

# Kansas Land Prices and Cash Rental Rates



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This Farm Management guide reports Kansas land prices and cash rents for 1994-2013. These data may be useful to farm managers in determining cash rental rates, to farmland appraisers in calculating indices for making time adjustments to land prices, and to landowners and investors who base expectations on historical price and rental levels for farmland. The average prices in this guide encompass parcels of land that vary widely in productivity. Additionally, prices are based on survey respondents' estimates of prices, and calculated estimates in some instances, as opposed to actual market sales. Thus, these data are more appropriate for analyzing trends than for establishing market value or rental rates for specific tracts of farmland in a given year.

### Kansas Agricultural Statistics

Since 1976, Kansas Agricultural Statistics has collected price information on three types of land: nonirrigated cropland, irrigated cropland, and pasture. This information is combined in two additional land groupings: all cropland and all land in farms. The all cropland land values represent an acreage-weighted average of irrigated and non-irrigated cropland. Although these two groupings do not represent a particular land type (e.g., nonirrigated cropland), they provide a broader classification of interest.

The land value for all land in farms reported here also includes the value of any buildings that may be on the land. The value of the buildings represents a small portion of the total value, on average, and thus this reporting method does not significantly affect the accuracy of land values reported.

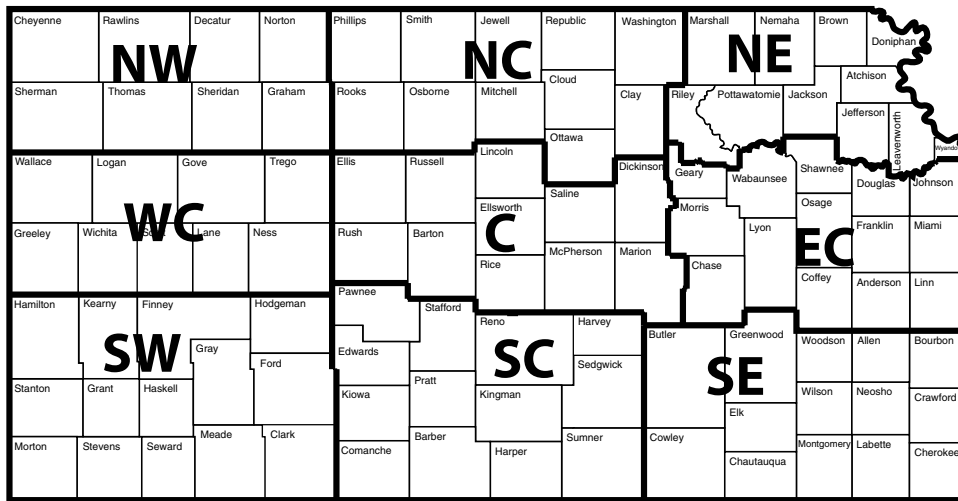
For reporting purposes, Kansas Agricultural Statistics (KAS), has divided the state into nine crop reporting districts. The districts are: Northwest (NW), West Central (WC), Southwest (SW), North Central (NC), Central (C), South Central (SC), Northeast (NE), East Central (EC),

and Southeast (SE) (Figure 1). Both land values and cash rents have historically been reported for the crop reporting districts based on statistical surveys compiled at the district level. Beginning in 2011, KAS discontinued their survey of land values at the district level. Thus, they have only reported state-level land values since 2010. Because many users of this information rely upon district-level values, district-level land values have been estimated beginning in 2011 and are reported here. District-level land values were estimated in a manner consistent with state-level land value changes and historical relationships. While estimated values may not be as accurate as data that are surveyed and reported directly, they do provide information as to what district-level values might have been had they been reported.

### Kansas Land Prices

Tables 1 through 5 show average prices of land (and buildings, Table 1) for each district and an average for the state for the most recent 20 years. Data are shown for each of the five land groupings: all land in farms, all cropland, nonirrigated cropland, irrigated cropland, and pasture. The annual data are based on a survey conducted by Kansas Agricultural Statistics in June of each year asking for estimates of both January 1 land values and the percentage change in land values from the previous year, as of June 1. When KAS releases new information, they often revise values from the previous year. Values reported in Tables 1 through 5 represent the most current values reported by KAS, which includes some revisions for specific regions and years, and thus values reported here will not exactly match previously reported values in this publication. Also, as stated previously, all of the district-level values have been estimated for 2011-2013 due to KAS no longer reporting those values.

