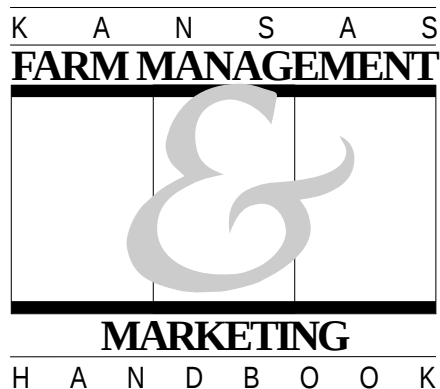




Kansas Land Prices and Cash Rental Rates

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This guide outlines Kansas land prices for the period 1977-94, and cash rental rates for 1979-94. The data should be useful to farm managers in setting cash rental rates, to farmland appraisers in calculating indexes for making time adjustments on land prices, and to land owners and investors in providing information on price and return levels for farmland. The average prices in this guide encompass a wide range of soil types. These data are more appropriate for analyzing trends than for establishing market value or rental rate for specific tracts of farmland.

Kansas Agricultural Statistics

Kansas is divided into nine agricultural statistical districts by the Kansas Agricultural Service. The districts are: Northwest (NW), West Central (WC), Southwest (SW), North Central (NC), Central (C), South Central (SC), North-

east (NE), East Central (EC), and Southeast (SE). Since 1976, the Kansas Agricultural Statistical Service has collected price information on three types of land: Non-irrigated cropland, irrigated cropland, and pastureland. This information is combined in two additional land groupings: All cropland and all land in farms.

Kansas Land Prices

Tables 1 through 5 show average prices of land and buildings in each district and an average for the state for 1977-94. Data are shown for each of the five land groupings: All land in farms, all cropland, non-irrigated cropland, irrigated cropland, and pastureland. The data are based on February 1 for 1977-81, April 1 for 1982-85, February 1 for 1986-89, and January 1 for 1990-94.

Table 1. Price per Acre of All Land in Farms and Buildings, Kansas Agricultural Statistical Districts, 1977-1994*

YEAR	NW	WC	SW	NC	C	SC	NE	EC	SE	STATE
1977	\$276	\$298	\$332	\$370	\$443	\$480	\$449	\$377	\$343	\$398
1978	310	308	349	390	462	538	544	449	406	418
1979	406	396	408	498	553	676	686	548	489	501
1980	505	464	496	580	634	773	775	657	582	587
1981	571	529	519	589	676	789	816	689	614	619
1982	542	517	540	620	645	807	914	675	610	628
1983	551	494	491	582	676	745	841	636	573	601
1984	492	500	538	541	643	777	793	611	529	597
1985	383	392	485	422	533	616	642	490	451	488
1986*	326	333	412	360	453	524	546	417	384	415
1987*	293	300	371	323	407	471	491	374	347	373
1988*	328	332	411	357	451	521	543	415	382	413
1989	390	344	447	423	468	537	491	411	389	435
1990	406	371	452	419	499	571	541	436	411	462
1991	404	378	436	435	492	535	551	456	413	467
1992	398	385	440	489	486	516	562	507	415	484
1993	426	374	440	477	527	577	626	458	434	494
1994	446	395	464	533	500	572	643	492	460	537

