fewer transactions where the land was diverted to other uses when compared with the previous year. The total number of acres sold rose 12 percent to 149,248.

The total value of forest land sales in 2012 rose 4 percent to \$2,255 per acre. Land continuing in forest land averaged \$2,261 per acre, while land being diverted to other uses was \$2,223 per acre. There were 490 more sales in 2012 than in 2011 and 16,952 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, 2008-2012

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									
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
2010	923	61,366	3,731	73	2,732	5,800	996	64,098	3,819
2011	1,110	70,807	4,076	55	1,850	5,002	1,165	72,657	4,099
2012	1,432	83,814	4,414	55	2,454	6,789	1,487	86,268	4,482
Land with buildings and improvements									
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
2010	502	42,253	4,050	55	2,167	6,014	557	44,420	4,146
2011	674	58,301	4,546	48	1,914	6,607	722	60,215	4,612
2012	762	61,157	4,891	33	1,823	7,822	795	62,980	4,976
Total									
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
2010	1,425	103,619	3,861	128	4,899	5,909	1,553	108,518	3,953
2011	1,784	129,108	4,288	103	3,764	5,818	1,887	132,872	4,332
2012	2,194	144,971	4,615	88	4,277	7,229	2,282	149,248	4,690