**Figure 1.** *Kansas Agricultural Statistics Districts.*



**Table 1.** *Price per acre of all land in farms and buildings, Kansas Agricultural Statistical Districts, 1994-2013.<sup>a</sup>*

| Year              | NW    | WC    | SW    | NC    | C     | SC    | NE    | EC    | SE    | State |
|-------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 1994              | \$435 | \$386 | \$453 | \$521 | \$488 | \$561 | \$628 | \$487 | \$449 | \$503 |
| 1995              | 491   | 386   | 464   | 527   | 545   | 579   | 800   | 633   | 503   | 535   |
| 1996              | 488   | 399   | 469   | 526   | 521   | 554   | 811   | 813   | 548   | 553   |
| 1997              | 500   | 410   | 480   | 540   | 540   | 570   | 810   | 790   | 575   | 565   |
| 1998              | 490   | 410   | 490   | 550   | 560   | 590   | 830   | 800   | 590   | 577   |
| 1999              | 490   | 405   | 500   | 580   | 620   | 590   | 900   | 855   | 615   | 600   |
| 2000              | 530   | 435   | 525   | 605   | 610   | 640   | 920   | 850   | 650   | 625   |
| 2001              | 555   | 445   | 540   | 625   | 630   | 655   | 945   | 875   | 685   | 645   |
| 2002              | 550   | 460   | 550   | 640   | 660   | 685   | 990   | 920   | 690   | 665   |
| 2003              | 520   | 430   | 520   | 595   | 610   | 640   | 910   | 850   | 645   | 620   |
| 2004              | 570   | 480   | 570   | 670   | 680   | 710   | 1,020 | 970   | 740   | 700   |
| 2005              | 640   | 530   | 610   | 800   | 780   | 810   | 1,270 | 1,150 | 870   | 810   |
| 2006              | 650   | 550   | 620   | 850   | 810   | 900   | 1,460 | 1,270 | 940   | 870   |
| 2007              | 690   | 600   | 660   | 970   | 940   | 990   | 1,800 | 1,540 | 1,040 | 980   |
| 2008              | 730   | 630   | 700   | 990   | 990   | 1,050 | 1,820 | 1,560 | 1,100 | 1,020 |
| 2009              | 760   | 650   | 710   | 1,000 | 1,000 | 1,080 | 1,680 | 1,590 | 1,130 | 1,030 |
| 2010 <sup>b</sup> | 789   | 685   | 768   | 1,058 | 1,079 | 1,152 | 1,775 | 1,712 | 1,225 | 1,100 |
| 2011 <sup>c</sup> | 913   | 812   | 896   | 1,245 | 1,281 | 1,376 | 2,107 | 2,032 | 1,451 | 1,300 |
| 2012 <sup>c</sup> | 1,107 | 1,011 | 1,099 | 1,535 | 1,597 | 1,731 | 2,621 | 2,526 | 1,804 | 1,610 |
| 2013 <sup>c</sup> | 1,274 | 1,195 | 1,294 | 1,799 | 1,904 | 2,075 | 3,078 | 2,996 | 2,150 | 1,900 |

**Table 2.** *Price per acre of all cropland, Kansas Agricultural Statistical Districts, 1994-2013.<sup>a</sup>*

| Year              | NW    | WC    | SW    | NC    | C     | SC    | NE    | EC    | SE    | State |
|-------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 1994              | \$517 | \$447 | \$529 | \$600 | \$549 | \$642 | \$713 | \$574 | \$525 | \$606 |
| 1995              | 596   | 472   | 544   | 614   | 620   | 684   | 892   | 706   | 603   | 623   |
| 1996              | 583   | 451   | 554   | 612   | 583   | 656   | 885   | 990   | 644   | 638   |
| 1997              | 595   | 465   | 560   | 620   | 595   | 680   | 905   | 965   | 700   | 649   |
| 1998              | 585   | 460   | 560   | 625   | 605   | 695   | 915   | 940   | 735   | 655   |
| 1999              | 588   | 467   | 560   | 636   | 628   | 699   | 925   | 946   | 731   | 660   |
| 2000              | 589   | 472   | 571   | 647   | 628   | 701   | 945   | 956   | 731   | 666   |
| 2001              | 607   | 472   | 575   | 648   | 634   | 715   | 956   | 966   | 726   | 673   |
| 2002              | 580   | 481   | 575   | 654   | 654   | 724   | 996   | 979   | 721   | 679   |
| 2003              | 597   | 487   | 590   | 664   | 660   | 736   | 1,001 | 994   | 736   | 684   |
| 2004              | 584   | 489   | 560   | 670   | 661   | 738   | 1,003 | 991   | 733   | 688   |
| 2005              | 642   | 540   | 616   | 799   | 760   | 833   | 1,328 | 1,252 | 883   | 806   |
| 2006              | 663   | 556   | 625   | 865   | 771   | 896   | 1,481 | 1,321 | 963   | 854   |
| 2007              | 680   | 560   | 640   | 960   | 870   | 930   | 1,770 | 1,540 | 1,040 | 914   |
| 2008              | 790   | 650   | 720   | 1,040 | 990   | 1,100 | 1,820 | 1,710 | 1,120 | 1,020 |
| 2009              | 810   | 660   | 760   | 1,060 | 1,000 | 1,130 | 1,840 | 1,720 | 1,160 | 1,050 |
| 2010 <sup>b</sup> | 842   | 719   | 719   | 1,129 | 1,150 | 1,232 | 1,889 | 1,971 | 1,304 | 1,150 |
| 2011 <sup>c</sup> | 1,011 | 892   | 853   | 1,386 | 1,441 | 1,540 | 2,320 | 2,455 | 1,616 | 1,400 |
| 2012 <sup>c</sup> | 1,239 | 1,135 | 1,031 | 1,744 | 1,862 | 1,979 | 2,916 | 3,134 | 2,058 | 1,770 |
| 2013 <sup>c</sup> | 1,410 | 1,345 | 1,158 | 2,056 | 2,285 | 2,385 | 3,436 | 3,779 | 2,484 | 2,100 |