**Table 2. Price per Acre of All Cropland and Buildings,
Kansas Agricultural Statistics Districts, 1977-1994***

YEAR	NW	WC	SW	NC	C	SC	NE	EC	SE	STATE
1977	\$352	\$376	\$432	\$453	\$536	\$593	\$548	\$474	\$436	\$471
1978	375	366	429	454	528	633	622	540	496	492
1979	473	454	482	561	613	767	765	633	578	588
1980	582	527	574	656	699	873	863	773	698	688
1981	660	599	599	658	748	885	904	790	733	723
1982	629	598	634	707	716	922	1,030	810	751	744
1983	641	567	572	661	757	841	944	764	700	705
1984	559	569	683	628	726	891	920	770	664	689
1985	437	446	525	494	603	697	733	593	559	560
1986*	372	379	446	420	513	593	623	504	475	476
1987*	334	341	401	378	461	533	560	453	427	428
1988*	375	382	450	423	517	597	628	508	479	480
1989	465	407	519	489	528	622	560	492	474	506
1990	489	440	525	489	569	663	628	531	505	541
1991	478	447	505	495	560	623	638	561	508	545
1992	470	454	512	565	588	631	645	603	492	563
1993	508	440	506	542	595	664	715	544	521	574
1994	530	458	541	614	563	659	730	584	538	616

**Table 3. Price per Acre of All Non-Irrigated Cropland and Buildings,
Kansas Agricultural Statistical Districts, 1977-1994.***

YEAR	NW	WC	SW	NC	C	SC	NE	EC	SE	STATE
1977	\$324	\$335	\$352	\$439	\$529	\$584	\$545	\$471	\$435	\$451
1978	343	328	345	439	520	623	619	538	496	473
1979	444	408	392	544	604	756	761	631	577	568
1980	551	484	483	638	691	862	860	771	697	669
1981	625	554	502	640	738	873	900	788	732	702
1982	592	560	545	691	706	916	1,026	807	749	726
1983	612	529	485	643	748	831	941	761	699	688
1984	544	545	486	623	718	877	918	769	663	673
1985	425	428	437	489	598	686	731	593	558	543
1986**	360	363	370	414	507	581	619	502	473	460
1987**	325	327	334	374	457	524	559	453	427	415
1988**	361	364	372	416	508	583	622	504	474	462
1989	440	389	440	475	519	589	556	490	472	480
1990	459	420	439	475	560	633	623	528	504	514
1991	451	428	427	482	551	591	634	559	507	520
1992	440	433	427	549	579	604	640	601	490	539
1993	472	420	422	525	585	638	712	542	520	551
1994	491	436	455	595	552	625	726	583	537	587

**Table 4. Price per Acre of Irrigated Cropland and Buildings,
Kansas Agricultural Statistical Districts, 1977-1994***

YEAR	NW	WC	SW	NC	C	SC	NE	EC	SE	STATE
1977	\$667	\$727	\$710	\$926	\$943	\$825	\$981	\$915	\$657	\$739
1978	728	684	723	951	964	900	1,120	927	735	755
1979	809	839	795	1,129	1,108	1,057	1,410	1,081	870	858
1980	930	889	894	1,257	1,154	1,163	1,354	1,237	985	951
1981	1,051	976	939	1,227	1,252	1,201	1,629	1,267	1,056	1,011
1982	1,050	916	943	1,257	1,258	1,111	1,851	1,341	1,230	1,000
1983	977	885	870	1,244	1,232	1,112	1,600	1,229	1,022	943
1984	950	873	860	1,135	1,201	1,170	1,342	1,252	936	918
1985	721	658	780	948	918	913	1,096	885	826	784
1986**	636	581	688	837	810	806	967	781	729	692
1987**	569	515	610	741	718	714	857	692	646	613
1988**	636	581	688	837	810	806	967	781	729	692
1989	726	632	770	920	898	941	1,060	797	771	812
1990	801	708	803	933	947	949	1,225	875	756	855
1991	773	689	753	913	911	938	1,057	893	815	841
1992	786	726	786	1,060	1,006	908	1,279	938	731	834
1993	885	689	779	1,069	1,036	923	1,155	923	761	841
1994	911	720	771	1,259	932	961	1,349	1003	740	925

Table 5. Price per Acre of Pastureland and Buildings, Kansas Agricultural Statistical Districts, 1977-1994.*

