

Kansas

Agricultural Land Values and Trends 2023

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Agricultural Economics



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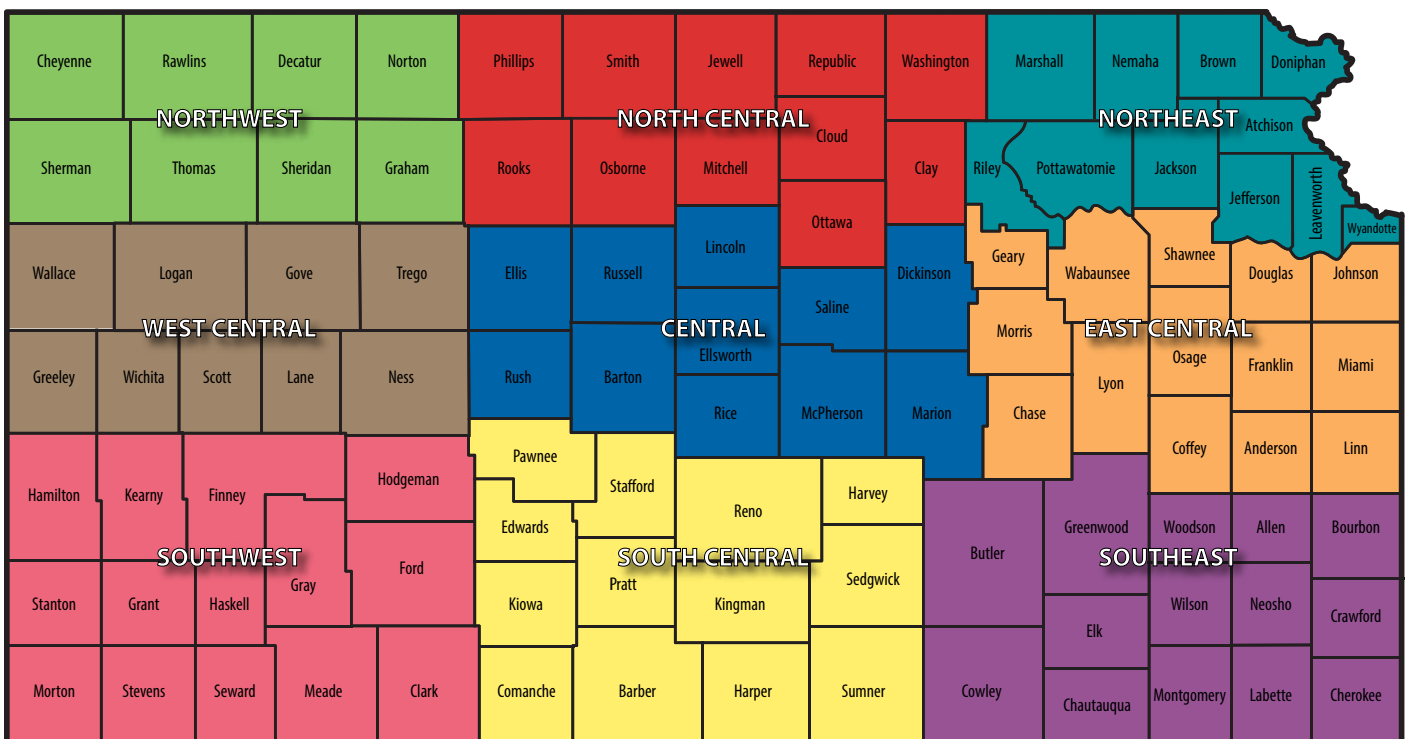
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Kansas Land Region Map



Kansas land regions in this book are consistent with Crop Reporting Districts used by the National Agricultural Statistics Service (NASS).

Acknowledgments

The *Kansas Agricultural Land Values and Trends* publication is a joint venture between the Kansas Society of Professional Farm Managers and Rural Appraisers and the Kansas State University Agricultural Economics Department. Agricultural land sales data comes from the Kansas Property Valuation Department, submitted by county courthouses across the state. A special thanks goes to Ann Roehm, KSFMRA Sales Data Manager, for countless hours in preparing data for this publication.

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Electronic copies of this publication can be found at:

<http://www.agmanager.info/land-leasing/land-buying-valuing>

Hard copies are also available through some KSFMRA members
and K-State Research and Extension offices.

Disclosure

Data in this publication includes parcels sold in Kansas from 2018-2023. In an attempt to capture parcels selling for agricultural land purposes on an open market sale, many observations were removed from the data set. No adjustments were made to the reported per acre sales value based on land quality, location, fencing, water availability, mineral rights, energy leases, etc., as that information was not available with the sale price.

Parcels are classified as irrigated cropland, non-irrigated cropland, or pasture/hay ground based at least 90% of the parcel acres fitting into that category, termed “puritan” parcels. An economic procedure is used to compute average value per acre based on the listed price per acre and the parcel’s percentage composition of irrigated cropland, non-irrigated cropland, and pasture/hay ground. Minimum, maximum and averages values are based on this economic model and puritan parcels. Therefore, even though many sale acres are reported for the county, there may not be sufficient puritans to publish county-level values.

Readers are asked to exercise discretion when using data from this report. Reported market values should not be used as a substitute for a Land Professional.

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2023: A Year in Review

Welcome to the sixth edition of the Kansas Land Values and Trends. We appreciate the support of the Kansas Society of Farm Managers and Rural Appraisers as well as all our advertisers in the creation of this publication. We hope it provides useful and timely information for you and your business.

The year 2023 will go down in the books as a year with rapid retrenchment in commodity prices. While prices did fall, many farmers had already priced a portion of their crops before prices fell. In addition, crop insurance revenue guarantees were high. Thus, while 2023 was another difficult year due to continuing drought, net farm income increased in 2023. The upcoming year will likely be a more difficult picture with lower crop insurance guarantees. Figure 1 illustrates the crop reference price estimates just before the February window when the reference price for corn and soybeans is determined. Wheat is set for the 2024 crop. The reference price declined by 16% for wheat and is expected to decline by 18% for corn and 13% for soybeans from 2023 to 2024. Without corresponding decreases in crop inputs, 2024 looks to be more difficult income wise than either 2022 or 2023.

Net Farm Income, as measured by the Kansas Farm Management Association, in 2021 was a record high of \$310,230. Net farm income fell in 2022 by about 50% from the record level in 2021. Most of this decrease was from increased input prices and lower commodity prices. Figure 2 shows average net crop insurance per farm for 2021 and 2022, and the net farm income in 2022. The 2021 Net Farm Income average was \$310,230 per operator with 21% coming from government payments (\$64,718). Net Farm Income in 2022 fell to \$164,914 with \$25,236 from government payments (15%). On a statewide basis, 56% of Kansas farm income in 2022 was from net crop insurance payments. The importance of crop insurance proceeds varied widely throughout Kansas in 2022 with it reaching 104% of net farm income in Southeast Kansas and 95% in Northwest Kansas. In 2023, it is expected that net farm income will increase from 2022 levels due to crop insurance proceeds. There will be variability in income in 2023 across Kansas due to crop insurance payments. Net Farm Income in 2024 is expected to drop from net farm income of 2023 due to lower commodity prices, little to no government payments and high operating costs.

What does this mean for land values? Weakening commodity prices, higher interest rates and lower net farm income will translate into steady or perhaps decreasing land values in 2024. With a softening of the farm economy from 2023 to 2034, land values will not increase at the levels in 2022 and 2023. Figure 3 shows Kansas land values (as reported by National Ag. Statistics Service) going back to 1950. Land values were reported to increase by 25.2% in 2022 and 16.3% in 2023 which are large increases based on historical changes where about 1 in 4 years see an increase of more than 10%. It is likely that land value increases in 2024 will be close to zero. Since 1950, land values have increased by an average of 5.4% annually.

As always, local land markets will react to different levels based on the ability of farmers to bid on land. Some of the differences in the reaction of land values across the state come from alternative uses for land including hunting, oil and gas exploration, and wind turbine development. However, the primary use of most land in Kansas is for agriculture. Please explore this book to see local land market trends in your district and county in 2023.