**Table 3.** *Price per acre of nonirrigated cropland, Kansas Agricultural Statistical Districts, 1994-2013.<sup>a</sup>*

| Year              | NW    | WC    | SW    | NC    | C     | SC    | NE    | EC    | SE    | State |
|-------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 1994              | \$480 | \$426 | \$445 | \$581 | \$539 | \$610 | \$708 | \$569 | \$524 | \$563 |
| 1995 <sup>c</sup> | 536   | 439   | 458   | 602   | 565   | 642   | 810   | 781   | 591   | 595   |
| 1996              | 526   | 437   | 430   | 588   | 572   | 611   | 890   | 980   | 641   | 607   |
| 1997              | 530   | 440   | 430   | 590   | 580   | 630   | 900   | 960   | 700   | 615   |
| 1998              | 525   | 435   | 420   | 600   | 590   | 645   | 910   | 935   | 735   | 620   |
| 1999              | 525   | 440   | 420   | 610   | 610   | 650   | 920   | 940   | 730   | 625   |
| 2000              | 525   | 445   | 425   | 620   | 610   | 650   | 940   | 950   | 730   | 630   |
| 2001              | 545   | 445   | 425   | 620   | 615   | 660   | 950   | 960   | 725   | 635   |
| 2002              | 515   | 455   | 425   | 625   | 635   | 660   | 990   | 970   | 720   | 640   |
| 2003              | 515   | 455   | 425   | 630   | 635   | 665   | 990   | 975   | 720   | 645   |
| 2004              | 520   | 455   | 430   | 635   | 640   | 670   | 995   | 980   | 730   | 650   |
| 2005              | 580   | 500   | 480   | 770   | 740   | 750   | 1,320 | 1,240 | 880   | 770   |
| 2006              | 600   | 510   | 490   | 840   | 750   | 820   | 1,470 | 1,310 | 960   | 820   |
| 2007              | 610   | 530   | 500   | 940   | 850   | 830   | 1,750 | 1,530 | 1,040 | 880   |
| 2008              | 710   | 610   | 570   | 1,010 | 970   | 970   | 1,800 | 1,700 | 1,120 | 980   |
| 2009              | 730   | 620   | 590   | 1,030 | 980   | 1,010 | 1,820 | 1,710 | 1,160 | 1,000 |
| 2010 <sup>b</sup> | 750   | 679   | 668   | 1,100 | 1,131 | 1,110 | 1,871 | 1,964 | 1,306 | 1,100 |
| 2011 <sup>c</sup> | 890   | 834   | 815   | 1,334 | 1,405 | 1,373 | 2,275 | 2,420 | 1,596 | 1,350 |
| 2012 <sup>c</sup> | 1,085 | 1,059 | 1,031 | 1,668 | 1,815 | 1,755 | 2,851 | 3,078 | 2,021 | 1,700 |
| 2013 <sup>c</sup> | 1,214 | 1,245 | 1,224 | 1,940 | 2,212 | 2,080 | 3,318 | 3,665 | 2,405 | 2,000 |