YEAR	NW	WC	SW	NC	C	SC	NE	EC	SE	STATE
1977	\$172	\$197	\$180	\$266	\$299	\$311	\$310	\$315	\$298	\$261
1978	188	202	182	269	305	326	376	351	331	279
1979	241	249	215	330	351	404	447	421	384	335
1980	313	301	282	374	405	464	501	486	444	395
1981	346	343	296	395	419	484	533	528	471	421
1982	329	316	298	396	404	467	570	483	452	407
1983	343	319	286	383	421	467	547	462	436	401
1984	283	301	262	346	372	417	482	434	397	374
1985	219	237	243	260	305	357	417	375	346	313
1986**	187	202	207	222	260	305	356	320	295	267
1987**	167	181	186	199	233	273	318	286	264	239
1988**	178	193	198	212	249	291	340	306	282	255
1989	192	187	225	263	304	313	327	319	308	278
1990	187	195	222	248	310	327	344	330	320	286
1991	208	203	222	289	310	301	357	339	319	294
1992	208	212	216	305	301	301	373	400	343	308
1993	210	210	231	322	339	345	420	363	350	316
1994	225	241	224	347	335	362	447	387	391	369

*Source: Kansas Agricultural Statistics, Kansas Board of Agriculture, U. S.. Department of Agriculture

Note: Data for individual districts were not available for 1986-1988. District data for these years were calculated based on the ratio of the state change of 1986, 1987 and 1988 to 1985 times the 1985 price for each of the districts. Data for the agricultural statistical districts were again available after 1988.

Cash Rental Rates

Average cash rental rates for non-irrigated cropland, irrigated cropland, and pastureland are shown in Tables 6 through 8 for the period 1979-94. Table 9 shows average

price per acre, cash rental rates, and rent as a percentage of price (ratio) for non-irrigated cropland, irrigated cropland, and pastureland in Kansas.

Table 6. Cash Rent per Acre, for Non-irrigated Cropland, by Agricultural Statistical Districts, 1979-1994.*

YEAR	NW	WC	SW	NC	C	SC	NE	EC	SE	STATE
1979	\$21.68	\$19.80	\$18.21	\$30.83	\$28.08	\$31.28	\$43.72	\$33.16	\$30.50	\$27.90
1980	23.06	23.16	22.09	33.43	30.52	33.22	45.90	35.45	34.94	30.60
1981	25.25	23.82	22.43	33.75	30.67	24.77	48.34	36.74	35.58	31.70
1982	25.39	23.41	23.45	38.23	31.54	35.52	58.80	42.41	37.60	34.00
1983	27.10	23.60	24.20	37.20	31.90	35.30	57.40	41.90	38.10	34.00
1984	27.00	25.70	23.10	38.00	32.90	35.60	57.50	41.70	38.00	34.10
1985	25.10	24.10	26.10	35.90	31.20	34.50	51.00	38.00	34.10	32.38
1986**	23.52	22.58	24.46	33.64	29.23	32.33	47.79	35.61	31.95	30.34
1987**	22.17	21.29	23.05	31.71	27.56	30.47	45.05	33.56	30.12	28.60
1988**	23.72	22.77	24.67	33.95	29.48	32.61	48.20	35.91	32.22	30.60
1989	23.41	22.48	24.34	33.48	29.10	32.18	47.57	35.44	31.81	30.20
1990	25.20	22.00	25.50	33.60	28.50	33.10	46.40	35.40	33.20	33.10
1991	24.20	22.50	20.90	34.30	29.40	33.30	45.80	33.70	33.60	32.50
1992	27.40	21.50	23.20	37.00	31.90	33.60	53.30	32.90	31.20	31.90
1993	31.60	20.50	25.30	36.80	32.30	32.50	52.10	38.80	35.90	32.80
1994	31.60	24.00	32.30	38.10	32.80	32.10	55.90	38.90	35.80	36.60

Table 7. Cash Rent per Acre, for Irrigated Cropland, by Agricultural Statistical Districts, 1979-1994.*