Sincerely,

Allen Featherstone

Kansas State University

Department of Agricultural Economics

Department Head and Professor

Figure 1. Crop Insurance Reference Price for 2022, 2023, and Expected 2024 for Wheat, Corn, and Soybeans

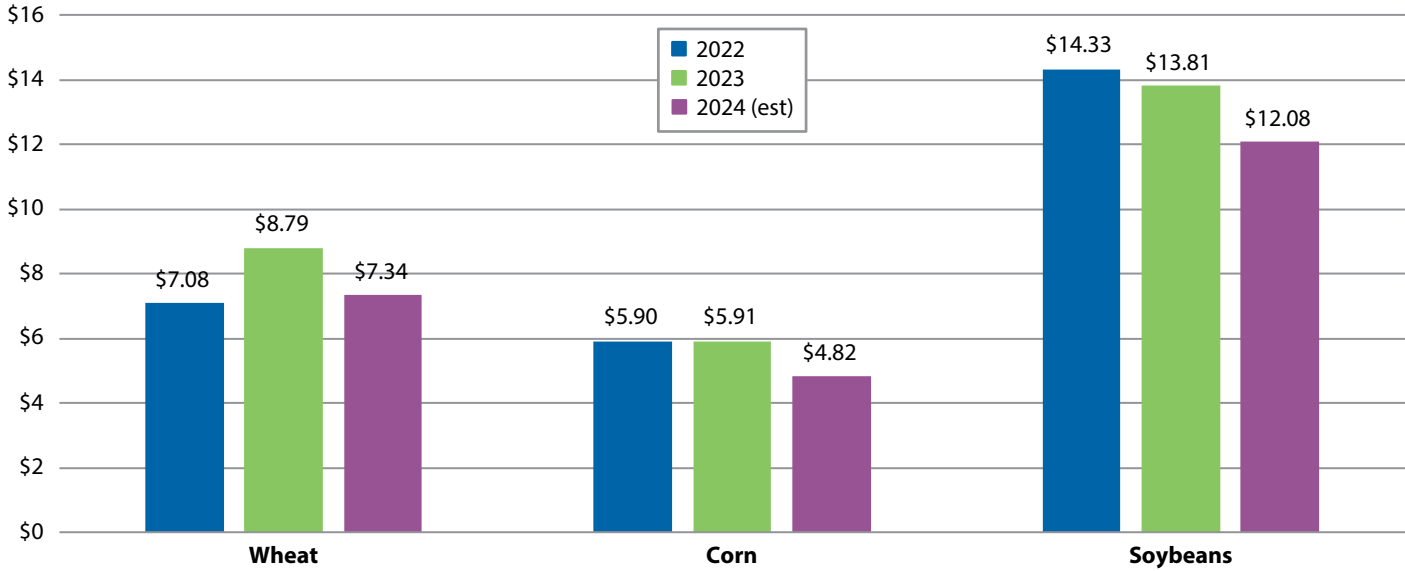


Figure 2. 2021 and 2022 Average Net Crop Insurance per Farm and 2022 Net Farm Income

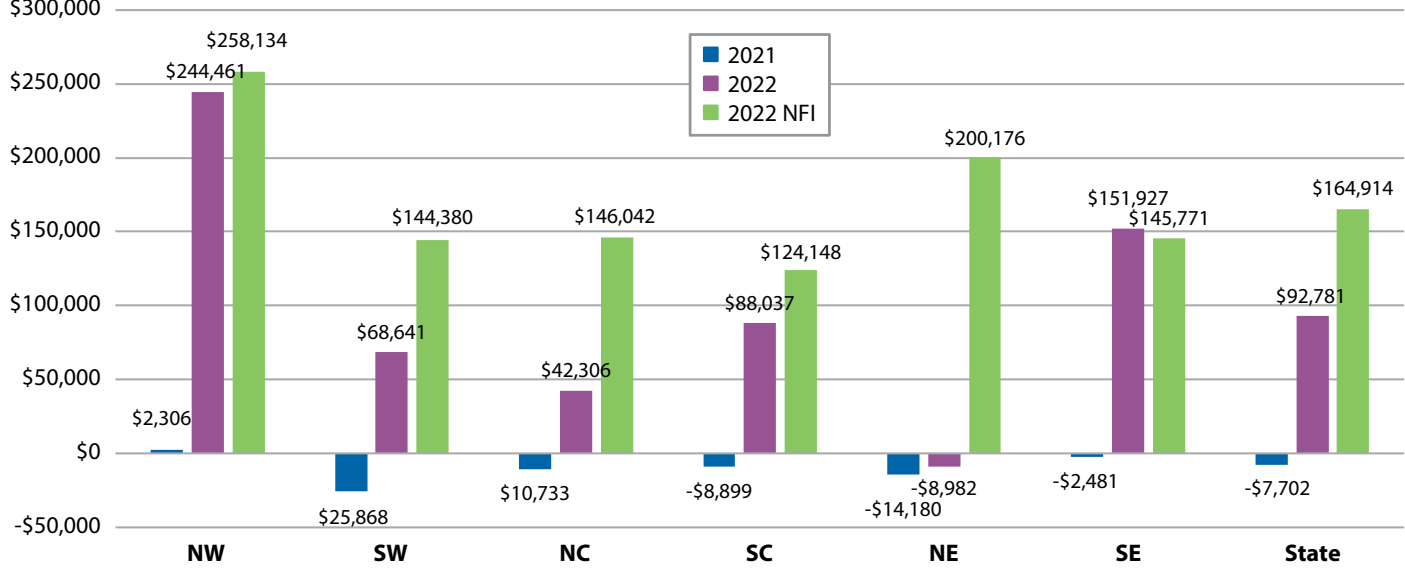
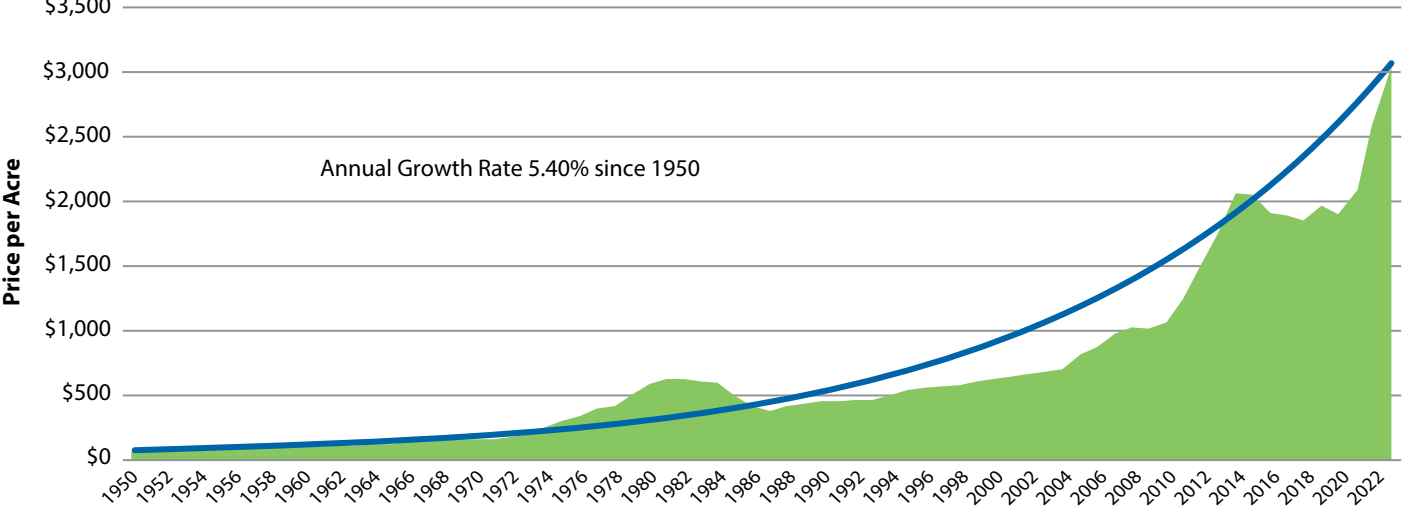