**Table 4.** *Price per acre of irrigated cropland, Kansas Agricultural Statistical Districts, 1994–2013.<sup>a</sup>*

| Year              | NW    | WC    | SW    | NC      | C     | SC    | NE      | EC    | SE    | State |
|-------------------|-------|-------|-------|---------|-------|-------|---------|-------|-------|-------|
| 1994              | \$889 | \$702 | \$753 | \$1,229 | \$910 | \$938 | \$1,317 | \$979 | \$722 | \$825 |
| 1995 <sup>c</sup> | 1,188 | 727   | 772   | 1,005   | 965   | 1,076 | 1,433   | 1,124 | 971   | 920   |
| 1996 <sup>c</sup> | 1,141 | 705   | 884   | 1,390   | 960   | 1,074 | 1,468   | 1,215 | 1,194 | 966   |
| 1997              | 1,140 | 775   | 900   | 1,360   | 1,050 | 1,110 | 1,380   | 1,280 | 1,080 | 990   |
| 1998              | 1,090 | 820   | 930   | 1,340   | 1,140 | 1,130 | 1,400   | 1,300 | 1,100 | 1,010 |
| 1999              | 1,110 | 825   | 935   | 1,350   | 1,190 | 1,140 | 1,430   | 1,350 | 1,130 | 1,020 |
| 2000              | 1,120 | 830   | 960   | 1,365   | 1,205 | 1,160 | 1,445   | 1,370 | 1,130 | 1,040 |
| 2001              | 1,120 | 830   | 975   | 1,400   | 1,230 | 1,210 | 1,500   | 1,430 | 1,150 | 1,060 |
| 2002              | 1,120 | 830   | 975   | 1,430   | 1,260 | 1,300 | 1,595   | 1,600 | 1,160 | 1,080 |
| 2003              | 1,120 | 825   | 945   | 1,420   | 1,275 | 1,300 | 1,610   | 1,605 | 1,155 | 1,080 |
| 2004              | 1,120 | 825   | 945   | 1,420   | 1,275 | 1,300 | 1,615   | 1,610 | 1,165 | 1,080 |
| 2005              | 1,160 | 930   | 1,020 | 1,420   | 1,350 | 1,510 | 1,930   | 1,930 | 1,210 | 1,180 |
| 2006              | 1,190 | 1,000 | 1,025 | 1,410   | 1,390 | 1,520 | 2,300   | 1,960 | 1,300 | 1,200 |
| 2007              | 1,270 | 1,040 | 1,040 | 1,410   | 1,400 | 1,620 | 2,700   | 2,030 | 1,380 | 1,260 |
| 2008              | 1,420 | 1,170 | 1,170 | 1,650   | 1,600 | 1,950 | 2,790   | 2,200 | 1,500 | 1,450 |
| 2009              | 1,450 | 1,190 | 1,260 | 1,680   | 1,600 | 1,950 | 2,850   | 2,250 | 1,600 | 1,500 |
| 2010 <sup>b</sup> | 1,548 | 1,280 | 1,352 | 1,827   | 1,703 | 2,054 | 2,994   | 2,385 | 1,693 | 1,600 |
| 2011 <sup>c</sup> | 1,878 | 1,572 | 1,653 | 2,131   | 2,071 | 2,528 | 3,624   | 2,904 | 2,046 | 1,900 |
| 2012 <sup>c</sup> | 2,369 | 2,016 | 2,113 | 2,577   | 2,627 | 3,243 | 4,560   | 3,681 | 2,574 | 2,400 |
| 2013 <sup>c</sup> | 2,917 | 2,548 | 2,685 | 3,074   | 3,288 | 4,104 | 5,679   | 4,610 | 3,192 | 3,000 |

**Table 5.** *Price per acre of pastureland, Kansas Agricultural Statistical Districts, 1994–2013.<sup>a</sup>*

| Year              | NW    | WC    | SW    | NC    | C     | SC    | NE    | EC    | SE    | State |
|-------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| 1994              | \$219 | \$236 | \$218 | \$338 | \$327 | \$354 | \$436 | \$378 | \$382 | \$322 |
| 1995              | 208   | 172   | 213   | 329   | 350   | 306   | 592   | 548   | 407   | 343   |
| 1996              | 233   | 255   | 204   | 324   | 359   | 293   | 557   | 586   | 450   | 361   |
| 1997              | 225   | 240   | 210   | 340   | 370   | 310   | 575   | 575   | 450   | 365   |
| 1998              | 230   | 230   | 215   | 340   | 375   | 320   | 575   | 575   | 445   | 367   |
| 1999              | 230   | 230   | 220   | 345   | 380   | 320   | 585   | 575   | 450   | 370   |
| 2000              | 235   | 230   | 220   | 365   | 390   | 325   | 600   | 575   | 475   | 380   |
| 2001              | 240   | 230   | 225   | 380   | 395   | 330   | 615   | 580   | 500   | 390   |
| 2002              | 240   | 235   | 230   | 380   | 410   | 330   | 625   | 630   | 505   | 400   |
| 2003              | 250   | 235   | 230   | 380   | 410   | 330   | 625   | 625   | 505   | 410   |
| 2004              | 240   | 250   | 240   | 400   | 420   | 335   | 630   | 640   | 525   | 420   |
| 2005              | 290   | 260   | 250   | 490   | 500   | 430   | 760   | 750   | 630   | 500   |
| 2006              | 310   | 320   | 270   | 540   | 560   | 570   | 1,010 | 910   | 700   | 590   |
| 2007              | 350   | 360   | 300   | 580   | 640   | 630   | 1,160 | 1,070 | 740   | 660   |
| 2008              | 410   | 390   | 330   | 660   | 720   | 690   | 1,220 | 1,160 | 950   | 750   |
| 2009              | 400   | 430   | 330   | 640   | 720   | 680   | 1,130 | 1,220 | 950   | 750   |
| 2010 <sup>b</sup> | 410   | 441   | 359   | 667   | 759   | 728   | 1,200 | 1,272 | 1,005 | 790   |
| 2011 <sup>c</sup> | 416   | 453   | 373   | 679   | 783   | 746   | 1,226 | 1,343 | 1,063 | 810   |
| 2012 <sup>c</sup> | 520   | 560   | 453   | 831   | 953   | 925   | 1,514 | 1,658 | 1,320 | 1,000 |
| 2013 <sup>c</sup> | 654   | 701   | 562   | 1,027 | 1,177 | 1,157 | 1,882 | 2,079 | 1,665 | 1,250 |

