



Kansas Land Prices and Cash Rental Rates

Department of Agricultural Economics



Kansas State University Agricultural Experiment Station and Cooperative Extension Service

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This guide outlines Kansas land prices and cash rental rates for the period 1979-97. 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), Northeast (NE), East Central (EC), and Southeast (SE). Since

1976, the Kansas Agricultural Statistical Service has collected price information on three types of land: Nonirrigated 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 1979-97. Data are shown for each of the five land groupings: All land in farms, all cropland, nonirrigated 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 1990-97. Because of a lack of sufficient survey data for 1995-97, the land price and cash rental values may not be as accurate as the values for the previous years.

Table 1. Price per Acre of All Land in Farms and Buildings, Kansas Agricultural Statistical Districts, 1979-1997*

YEAR	NW	WC	SW	NC	C	SC	NE	EC	SE	STATE
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	384	339	441	417	461	530	484	405	384	429
1990	395	361	440	408	486	556	527	425	400	450
1991	389	363	419	419	474	515	530	439	397	449
1992	378	366	418	465	482	490	534	482	394	460
1993	399	351	412	447	493	540	586	430	407	463
1994	417	370	435	500	468	536	602	461	431	503
1995***	444	394	463	532	498	570	640	490	458	535
1996***	459	407	479	550	515	589	662	506	473	553
1997***	477	423	498	572	535	612	688	526	492	575

**Table 2. Price per Acre of All Cropland and Buildings,
Kansas Agricultural Statistics Districts, 1979-1997***

YEAR	NW	WC	SW	NC	C	SC	NE	EC	SE	STATE
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	458	401	512	482	520	613	552	485	467	499
1990	476	429	512	476	554	645	612	517	492	527
1991	460	430	486	476	539	599	614	540	489	524
1992	446	431	487	537	559	600	613	573	467	535
1993	476	412	475	508	557	622	670	510	488	538
1994	496	429	507	575	527	617	684	547	504	577
1995***	525	454	537	609	558	653	724	579	534	611
1996***	538	465	550	624	572	669	742	593	547	626
1997***	553	478	565	641	588	687	762	609	590	643

**Table 3. Price per Acre of All Non-Irrigated Cropland and Buildings,
Kansas Agricultural Statistical Districts, 1979-1997.***

YEAR	NW	WC	SW	NC	C	SC	NE	EC	SE	STATE
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	434	383	434	468	512	581	548	484	466	473
1990	448	409	428	462	545	617	607	514	491	501
1991	434	412	411	464	530	565	610	537	488	500
1992	418	411	405	522	550	574	608	571	466	513
1993	442	394	395	492	548	598	667	508	487	516
1994	460	409	427	558	517	586	680	546	503	550
1995***	488	434	453	592	549	622	722	580	534	584
1996***	498	443	462	604	560	635	737	592	545	596
1997***	513	456	476	622	577	654	759	610	561	614

**Table 4. Price per Acre of Irrigated Cropland and Buildings,
Kansas Agricultural Statistical Districts, 1979-1997***

YEAR	NW	WC	SW	NC	C	SC	NE	EC	SE	STATE
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	716	623	759	908	886	928	1,046	786	760	801
1990	780	690	783	909	922	925	1,193	852	737	833
1991	744	663	725	878	877	902	1,017	859	784	809
1992	747	690	747	1,008	957	863	1,215	891	694	792
1993	829	646	730	1,002	971	865	1,083	865	713	788
1994	853	674	722	1,179	873	900	1,264	939	693	867
1995***	878	694	743	1,213	898	926	1,301	966	713	892
1996***	922	729	780	1,274	943	973	1,367	1,015	749	937
1997***	954	755	807	1,319	976	1,007	1,415	1,051	775	970

Table 5. Price per Acre of Pastureland and Buildings, Kansas Agricultural Statistical Districts, 1979-1997.*

YEAR	NW	WC	SW	NC	C	SC	NE	EC	SE	STATE
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	189	184	222	259	300	308	322	315	303	274
1990	182	190	216	241	302	319	335	321	312	278
1991	200	196	214	278	298	290	343	326	307	283
1992	198	202	205	290	291	291	354	380	326	292
1993	197	197	217	302	318	324	394	340	328	296
1994	210	226	209	325	313	339	419	363	366	346
1995***	216	233	215	334	322	349	431	374	377	356
1996***	228	245	226	352	339	368	454	394	397	375
1997***	230	248	228	356	343	372	459	398	401	379

*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.