Figure 3. NASS Reported Kansas Land Values 1950 through 2023



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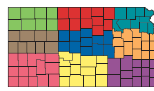
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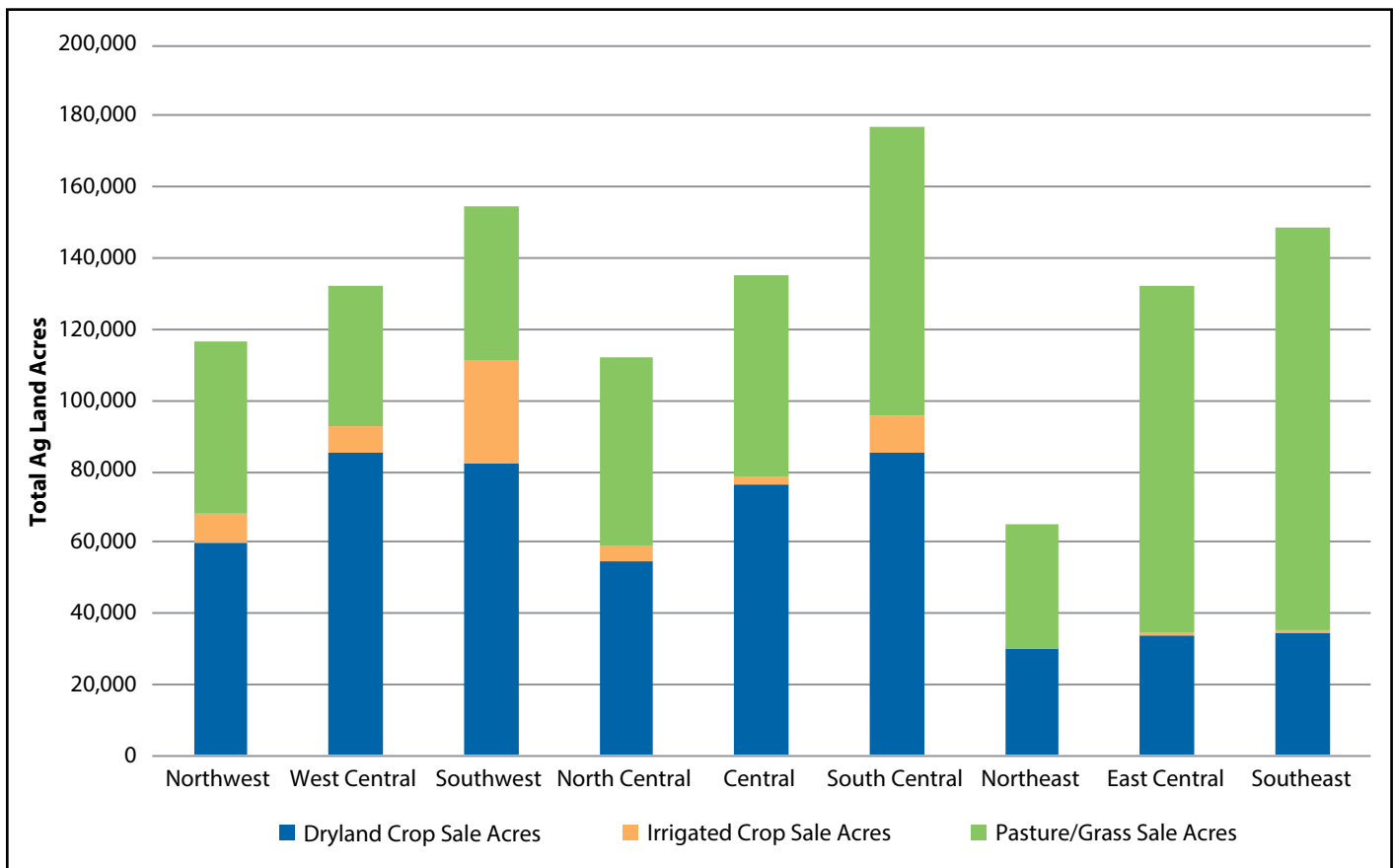
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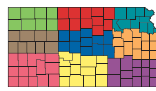
Land Acres Sold – By Region



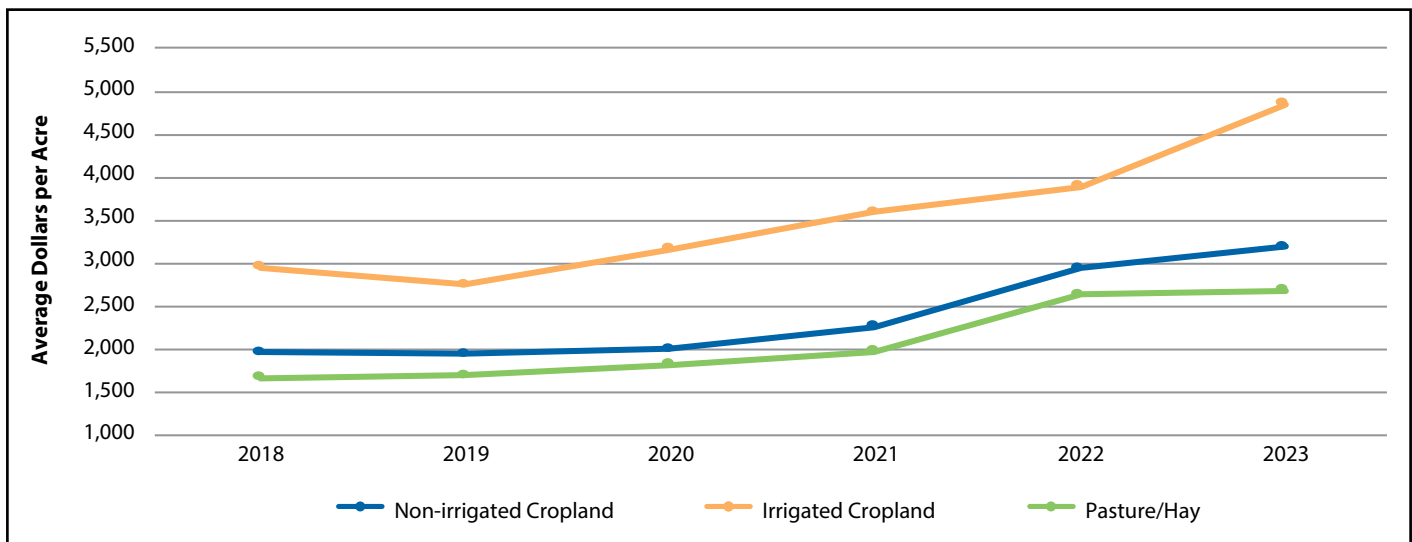
Region	Dryland Crop Sale Acres	Irrigated Crop Sale Acres	Pasture/Grass Sale Acres	Total Sale Acres
Northwest	59,800	8,032	48,716	116,549
West Central	85,216	7,604	39,079	131,899
Southwest	82,592	28,436	43,701	154,728
North Central	55,005	4,024	53,323	112,352
Central	75,998	2,646	56,770	135,415
South Central	85,352	10,226	81,459	177,037
Northeast	29,801	236	34,715	64,752
East Central	33,640	681	98,052	132,373
Southeast	34,863	651	112,940	148,454
State	542,266	62,537	568,756	1,173,559

Information on this page includes all sales of agriculturally classified land from October of 2022 (Quarter 4 of 2022) through September of 2023 (Quarters 1-3 of 2023). Nearly 1.2 million acres of agricultural land was sold during this time, primarily made up of pasture and dryland (non-irrigated) crop ground. Irrigated crop ground made up of a relatively small portion of sales.

Land sales volume varies by region, with the main contributors being the Southwest and South Central regions every year. While the Northeast region has the highest prices per acre, it is the smallest in sales volume.



Trends in Average Land Value – By Type



Type	Dollars per Acre						% Change in 2023 Dollars from 2022
	2018	2019	2020	2021	2022	2023	
Irrigated Cropland	2,948	2,747	3,162	3,596	3,889	4,856	24.9%
Non-Irrigated Cropland	1,957	1,942	1,996	2,257	2,942	3,194	8.6%
Pasture/Hay Ground	1,668	1,689	1,813	1,975	2,630	2,683	2.0%

It is difficult to interpret a state average as so much variability exists in land values based on region, productivity level, local demand, etc. that an overall average is unreflective of any one market. When averaging the price per acre from all sales across Kansas, what tends to happen is areas with high sales volume drive the average. In Kansas, the Southwest region accounts for a large number of cropland sales but also has the lowest price per acre, so values in that region heavily influence the state average. Likewise, much of the pasture/hay ground acreage sells in the East Central and Southeast regions so the pasture/hay ground state average is largely influenced by sales in this area. This is why non-irrigated and pasture/hay ground values are closer in value than one would expect, when compared at the state-level. Evaluating the trend of these values over time however does reveal insightful information.

Non-irrigated cropland, which makes up the majority of agricultural land in the state, continues to increase but not as steeply as from 2021 to 2022. Compared to the 2022 average, the value of non-irrigated cropland has increased 8.6% at the state-level. Irrigated cropland, which is located primarily in the three western regions of Kansas and the South Central region, showed a large increase in value over the 2022 average, showing demand is still strong. Agricultural land for pasture and grass hay has followed a similar trend to non-irrigated crop ground, but saw a slightly lower increase this year at 2% from its average value in 2022. Regional trends in these three types of agricultural land categories are displayed on the following pages. While state trends give an overall picture, local markets are highly variable.