## Cash Rental Rates

Average cash rental rates for nonirrigated cropland, irrigated cropland, and pastureland by region are shown in Tables 6 through 8 for 1994-2013. Cash rent for specific tracts of land is influenced by many factors other than the class of land (e.g., productivity, size of government program payments, location, size of parcel, road access) and thus there will be considerable variability around the average reported rate. It is important to recognize that average cash rents based on surveys reflect both recently negotiated rental rates as well as rates associated with long-term rental relationships. Therefore, while these values may accurately reflect averages being paid, they do not necessarily reflect going market rates for newly rented land.

Table 9 shows average land price per acre, cash rental rate per acre, and rent as a percentage of price (i.e., rent-to-value) for nonirrigated cropland, irrigated cropland, and pastureland in Kansas. The 5-year average (2009-2013) rent-to-value ratios are 3.5 percent, 5.4 percent, and 1.8 percent for nonirrigated cropland, irrigated cropland, and pastureland, respectively. These averages can be useful “rules-of-thumb”

for establishing cash rental rates or evaluating land purchase decisions. For example, if the market value of a particular parcel of nonirrigated cropland is \$2,000 per acre, an expected cash rent might be \$70 per acre ( $\$2,000 \times 0.035$ ). Similarly, a person interested in buying pastureland that rents for \$20 per acre would expect the land to be valued at about \$1,000 per acre ( $18 \div 0.018$ ). If the actual land value is significantly higher (lower), this suggests the land might be over (under) priced relative to historic levels.

The rent-to-value percentages can be useful guides, but require a word of caution when used. Land values have been increasing faster than rents in recent years due to factors such as low interest rates, urban pressure, recreational use, 1031 tax exchanges, outside investors, etc. Thus, relationships that were observed in the past may not be appropriate in the current market. It is also important to note that these rent-to-value percentages can vary significantly by region due to non-ag influences on land values and other fundamental market factors. Because of this, users of this information may want to calculate comparable values for the specific region they may be considering

**Table 6.** *Cash rent per acre for nonirrigated cropland, Kansas Agricultural Statistical Districts, 1994-2013.<sup>a</sup>*

| Year              | NW      | WC      | SW      | NC      | C       | SC      | NE      | EC      | SE      | State   |
|-------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 1994 <sup>c</sup> | \$29.31 | \$24.53 | \$24.46 | \$32.86 | \$29.44 | \$28.60 | \$47.13 | \$32.66 | \$30.91 | \$32.60 |
| 1995 <sup>c</sup> | 28.99   | 27.20   | 24.72   | 34.38   | 30.80   | 29.92   | 50.45   | 34.96   | 33.09   | 35.50   |
| 1996              | 24.00   | 25.50   | 21.00   | 35.00   | 32.00   | 30.00   | 51.20   | 33.00   | 32.00   | 32.70   |
| 1997              | 29.00   | 26.00   | 24.00   | 37.00   | 34.00   | 33.00   | 50.00   | 36.00   | 35.00   | 34.50   |
| 1998              | 31.00   | 27.00   | 23.00   | 40.00   | 36.00   | 35.00   | 55.00   | 39.00   | 35.00   | 35.50   |
| 1999              | 30.00   | 29.00   | 26.00   | 39.00   | 35.00   | 32.00   | 59.00   | 39.00   | 37.00   | 35.00   |
| 2000              | 32.00   | 29.00   | 25.00   | 40.00   | 35.00   | 33.00   | 59.00   | 42.00   | 36.00   | 35.50   |
| 2001              | 32.50   | 32.00   | 25.50   | 39.00   | 34.00   | 33.00   | 62.00   | 41.00   | 37.00   | 36.00   |
| 2002              | 32.50   | 30.00   | 25.60   | 39.00   | 34.40   | 32.90   | 60.00   | 41.50   | 36.50   | 36.00   |
| 2003              | 32.50   | 29.70   | 25.60   | 39.00   | 34.10   | 33.00   | 59.50   | 41.50   | 36.40   | 36.00   |
| 2004              | 34.50   | 30.50   | 26.50   | 40.50   | 35.50   | 34.50   | 62.50   | 42.50   | 38.50   | 37.50   |
| 2005              | 35.00   | 31.50   | 26.50   | 42.00   | 35.50   | 35.50   | 64.50   | 44.00   | 38.50   | 38.50   |
| 2006              | 34.00   | 30.00   | 26.00   | 43.00   | 36.00   | 35.50   | 69.00   | 50.50   | 40.00   | 39.00   |
| 2007              | 35.00   | 31.00   | 28.00   | 47.00   | 35.00   | 37.00   | 70.00   | 50.00   | 41.00   | 41.00   |
| 2008              | 34.00   | 30.50   | 29.00   | 46.50   | 40.00   | 37.00   | 75.50   | 50.00   | 42.00   | 42.50   |
| 2009              | 35.50   | 32.00   | 31.00   | 46.00   | 40.00   | 37.00   | 79.00   | 48.50   | 41.00   | 43.50   |
| 2010              | 36.00   | 32.00   | 30.00   | 45.00   | 39.00   | 38.00   | 84.00   | 50.00   | 41.00   | 43.50   |
| 2011              | 37.00   | 33.00   | 30.50   | 47.50   | 40.00   | 38.50   | 84.50   | 48.50   | 41.50   | 44.00   |
| 2012              | 47.00   | 39.50   | 31.50   | 57.00   | 47.00   | 44.50   | 105.00  | 57.50   | 46.50   | 52.50   |
| 2013              | 49.50   | 39.00   | 31.50   | 59.50   | 47.50   | 46.00   | 105.00  | 52.00   | 47.00   | 53.00   |

