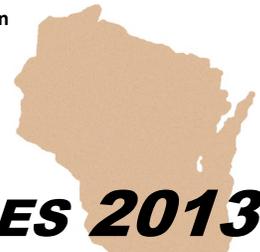




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WISCONSIN

AGRICULTURAL LAND SALES 2013



AUGUST 2014

Agricultural land sales in Wisconsin decreased in the number of sales but increased in the value of land sold in 2013. The total value of all agricultural land sold rose 3.6 percent, to \$4,859 per acre.

Land continuing in agricultural use was up 3.8 percent to \$4,791 per acre, while land being diverted to other uses fell 8.2 percent to \$6,638 per acre. The highest values occurred in southeast and south central Wisconsin, the Fox River Valley, and Green Lake County.

In 2013, the total number of transactions fell to 1,915. The number of transactions where the land continued in agricultural use fell by 377, while there were 10 more transactions where the land was diverted to other uses than in 2012. The total number of acres sold fell 18.7 percent to 121,398.

The total value of forest land sales in 2013 fell 4.2 percent to \$2,161 per acre. Land continuing in forest land averaged \$2,159 per acre, while land being diverted to other uses was \$2,172 per acre. There were 260 fewer sales in 2013 than in 2012 and 2,633 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.

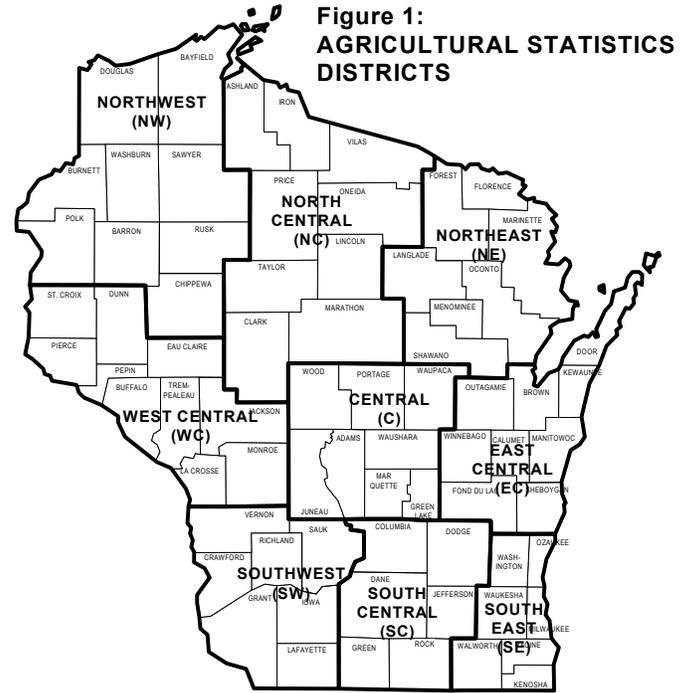


Figure 1:
AGRICULTURAL STATISTICS DISTRICTS

AGRICULTURAL LAND SALES: WISCONSIN, 2009-2013

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									
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
2013	1,112	62,982	4,442	56	1,989	5,670	1,168	64,971	4,480
Land with buildings and improvements									
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
2013	705	53,997	5,198	42	2,430	7,431	747	56,427	5,294
Total									
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
2013	1,817	116,979	4,791	98	4,419	6,638	1,915	121,398	4,859