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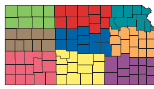


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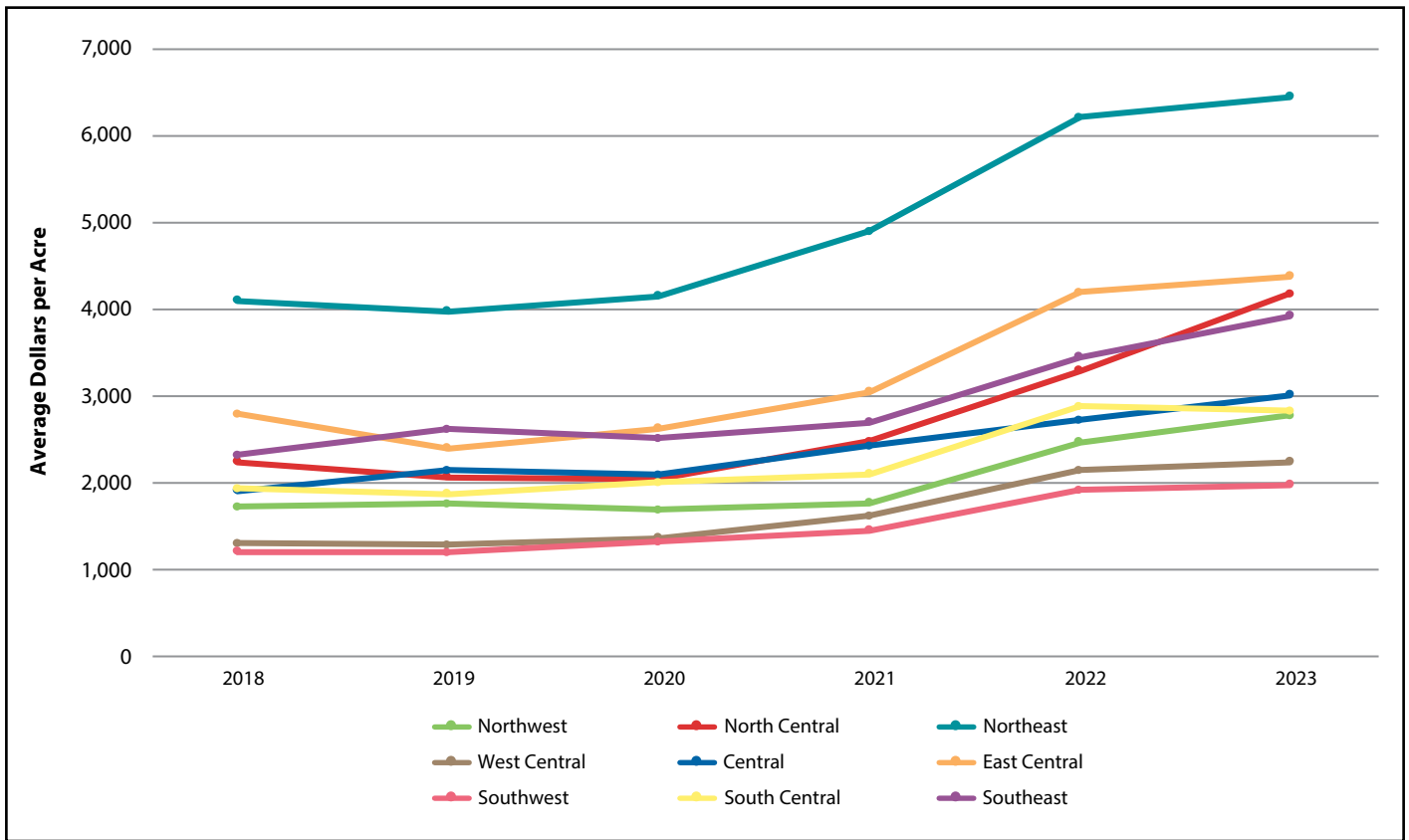


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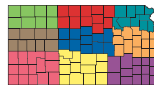
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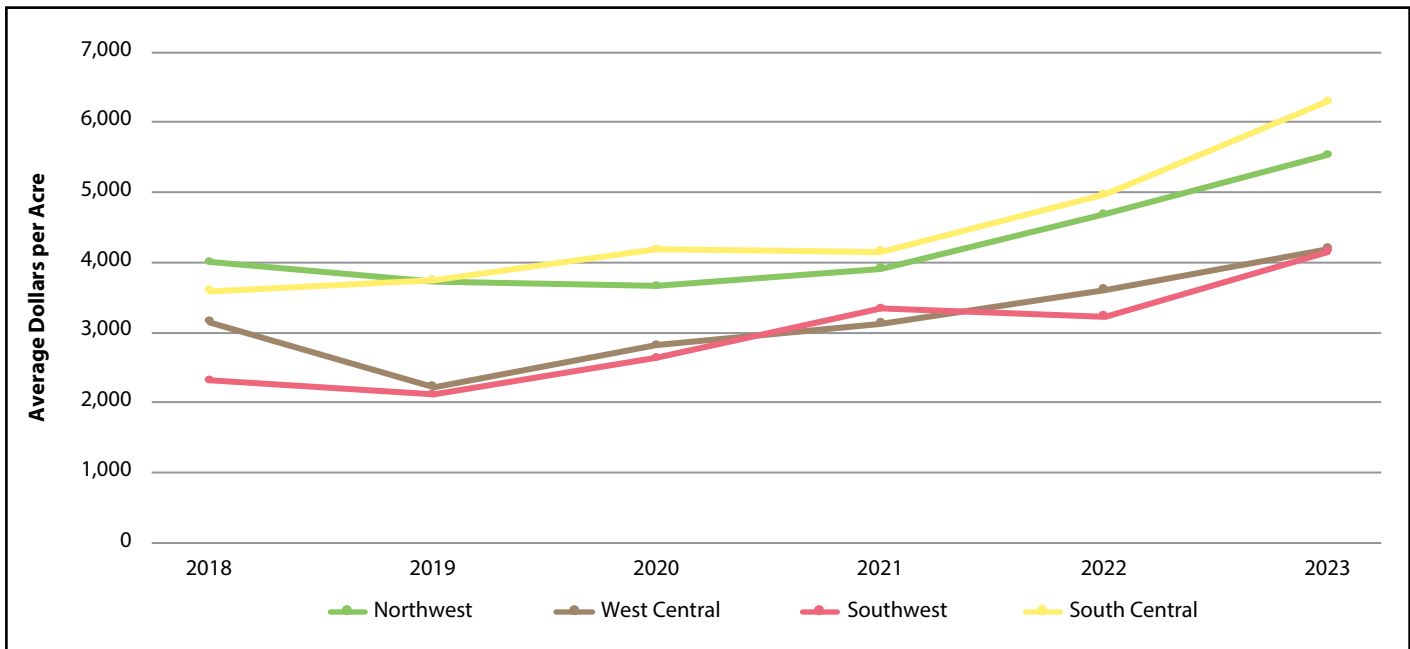
Trends in Non-irrigated Land Value – By Region



Region	Average Dollars per Acre						% Change in 2023 Dollars from 2022
	2018	2019	2020	2021	2022	2023	
Northwest	1,717	1,751	1,682	1,760	2,468	2,775	12.5%
West Central	1,301	1,276	1,357	1,616	2,137	2,234	4.5%
Southwest	1,201	1,188	1,314	1,443	1,912	1,976	3.3%
North Central	2,239	2,060	2,037	2,476	3,292	4,180	27.0%
Central	1,905	2,136	2,091	2,425	2,722	3,008	10.5%
South Central	1,928	1,865	2,002	2,099	2,878	2,822	-1.9%
Northeast	4,096	3,978	4,154	4,899	6,216	6,449	3.7%
East Central	2,791	2,393	2,623	3,045	4,197	4,383	4.4%
Southeast	2,316	2,614	2,513	2,697	3,453	3,920	13.5%