**Table 7.** *Cash rent per acre for irrigated cropland, Kansas Agricultural Statistical Districts, 1994–2013.<sup>a</sup>*

| Year              | NW      | WC      | SW      | NC      | C       | SC      | NE      | EC      | SE      | State   |
|-------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
| 1994 <sup>c</sup> | \$81.03 | \$65.77 | \$75.80 | \$73.76 | \$63.18 | \$64.07 | \$71.98 | \$65.04 | \$60.68 | \$69.20 |
| 1995 <sup>d</sup> | 80.91   | 70.56   | 79.24   | 82.04   | 68.63   | 67.43   | 78.08   | 70.35   | 65.63   | 73.67   |
| 1996 <sup>c</sup> | 68.00   | 64.00   | 70.00   | 77.00   | 63.00   | 60.00   | 71.59   | 64.31   | 60.00   | 66.30   |
| 1997 <sup>c</sup> | 69.00   | 66.00   | 72.00   | 78.00   | 66.00   | 64.00   | 75.87   | 67.96   | 65.72   | 69.00   |
| 1998              | 66.00   | 65.00   | 67.00   | 75.00   | 65.00   | 69.00   | 75.00   | 67.00   | 67.00   | 67.00   |
| 1999 <sup>c</sup> | 67.00   | 64.00   | 66.00   | 75.00   | 64.00   | 68.00   | 80.00   | 66.00   | 66.00   | 66.00   |
| 2000 <sup>c</sup> | 68.00   | 63.44   | 66.00   | 76.00   | 65.00   | 68.00   | 80.32   | 67.35   | 66.35   | 67.00   |
| 2001 <sup>c</sup> | 74.00   | 68.00   | 72.00   | 79.00   | 65.00   | 72.00   | 85.00   | 71.27   | 70.21   | 72.00   |
| 2002 <sup>c</sup> | 67.00   | 65.00   | 72.00   | 76.00   | 64.00   | 72.00   | 83.38   | 68.97   | 67.94   | 70.00   |
| 2003              | 66.00   | 63.00   | 69.00   | 74.00   | 63.00   | 69.00   | 81.00   | 67.00   | 66.00   | 68.00   |
| 2004              | 70.00   | 65.00   | 73.00   | 74.00   | 65.00   | 73.00   | 83.00   | 71.00   | 68.00   | 72.00   |
| 2005              | 72.00   | 65.00   | 74.00   | 76.00   | 66.00   | 74.00   | 83.00   | 73.00   | 68.00   | 73.00   |
| 2006              | 74.00   | 70.00   | 75.00   | 76.00   | 64.00   | 74.00   | 84.00   | 76.00   | 69.00   | 74.00   |
| 2007              | 83.00   | 78.00   | 85.00   | 80.00   | 67.00   | 78.00   | 85.00   | 78.00   | 70.00   | 82.00   |
| 2008 <sup>c</sup> | 97.00   | 93.00   | 89.50   | 94.50   | 91.00   | 92.00   | 90.00   | 90.00   | 90.00   | 92.00   |
| 2009              | 101.00  | 85.00   | 86.00   | 90.00   | 88.00   | 92.00   | 94.00   | 93.00   | 60.00   | 89.00   |
| 2010              | 120.00  | 85.50   | 86.00   | 116.00  | 87.00   | 97.50   | 121.00  | 102.00  | 60.00   | 95.00   |
| 2011              | 126.00  | 102.00  | 95.00   | 120.00  | 85.50   | 108.00  | 116.00  | 94.00   | 63.00   | 105.00  |
| 2012 <sup>c</sup> | 156.00  | 104.00  | 103.00  | 125.00  | 107.00  | 128.00  | 124.80  | 105.00  | 83.20   | 119.00  |
| 2013              | 171.00  | 124.00  | 129.00  | 162.00  | 98.50   | 136.00  | 157.00  | 108.00  | 108.00  | 137.00  |