***Insufficient data existed, or was collected for different land types from previous years, for most individual districts in 1995, 1996 and 1997. Therefore, district data was calculated based on the ratio of the state change of 1995 to 1994 times the 1994 land price, the state change of 1996 to 1995 times the 1995 land price, and the state change of 1997 to 1996 times the 1996 land price for each of the districts.

Cash Rental Rates

Average cash rental rates for nonirrigated cropland, irrigated cropland, and pastureland are shown in Tables 6 through 8 for the period 1979-97. Table 9 shows average

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

Table 6. Cash Rent per Acre, for Nonirrigated Cropland, by Agricultural Statistical Districts, 1979-1997.*

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	32.60
1995***	34.40	26.15	35.15	41.50	35.70	34.95	60.90	42.35	39.00	35.50
1996***	35.15	26.70	35.90	42.40	36.45	35.70	62.20	43.25	39.80	36.25
1997***	37.10	28.15	37.90	44.75	38.45	37.65	65.65	45.65	42.00	38.25

Table 7. Cash Rent per Acre, for Irrigated Cropland, by Agricultural Statistical Districts, 1979-1997.*

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
1995***	82.20	77.30	81.70	78.10	69.70	72.95	96.15	68.30	64.25	75.35
1996***	83.95	78.95	83.40	79.75	71.15	74.50	98.20	69.75	65.60	76.95
1997***	87.40	82.20	86.80	83.00	74.05	77.55	102.20	72.60	68.30	80.10

Table 8. Cash Rent per Acre, for Pastureland, by Agricultural Statistical Districts, 1979-1997.*

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	13.00
1995***	9.00	8.90	8.25	13.60	11.75	11.25	17.00	14.25	14.35	12.20
1996***	9.40	9.30	8.60	14.20	12.25	11.75	17.75	14.85	14.95	12.70
1997***	9.45	9.35	8.65	14.25	12.30	11.80	17.80	14.90	15.00	12.75

*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.

***Insufficient data existed for most individual districts in 1995, 1996, and 1997. Therefore, district data was calculated based on the ratio of the state change of 1995 to 1994 times the 1994 cash rent per acre and the state change of 1996 to 1995 times the 1995 cash rent per acre, and the state change of 1997 to 1996 times the 1996 cash rent per acre for each of the districts.

Table 9. Average Price per Acre, Cash Rent per Acre and Rent to Price Percentage for Nonirrigated Cropland, Irrigated Cropland and Pastureland, 1979-1997.

Year	Nonirrigated 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	473	30.20	6.4	801	62.50	7.8	274	10.80	3.9
1990	501	33.10	6.6	833	61.50	7.4	278	11.50	4.1
1991	500	32.50	6.5	809	60.60	7.5	283	11.60	4.1
1992	513	31.90	6.2	792	62.70	7.9	292	12.00	4.1
1993	516	32.80	6.4	788	65.10	8.3	296	12.80	4.3
1994	550	32.60	5.9	867	69.20	8.0	346	13.00	3.8
1995	584	35.50	6.1	892	75.35	8.4	356	12.20	3.4
1996	596	36.25	6.1	937	76.95	8.2	375	12.70	3.4
1997	614	38.25	6.2	970	80.10	8.3	379	12.75	3.4

Table 10. Average Price per Acre of Land and Buildings and Land Price Index Numbers, Kansas and the U S., 1950-1997.*

Year	Price per acre		Index, price per acre ¹	
	Kansas	U.S.	Kansas	U.S.
1950	\$66	\$67	17	14
1951	73	77	18	16
1952	80	85	20	18
1953	81	86	20	18
1954	79	85	20	18
1955	81	89	20	19
1956	84	92	21	19
1957	87	98	22	21
1958	93	103	23	22
1959	98	110	25	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	429	668	108	141
1990	450	683	113	144
1991	449	703	113	148
1992	460	713	116	150
1993	463	736	116	155
1994	503	782	126	165
1995	535	832	134	176
1996	553	890	139	188
1997	575	942	144	199

*Source: *Agricultural Land Values and Markets, ERS, USDA, CD-90, August, 1985 Farm Real Estate Market Developments, ERS, USDA, CD-86, August 1981. Kansas Agricultural Statistics, U.S.D.A.*

¹1977=100

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Kansas State University Agricultural Experiment Station and Cooperative Extension Service

MF-1100

October 1998

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File code: Farm Management 2-2