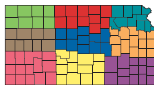


Trends in Irrigated Land Value – By Region

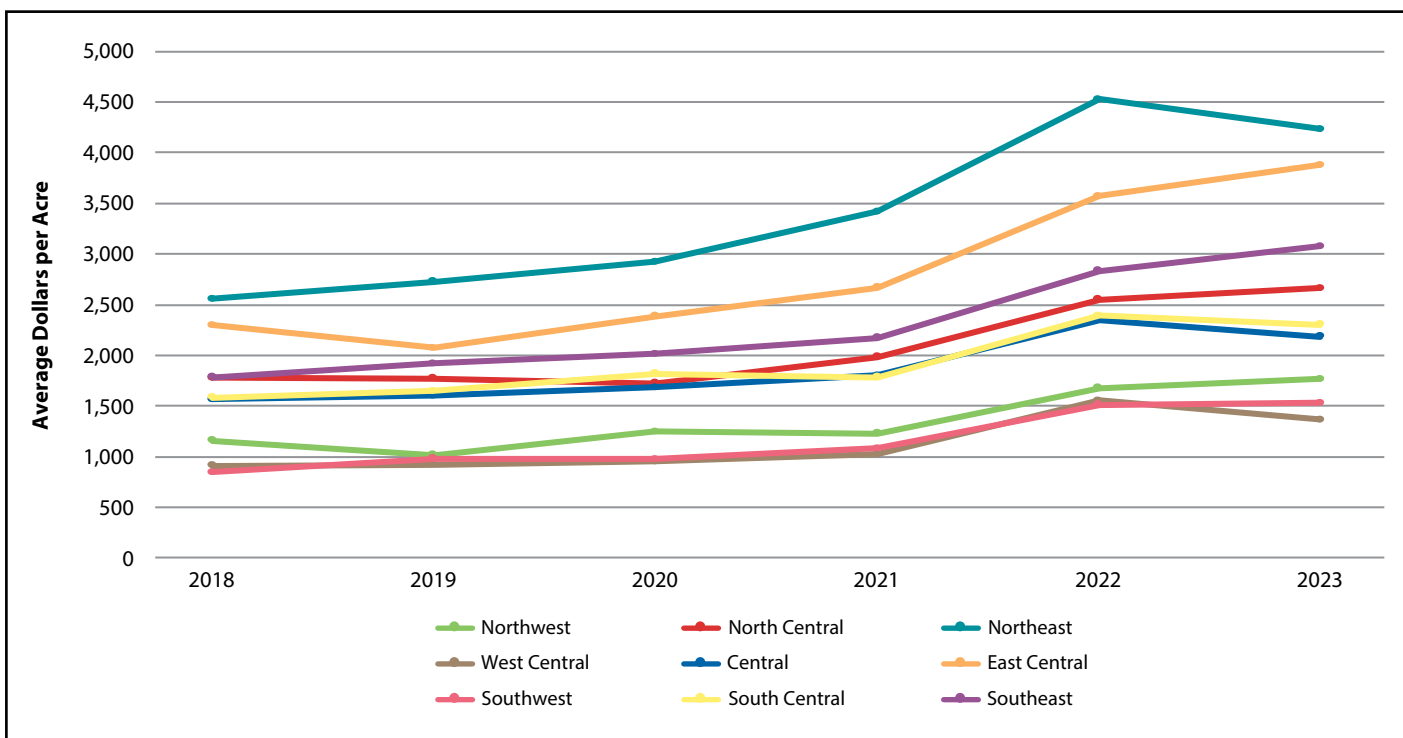


Region	Average Dollars per Acre						% Change in 2023 Dollars from 2022
	2018	2019	2020	2021	2022	2023	
Northwest	4,000	3,728	3,660	3,913	4,690	5,530	17.9%
West Central	3,151	2,225	2,819	3,130	3,615	4,193	16.0%
Southwest	2,316	2,116	2,634	3,342	3,233	4,151	28.4%
South Central	3,592	3,738	4,182	4,155	4,967	6,297	26.8%

*Limited sales of irrigated crop ground makes trends fluctuate. The Southwest region is the only region that has a consistently large amount of irrigated land sales. A reported fall in irrigated cropland value in 2022 could be influenced by sales that were still classified as irrigated ground but have limited to no irrigation water available.



Trends in Pasture/Hay Ground Land Value – By Region



Region	Average Dollars per Acre						% Change in 2023 Dollars from 2022
	2018	2019	2020	2021	2022	2023	
Northwest	1,159	1,018	1,247	1,228	1,677	1,764	5.2%
West Central	909	922	951	1,022	1,551	1,363	-12.1%
Southwest	843	978	974	1,081	1,513	1,530	1.1%
North Central	1,777	1,771	1,726	1,983	2,550	2,661	4.4%
Central	1,566	1,600	1,681	1,803	2,349	2,183	-7.0%
South Central	1,580	1,646	1,819	1,784	2,392	2,304	-3.7%
Northeast	2,554	2,730	2,921	3,418	4,529	4,233	-6.5%
East Central	2,295	2,073	2,387	2,667	3,571	3,877	8.6%
Southeast	1,782	1,918	2,011	2,175	2,831	3,074	8.6%

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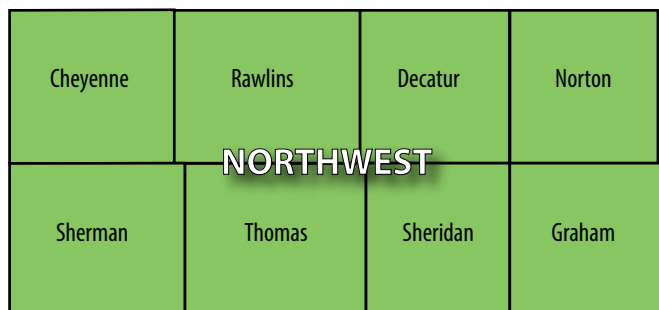
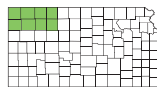


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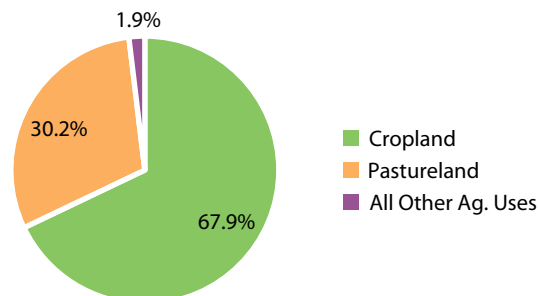




The Northwest region of Kansas is comprised of eight counties with 4,318,789 acres of farmland, according to the 2017 Census of Agriculture. Average farm size is 1,534 acres for the 2,815 farms in this region. Farmland is comprised of 67.9% cropland and 30.2% pasture.

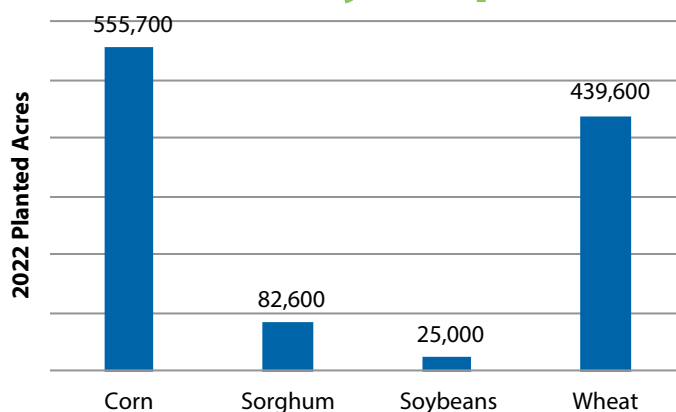
Main cash crops in this region include corn, wheat, sorghum, and to a lesser extent, soybeans. Main livestock enterprises in this region include beef cattle and swine. Norton County ranks among the top 7 hog and pig producing counties in Kansas.

Farmland Uses



Based on the 2017 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

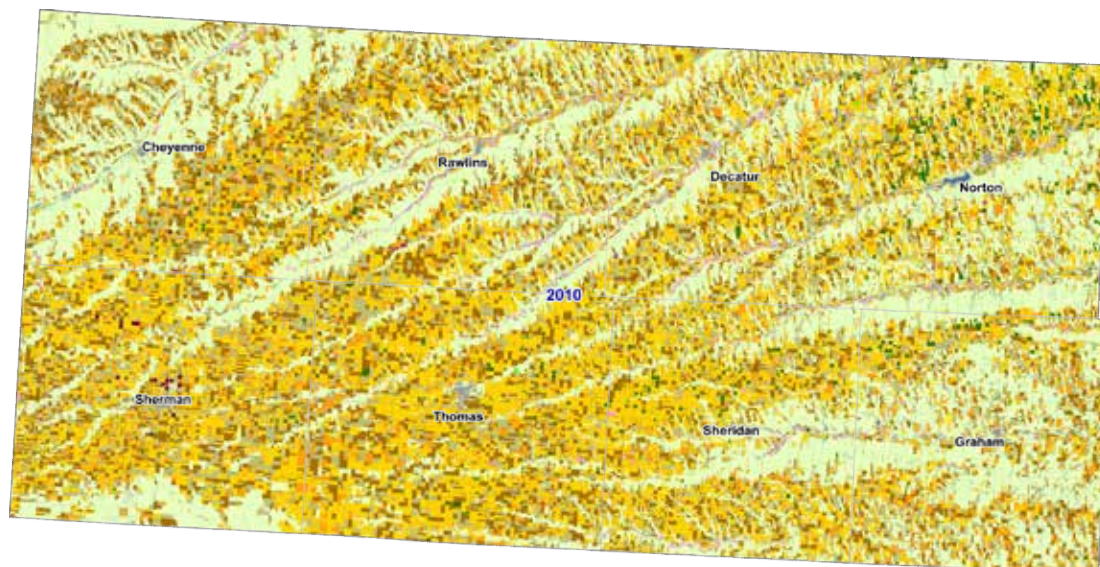
Primary Crops



Based on NASS reported planted acres in 2022 compiled from Quick Stats



2022 Northwest Kansas Cropland Data Layer



0 6.14 12.29 18.43
miles

Produced by CropScape - <http://nassgeodata.gmu.edu/CropScape>

* Top 16 agriculture categories / ** Top 6 non-agriculture categories listed

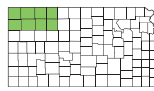
Land Cover Categories (by decreasing acreage)