**Table 8.** *Cash rent per acre for pastureland, Kansas Agricultural Statistical Districts, 1994–2013.<sup>a</sup>*

| Year              | NW     | WC     | SW     | NC      | C       | SC      | NE      | EC      | SE      | State   |
|-------------------|--------|--------|--------|---------|---------|---------|---------|---------|---------|---------|
| 1994 <sup>c</sup> | \$8.91 | \$8.82 | \$8.97 | \$13.54 | \$12.49 | \$10.87 | \$15.87 | \$14.42 | \$14.71 | \$12.20 |
| 1995 <sup>c</sup> | 8.01   | 7.93   | 8.06   | 10.24   | 9.44    | 8.22    | 16.08   | 14.61   | 14.90   | 11.70   |
| 1996              | 8.70   | 9.00   | 9.00   | 13.10   | 12.60   | 9.60    | 14.70   | 14.90   | 15.00   | 11.90   |
| 1997              | 9.00   | 8.40   | 8.00   | 13.00   | 12.00   | 9.70    | 14.70   | 15.10   | 14.90   | 11.60   |
| 1998              | 9.50   | 9.20   | 8.60   | 13.50   | 12.70   | 11.80   | 16.50   | 16.80   | 16.50   | 13.00   |
| 1999              | 10.00  | 9.00   | 9.00   | 14.00   | 13.00   | 11.00   | 16.00   | 18.00   | 17.30   | 13.30   |
| 2000              | 10.00  | 9.30   | 8.50   | 13.50   | 12.00   | 10.90   | 15.40   | 16.90   | 16.40   | 12.80   |
| 2001              | 9.70   | 9.20   | 8.50   | 13.60   | 12.30   | 11.10   | 15.20   | 17.00   | 15.50   | 12.60   |
| 2002              | 9.70   | 9.30   | 8.80   | 13.70   | 12.40   | 11.20   | 15.30   | 16.80   | 15.20   | 12.60   |
| 2003              | 9.70   | 9.30   | 8.70   | 13.70   | 12.40   | 11.20   | 15.20   | 16.90   | 15.30   | 12.60   |
| 2004              | 9.70   | 9.70   | 8.70   | 14.10   | 13.10   | 11.30   | 16.10   | 17.60   | 15.40   | 13.20   |
| 2005              | 9.80   | 9.80   | 8.70   | 14.40   | 13.30   | 11.80   | 17.60   | 17.90   | 15.40   | 13.40   |
| 2006              | 9.60   | 10.00  | 8.70   | 14.90   | 13.80   | 11.50   | 18.10   | 18.40   | 16.20   | 13.70   |
| 2007              | 10.50  | 10.10  | 8.70   | 16.00   | 14.00   | 12.40   | 18.60   | 19.40   | 17.60   | 14.50   |
| 2008              | 11.50  | 10.50  | 9.10   | 16.50   | 15.50   | 12.00   | 22.00   | 20.00   | 18.50   | 15.50   |
| 2009              | 12.00  | 10.50  | 9.00   | 17.00   | 16.00   | 12.00   | 21.50   | 19.50   | 18.00   | 15.50   |
| 2010              | 12.00  | 11.00  | 9.50   | 17.50   | 15.50   | 11.50   | 22.00   | 21.00   | 18.00   | 15.50   |
| 2011              | 12.50  | 11.50  | 9.60   | 18.50   | 16.50   | 12.00   | 21.50   | 21.00   | 18.00   | 16.00   |
| 2012              | 13.00  | 11.50  | 10.00  | 19.00   | 16.50   | 12.50   | 22.50   | 21.50   | 18.50   | 16.50   |
| 2013              | 14.50  | 12.50  | 10.00  | 21.50   | 19.00   | 13.00   | 25.00   | 22.50   | 19.00   | 17.50   |