YEAR	NW	WC	SW	NC	C	SC	NE	EC	SE	STATE
1979	\$64.57	\$59.86	\$56.57	\$69.07	\$64.55	\$52.80	\$74.00	\$62.66	\$53.75	58.80
1980	66.53	62.18	58.22	68.76	67.95	59.59	75.00	60.31	56.11	60.90
1981	64.94	68.59	60.77	73.03	63.74	68.13	87.92	62.16	50.37	64.00
1982	68.26	66.53	58.58	77.09	63.11	63.77	81.36	68.00	57.00	62.80
1983	71.40	67.40	57.10	83.60	65.20	59.90	81.70	67.90	55.90	62.50
1984	71.70	66.60	62.30	75.80	57.00	61.20	84.50	61.70	56.00	63.52
1985	62.40	54.80	62.30	75.10	52.00	63.50	77.40	60.70	59.20	61.50
1986**	64.73	56.85	64.63	77.91	53.94	65.87	80.29	62.97	61.41	63.80
1987**	60.54	53.17	60.45	72.87	50.45	61.61	75.10	58.89	57.44	59.67
1988**	54.89	48.20	54.80	66.06	45.74	55.86	68.08	53.40	52.07	54.10
1989	63.42	55.69	63.32	76.32	52.85	64.54	78.66	61.69	60.16	62.50
1990	59.60	43.40	64.10	76.40	55.40	64.70	74.00	59.30	50.40	61.50
1991	69.00	56.70	56.70	66.90	49.30	65.00	72.10	56.10	53.80	60.60
1992	69.20	63.10	59.60	64.10	61.40	69.10	75.70	61.40	58.00	62.70
1993	76.40	63.50	65.30	67.30	60.50	65.10	67.10	61.00	56.90	65.10
1994	75.50	71.00	75.00	71.70	64.00	67.00	88.30	62.70	59.00	69.20

Table 8. Cash Rent per Acre, for Pastureland, by Agricultural Statistical Districts, 1979-1994.*

YEAR	NW	WC	SW	NC	C	SC	NE	EC	SE	STATE
1979	\$7.42	\$7.64	\$7.10	\$11.84	\$10.67	\$11.35	\$17.49	\$15.67	\$15.39	\$11.60
1980	7.77	9.14	7.87	13.39	11.67	11.74	18.42	15.37	16.53	12.40
1981	8.87	8.96	7.66	14.93	11.77	12.08	18.47	17.02	15.06	12.60
1982	9.59	8.56	8.58	14.53	11.49	12.42	19.74	15.82	15.88	12.80
1983	9.30	9.20	8.40	14.50	11.90	13.30	21.50	16.70	16.60	13.30
1984	9.70	9.60	9.10	13.90	12.30	12.40	20.70	16.40	15.10	13.60
1985	8.60	8.80	9.10	13.40	11.50	12.50	17.50	16.20	15.20	13.08
1986**	8.69	8.89	9.20	13.54	11.62	12.63	17.69	16.37	15.36	13.22
1987**	7.11	7.27	7.52	11.07	9.50	10.33	14.46	13.39	12.56	10.81
1988**	7.85	7.49	8.21	12.21	10.37	11.28	15.79	14.62	13.72	11.80
1989	7.10	7.27	7.51	11.06	9.50	10.32	14.45	13.38	12.55	10.80
1990	8.60	8.40	8.10	11.90	11.60	10.90	14.70	13.00	12.80	11.50
1991	8.60	8.90	8.30	12.80	12.50	11.80	17.00	13.20	13.00	11.60
1992	8.80	8.20	8.50	13.80	12.70	11.40	18.00	14.00	13.80	12.00
1993	9.60	9.10	9.40	14.30	12.60	12.50	18.00	14.70	15.20	12.80
1994	9.60	9.50	8.80	14.50	12.50	12.00	18.10	15.20	15.30	12.80

*Source: Kansas Agricultural Statistics, Kansas Board of Agriculture, U. S. Department of Agriculture

**Note: Data for individual districts were not available for 1986-1988. District data for these years were calculated based on the ratio of the state change of 1986, 1987 and 1988 to 1985 times the 1985 price for each of the districts. Data for the agricultural statistical districts were again available after 1988.