AGRICULTURE*

- Grass/Pasture
- Corn
- Winter Wheat
- Fallow/Idle Cropland
- Sorghum
- Soybeans
- Alfalfa
- Triticale
- Oats
- Sunflowers
- Spring Wheat
- Millet
- Dbl Crop WinWht/Sorghum
- Peas
- Other Hay/Non Alfalfa
- Rye

NON-AGRICULTURE**

- Developed/Open Space
- Woody Wetlands
- Developed/Low Intensity
- Developed/Medium Intensity
- Herbaceous Wetlands
- Open Water



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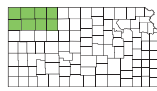
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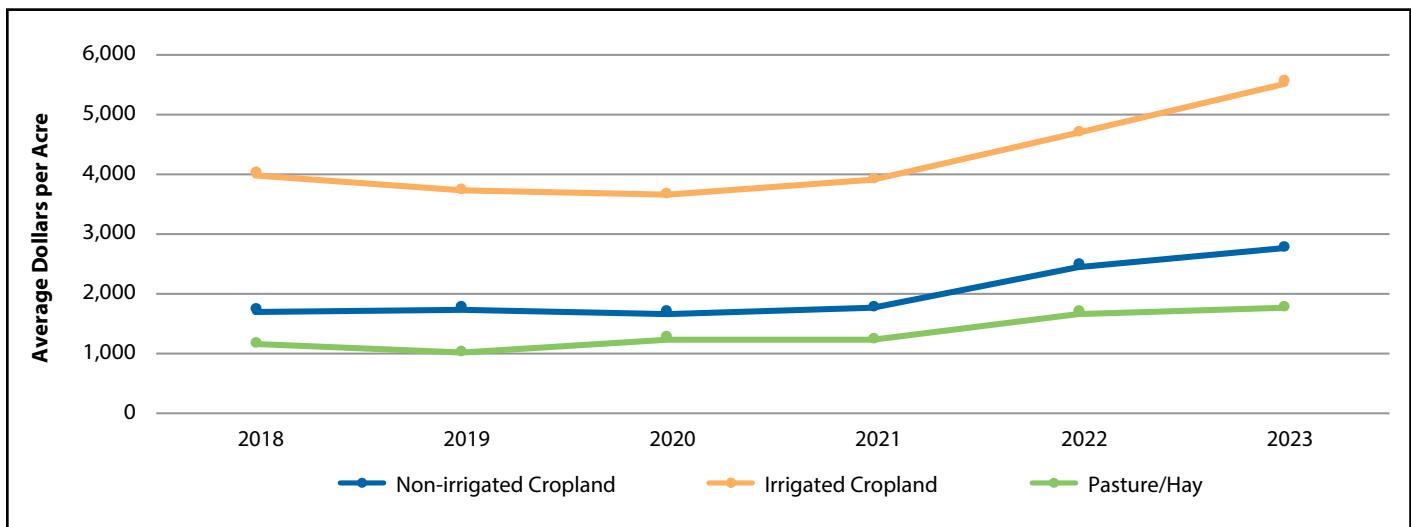
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Trend in Average Land Value – By Type



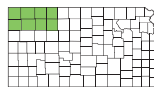
Type	Average Dollars per Acre						% Change in 2023 Dollars from 2022
	2018	2019	2020	2021	2022	2023	
Non-irrigated Cropland	1,717	1,751	1,682	1,760	2,468	2,775	12.5%
Irrigated Cropland	4,000	3,728	3,660	3,913	4,690	5,530	17.9%
Pasture/Hay	1,159	1,018	1,247	1,228	1,677	1,764	5.2%

The Northwest region experienced land value increases in all types of agricultural land in 2023. Non-irrigated cropland increased to \$2,775 per acre on average, which was 12.5% more than the previous value. Irrigated cropland increased to \$5,530 per acre on average, a strong increase over previous years. Pasture and hay values saw the smallest increase this year; however this category had a very large increase from 2021 to 2022.

Land sales volume is reported differently this year, and therefore not comparable to previous years. In total, 116,549 agriculturally classified acres were sold in the Northwest region, which was 2.4% of all agricultural acres. The authors were able to analyze 81,430 acres that were determined to be open market sales. These were 305 independent sales, which could contain multiple tracts if sold under the same sales price. Cheyenne, Decatur, and Graham counties had the largest amount of sale acres compared to their total acres, all selling over 3% of their county agricultural acres.

Non-irrigated cropland acres made up the majority of agricultural acres analyzed, although large amounts of pasture and hay acres also were sold. Irrigated cropland acres analyzed were 6,570 in total, only 8% of all analyzed acres.

A large variation in value exists at the county-level as sales are influenced by local demand. Cheyenne and Thomas counties had the highest non-irrigated cropland prices in 2023, with Graham County significantly lower in value in 2023 than the rest of the region. Irrigated sales were strong across the entire region on average, although the minimum and maximum show large variation. Pasture/Hay ground could not be reported in each county due to limited puritan sales, but show Norton and Rawlins counties having the highest average values of the region in 2023.



2023 Land Sale Information – By County

County	# of Sales Analyzed (2023)	Total Acres Analyzed (2023)	Total Acres Sold (2023)	% of Total County Acres Sold (2023)
Cheyenne	41	8,655	19,513	3.0%
Decatur	45	16,035	17,208	3.1%
Graham	45	13,063	17,536	3.1%
Norton	29	6,417	10,717	2.0%
Rawlins	32	9,021	12,562	1.9%
Sheridan	34	7,136	10,702	1.9%
Sherman	31	10,875	13,783	2.1%
Thomas	48	10,228	14,527	2.2%
Total	305	81,430	116,549	2.4%

County	Dryland Crop Acres Analyzed (2023)	Irrigated Crop Acres Analyzed (2023)	Pasture/Hay Acres Analyzed (2023)	Total Acres Analyzed (2023)
Cheyenne	6,352	981	1,322	8,655
Decatur	8,742	294	6,999	16,035
Graham	6,424	203	6,437	13,063
Norton	2,327	279	3,811	6,417
Rawlins	4,573	627	3,822	9,021
Sheridan	3,514	1,810	1,813	7,136
Sherman	6,377	939	3,559	10,875
Thomas	7,153	1,439	1,636	10,228
Total	45,461	6,570	29,398	81,430



Mike Campbell
Land Agent

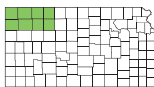
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2023 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Cheyenne	1,764	4,200	3,134
Decatur	1,682	3,913	2,536
Graham	1,165	1,962	1,649
Norton	1,579	4,202	2,927
Rawlins	2,150	3,678	2,880
Sheridan	2,084	4,100	2,953
Sherman	1,341	3,573	2,884
Thomas	2,086	5,648	3,239
Total	1,165	5,648	2,775

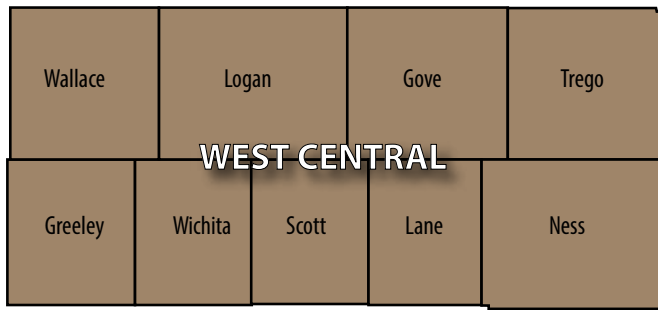
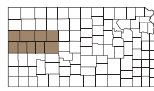
Note: Parcels are classified as non-irrigated, irrigated or pasture/hay ground if 90% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if greater than three parcels of the listed category sold in that county in 2023. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

Pasture/Hay Ground

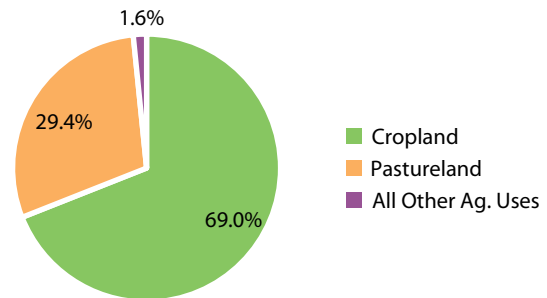
County	Minimum	Maximum	Average
Graham	1,115	2,063	1,403
Norton	1,200	3,138	2,144
Rawlins	1,799	3,512	2,655
Sheridan	1,350	2,754	1,748
Sherman	1,008	1,300	1,150
Thomas	1,425	1,564	1,481
Total	1,008	3,512	1,764