**Table 9.** *Kansas state average price per acre, cash rent per acre, and rent-to-value percentage for nonirrigated cropland, irrigated cropland, and pastureland, 1994-2013.<sup>a</sup>*

| Year              | Nonirrigated cropland |                        |                  | Irrigated cropland |                        |                  | Pastureland        |                        |                  |
|-------------------|-----------------------|------------------------|------------------|--------------------|------------------------|------------------|--------------------|------------------------|------------------|
|                   | Price per acre, \$    | Cash rent per acre, \$ | Rent to value, % | Price per acre, \$ | Cash rent per acre, \$ | Rent to value, % | Price per acre, \$ | Cash rent per acre, \$ | Rent to value, % |
| 1994              | 563                   | 32.60                  | 5.8              | 825                | 69.20                  | 8.4              | 322                | 12.20                  | 3.8              |
| 1995 <sup>d</sup> | 595                   | 35.50                  | 6.0              | 920                | 73.67                  | 8.0              | 343                | 11.70                  | 3.4              |
| 1996              | 607                   | 32.70                  | 5.4              | 966                | 66.30                  | 6.9              | 361                | 11.90                  | 3.3              |
| 1997              | 615                   | 34.50                  | 5.6              | 990                | 69.00                  | 7.0              | 365                | 11.60                  | 3.2              |
| 1998              | 620                   | 35.50                  | 5.7              | 1,010              | 67.00                  | 6.6              | 367                | 13.00                  | 3.5              |
| 1999              | 625                   | 35.00                  | 5.6              | 1,020              | 66.00                  | 6.5              | 370                | 13.30                  | 3.6              |
| 2000              | 630                   | 35.50                  | 5.6              | 1,040              | 67.00                  | 6.4              | 380                | 12.80                  | 3.4              |
| 2001              | 635                   | 36.00                  | 5.7              | 1,060              | 72.00                  | 6.8              | 390                | 12.60                  | 3.2              |
| 2002              | 640                   | 36.00                  | 5.6              | 1,080              | 70.00                  | 6.5              | 400                | 12.60                  | 3.2              |
| 2003              | 645                   | 36.00                  | 5.6              | 1,080              | 68.00                  | 6.3              | 410                | 12.60                  | 3.1              |
| 2004              | 650                   | 37.50                  | 5.8              | 1,080              | 72.00                  | 6.7              | 420                | 13.20                  | 3.1              |
| 2005              | 770                   | 38.50                  | 5.0              | 1,180              | 73.00                  | 6.2              | 500                | 13.40                  | 2.7              |
| 2006              | 820                   | 39.00                  | 4.8              | 1,200              | 74.00                  | 6.2              | 590                | 13.70                  | 2.3              |
| 2007              | 880                   | 41.00                  | 4.7              | 1,260              | 82.00                  | 6.5              | 660                | 14.50                  | 2.2              |
| 2008              | 980                   | 42.50                  | 4.3              | 1,450              | 92.00                  | 6.3              | 750                | 15.50                  | 2.1              |
| 2009              | 1,000                 | 43.50                  | 4.4              | 1,500              | 89.00                  | 5.9              | 750                | 15.50                  | 2.1              |
| 2010              | 1,100                 | 43.50                  | 4.0              | 1,600              | 95.00                  | 5.9              | 790                | 15.50                  | 2.0              |
| 2011              | 1,350                 | 44.00                  | 3.3              | 1,900              | 105.00                 | 5.5              | 810                | 16.00                  | 2.0              |
| 2012              | 1,700                 | 52.50                  | 3.1              | 2,400              | 119.00                 | 5.0              | 1,000              | 16.50                  | 1.7              |
| 2013              | 2,000                 | 53.00                  | 2.7              | 3,000              | 137.00                 | 4.6              | 1,250              | 17.50                  | 1.4              |
| 2009-13 avg.      | 1,430                 | 47.30                  | 3.5              | 2,080              | 109.00                 | 5.4              | 920                | 16.20                  | 1.8              |
| 2004-13 avg.      | 1,125                 | 43.50                  | 4.2              | 1,657              | 93.80                  | 5.9              | 752                | 15.13                  | 2.1              |
| 1994-13 avg       | 871                   | 39.22                  | 4.9              | 1,328              | 81.31                  | 6.4              | 561                | 13.78                  | 2.8              |

## Footnotes

<sup>a</sup> Source: Kansas Agricultural Statistics (KAS), Kansas Board of Agriculture, United States Department of Agriculture.

<sup>b</sup> In their 2011 report, KAS revised state-level land values for 2010 but did not report the corresponding revisions to district-level land values. K-State revised previously reported district-level values to be consistent with the revision made at the state level.

<sup>c</sup> Data for some of the individual districts were not available. Missing values for these districts were estimated by K-State to be consistent with KAS-reported state-level changes in those years. In 2011-2013, all district-level land values were missing and thus estimated by K-State.

<sup>d</sup> No irrigated cash rent values were reported in this year, thus the state-level value and all district values were estimated by K-State based on KAS-reported state-level changes for non-irrigated rent in the surrounding years.

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