Table 9. Average Price per Acre, Cash Rent per Acre and Rent to Price Percentage for Non-irrigated Cropland, Irrigated Cropland and Pastureland, 1979-1994.

Year	Non-irrigated Cropland Rented for Cash			Irrigated Cropland Rented for Cash			Pastureland Rented for Cash		
	Price per acre	Cash rent per acre	Ratio, Rent to Price	Price per acre	Cash rent per acre	Ratio, Rent to Price	Price per acre	Cash rent per acre	Ratio, Rent to Price
1979	\$568	\$27.90	4.9%	\$858	\$58.80	6.8%	\$335	\$11.60	3.5%
1980	669	30.60	4.6	951	60.90	6.4	395	12.40	3.1
1981	702	31.70	4.5	1,011	64.00	6.3	421	12.60	3.0
1982	726	34.00	4.7	1,000	62.80	6.3	407	12.80	3.1
1983	688	34.00	4.9	943	62.50	6.6	401	13.30	3.3
1984	673	34.10	5.1	918	63.52	6.9	374	13.60	4.3
1985	543	32.38	6.0	784	61.50	7.8	313	13.08	4.2
1986	460	30.34	6.6	692	63.80	9.2	267	13.22	5.0
1987	415	28.60	6.9	613	59.67	9.7	239	10.81	4.5
1988	462	30.60	6.6	692	54.10	7.8	255	11.80	4.6
1989	480	30.20	6.2	812	62.50	7.6	278	10.80	3.9
1990	514	33.10	6.4	855	61.50	7.0	286	11.50	4.0
1991	520	32.50	6.2	841	60.60	7.2	294	11.60	4.0
1992	539	31.90	5.9	834	62.70	7.5	308	12.00	3.9
1993	551	32.80	6.0	841	65.10	7.7	316	12.80	4.1
1994	587	36.60	6.2	925	69.20	7.5	369	12.80	3.5

Table 10. Average Price per Acre of Land and Buildings and Land Price Index Numbers, Kansas and the U S., 1950-1994.*

Year	Price per acre		Index, price per acre ¹	
	Kansas	U.S.	Kansas	U.S.
1950	\$71	\$67	\$18	\$14
1951	79	77	20	16
1952	87	85	22	18
1953	89	86	22	18
1954	87	85	22	18
1955	90	89	23	19
1956	93	92	23	19
1957	96	98	24	21
1958	101	103	26	22
1959	106	110	27	23
1960	101	116	25	24
1961	102	118	26	25
1962	107	124	27	26
1963	112	130	28	27
1964	115	138	29	29
1965	123	146	31	31
1966	135	158	34	33
1967	144	168	36	35
1968	156	179	39	38
1969	162	190	41	40
1970	159	195	40	41
1971	162	203	41	43
1972	174	219	44	46
1973	199	246	50	52
1974	253	302	64	64
1975	296	340	74	72
1976	342	387	86	82
1977	398	474	100	100
1978	418	531	105	112
1979	501	628	126	132
1980	587	737	147	155
1981	619	819	156	173
1982	628	823	158	174
1983	601	788	151	166
1984	597	801	150	169
1985	488	713	123	150
1986	415	640	104	135
1987	373	599	94	126
1988	413	632	104	133
1989	435	661	109	139
1990	462	668	116	141
1991	467	681	117	144
1992	484	685	122	145
1993	494	700	124	148
1994	537	744	135	157

*Source: Agricultural Land Values and Markets, ERS, USDA, CD-90, August, 1985 Farm Real Estate Market Developments, ERS, USDA, CD-86, August 1981

¹1977=100



COOPERATIVE EXTENSION SERVICE, MANHATTAN, KANSAS

MF-1100

October 1994

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File Code: Land Economics 1

10-94—1.5M