Irrigated Cropland

County	Minimum	Maximum	Average
Cheyenne	3,976	6,817	5,186
Decatur	3,021	5,845	4,298
Graham	4,523	6,348	5,435
Norton	3,975	9,203	5,975
Rawlins	4,746	5,714	5,353
Sheridan	2,684	7,556	5,068
Sherman	4,659	11,543	6,578
Thomas	5,202	7,085	6,347
Total	2,684	11,543	5,530



Farmland Uses

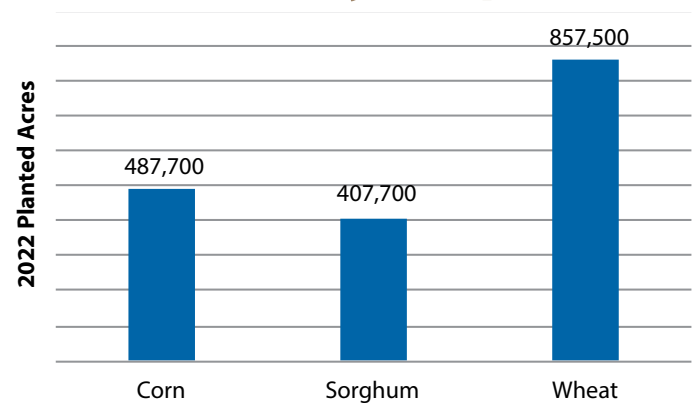


Based on the 2017 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

The West Central region of Kansas is comprised of nine counties with 4,591,887 acres of farmland, according to the 2017 Census of Agriculture. Average farm size is 1,684 acres for the 2,726 farms in this region. Farmland is comprised of 69% cropland and 29.4% pasture.

The main cash crop in this region is wheat, with significant amounts of corn and sorghum. Main livestock enterprises in this region include beef cattle and sheep. Scott County is among the highest-ranking counties in Kansas for cattle on feed. Gove County is the top producer of sheep and lambs in the state.

Primary Crops



Based on NASS reported planted acres in 2022 compiled from Quick Stats



2022 West Central Kansas Cropland Data Layer

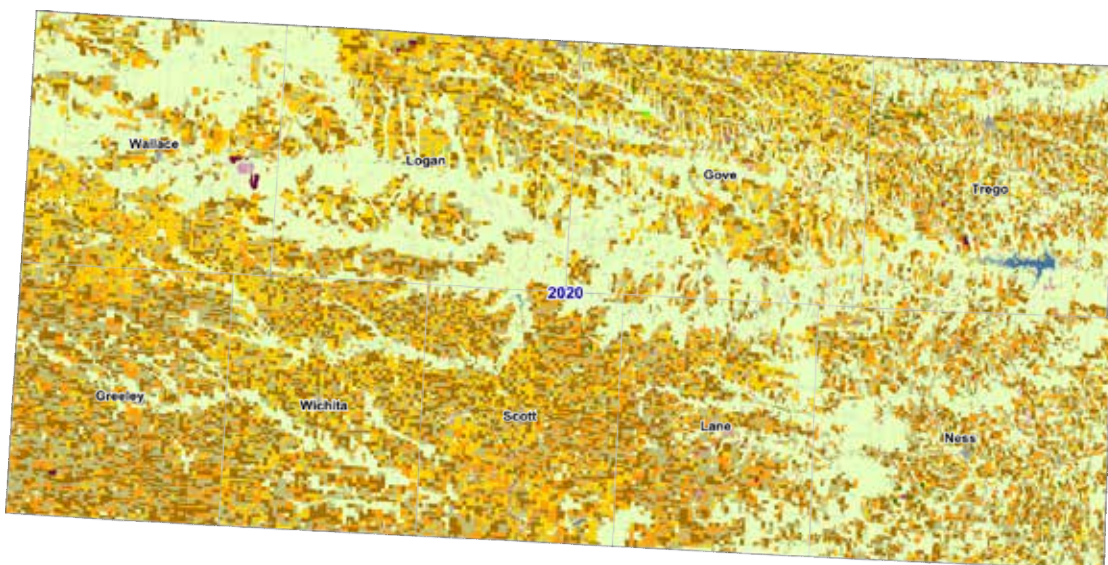
Land Cover Categories
(by decreasing acreage)

AGRICULTURE*

- Grass/Pasture
- Winter Wheat
- Fallow/Idle Cropland
- Corn
- Sorghum
- Triticale
- Alfalfa
- Soybeans
- Millet
- DbI Crop WinWht/Sorghum
- Spring Wheat
- Oats
- Sunflowers
- DbI Crop Triticale/Corn
- Barley
- Peas

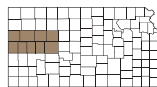
NON-AGRICULTURE**

- Developed/Open Space
- Developed/Low Intensity
- Barren
- Woody Wetlands
- Open Water
- Herbaceous Wetlands

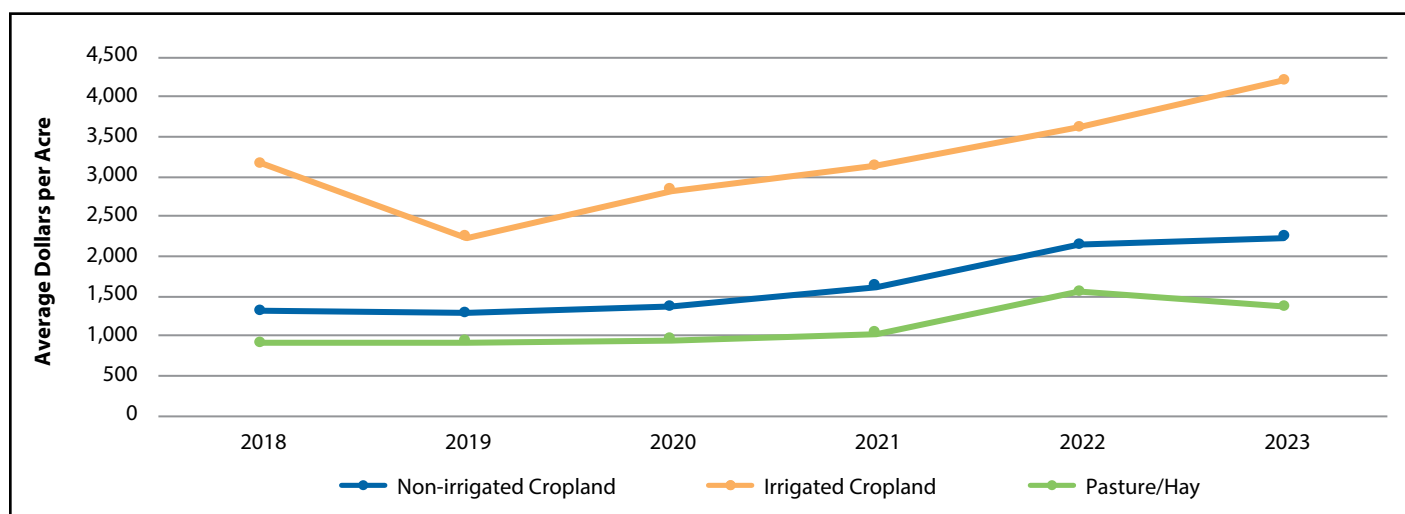


Produced by CropScape - <http://nassgeodata.gmu.edu/CropScape>

* Top 16 agriculture categories / ** Top 6 non-agriculture categories listed



Trend in Average Land Value – By Type



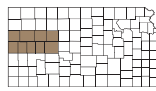
Type	Average Dollars per Acre						% Change in 2023 Dollars from 2022
	2018	2019	2020	2021	2022	2023	
Non-irrigated Cropland	1,301	1,276	1,357	1,616	2,137	2,234	4.5%
Irrigated Cropland	3,151	2,225	2,819	3,130	3,615	4,193	16.0%
Pasture/Hay	909	922	951	1,022	1,551	1,363	-12.1%

The West Central region experienced land value increases in 2023 with the exception of pasture and hay ground. Non-irrigated cropland increased to \$2,234 per acre on average, which was 4.5% more than the previous value. Irrigated cropland increased to \$4,193 per acre on average, a strong increase over previous years. Pasture and hay values show a decrease on average this year; however this category had a very large increase from 2021 to 2022 and more limited sales this year. As a region the average is down, but county averages are highly variable.

Land sales volume is reported differently this year, and therefore not comparable to previous years. In total, 131,899 agriculturally classified acres were sold in the West Central region, which was 2.7% of all agricultural acres. The authors were able to analyze 86,950 acres that were determined to be open market sales. These were 272 independent sales, which could contain multiple tracts if sold under the same sales price. Greeley and Wallace counties had the largest amount of sale acres compared to their total acres, selling 4.3% and 5.6% of their county agricultural acres, respectively.

Non-irrigated cropland acres made up over 65% of agricultural acres analyzed, although large amounts of pasture and hay acres also were sold. Irrigated cropland acres analyzed were 6,980 in total, only 8.6% of all analyzed acres.

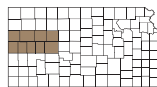
A large variation in value exists at the county-level as sales are influenced by local demand. Scott and Wichita counties had the highest non-irrigated cropland sales in 2023, with Greeley County showing the lowest county average in 2023. Irrigated sales were strong in all counties with the exception of Lane County, which had a slightly lower average than the rest of the region. Pasture/Hay ground could not be reported in each county due to limited puritan sales, but show Trego County having the highest average sales of the region in 2023.



2023 Land Sale Information – By County

County	# of Sales Analyzed (2023)	Total Acres Analyzed (2023)	Total Acres Sold (2023)	% of Total County Acres Sold (2023)
Gove	33	9,735	12,384	1.8%
Greeley	38	12,256	20,798	4.3%
Lane	30	9,289	12,272	2.7%
Logan	37	14,361	17,656	2.6%
Ness	34	6,784	12,708	1.9%
Scott	11	2,874	4,716	1.1%
Trego	39	8,228	12,117	2.2%
Wallace	23	18,491	32,278	5.6%
Wichita	27	4,931	6,971	1.6%
Total	272	86,950	131,899	2.7%

County	Dryland Crop Acres Analyzed (2023)	Irrigated Crop Acres Analyzed (2023)	Pasture/Hay Acres Analyzed (2023)	Total Acres Analyzed (2023)
Gove	5,399	105	4,231	9,735
Greeley	10,900	610	746	12,256
Lane	6,240	1,382	1,667	9,289
Logan	8,795	0	5,566	14,361
Ness	5,012	0	1,772	6,784
Scott	1,941	291	642	2,874
Trego	4,870	24	3,334	8,228
Wallace	10,872	3,923	3,697	18,491
Wichita	3,921	646	365	4,931
Total	57,950	6,980	22,020	86,950



2023 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Gove	1,365	3,724	1,981
Greeley	912	2,383	1,591
Lane	1,530	3,476	2,285
Logan	1,184	3,549	2,543
Ness	1,302	2,211	1,802
Scott	1,961	3,707	2,932
Trego	1,119	3,850	2,185
Wallace	973	2,936	1,916
Wichita	1,769	3,869	2,869
Total	912	3,869	2,234

Note: Parcels are classified as non-irrigated, irrigated or pasture/hay ground if 90% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if greater than three parcels of the listed category sold in that county in 2023. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

Pasture/Hay Ground

County	Minimum	Maximum	Average
Gove	986	1,685	1,302
Lane	1,074	1,395	1,264
Logan	1,087	1,439	1,218
Ness	984	1,447	1,171
Trego	1,366	1,739	1,529
Total	984	1,739	1,363

Irrigated Cropland

County	Minimum	Maximum	Average
Greeley	4,100	4,449	4,274
Lane	2,652	3,289	2,970
Scott	3,738	5,594	4,666
Wallace	2,474	6,107	4,378
Wichita	3,412	5,207	4,679
Total	2,474	6,107	4,193



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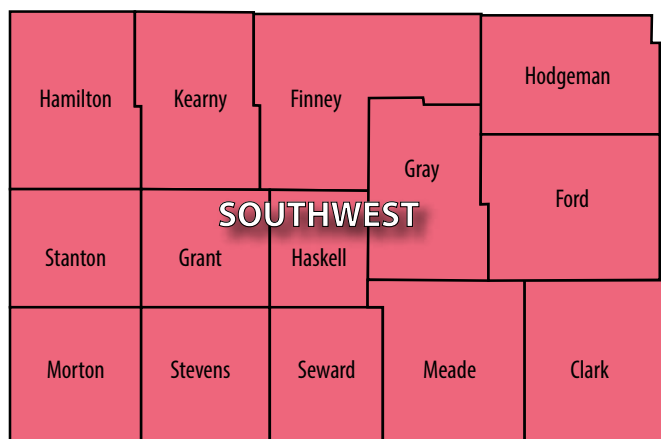
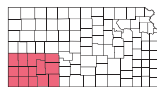
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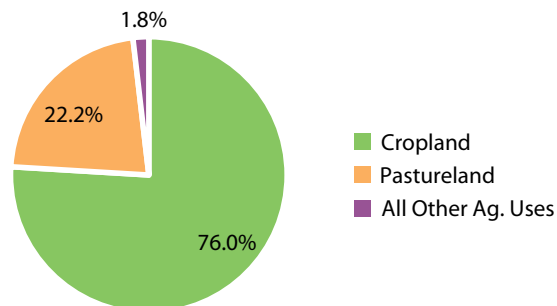
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The Southwest region of Kansas is comprised of 14 counties with 6,969,026 acres of farmland, according to the 2017 Census of Agriculture. Average farm size is 1,470 acres for the 4,741 farms in this region. Farmland is comprised of 76% cropland and 22.2% pasture.

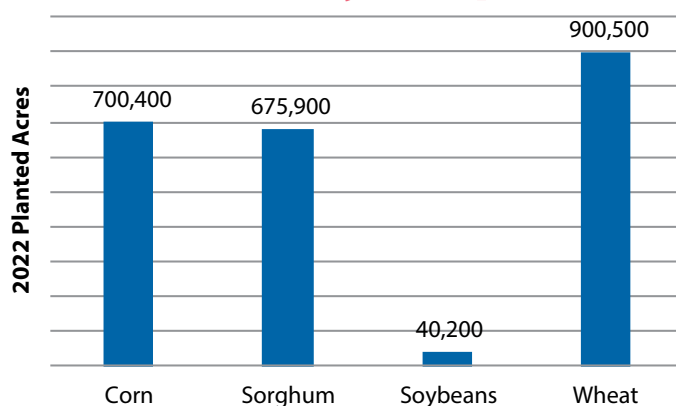
Main cash crops in this region are wheat and corn. Alfalfa hay is also an important commodity in this region. This region is known for large amounts of cattle on feed, having some of the top-ranking counties in Kansas. Gray and Hamilton counties also hold a large percentage of the state's dairy cows. Grant and Morton are among the top-ranking counties with regards to swine production.

Farmland Uses



Based on the 2017 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

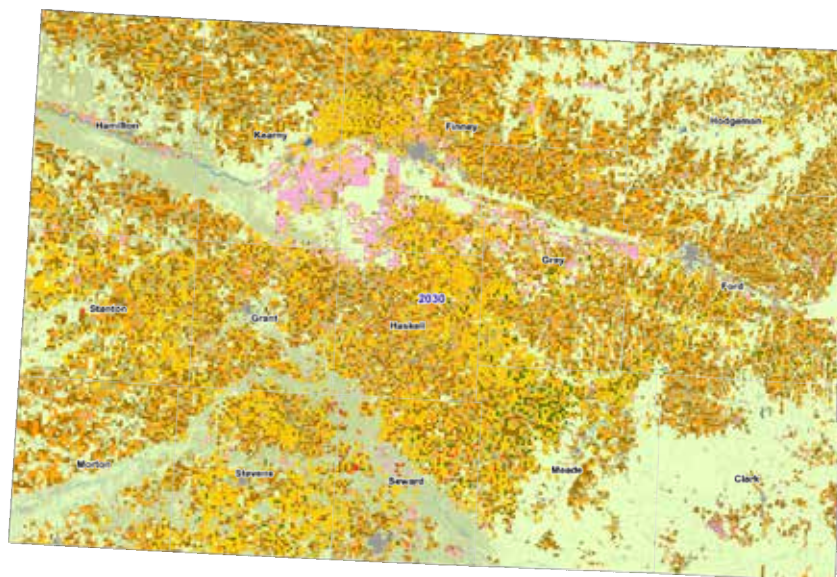
Primary Crops



Based on NASS reported planted acres in 2022 compiled from Quick Stats



2022 Southwest Kansas Cropland Data Layer



Land Cover Categories (by decreasing acreage)

AGRICULTURE*

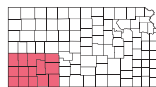
- Grass/Pasture
- Winter Wheat
- Fallow/Idle Cropland
- Sorghum
- Corn
- Alfalfa
- Triticale
- Soybeans
- Dbl Crop WinWht/Sorghum
- Cotton
- Dbl Crop Triticale/Corn
- Other Hay/Non Alfalfa
- Dbl Crop WinWht/Corn
- Oats
- Rye
- Sunflowers

NON-AGRICULTURE**

- Shrubland
- Developed/Open Space
- Developed/Low Intensity
- Woody Wetlands
- Herbaceous Wetlands
- Developed/Medium Intensity

Produced by CropScape - <http://nassgeodata.gmu.edu/CropScape>

* Top 16 agriculture categories / ** Top 6 non-agriculture categories listed



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- Strategic Grain Marketing
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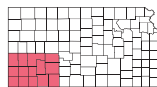
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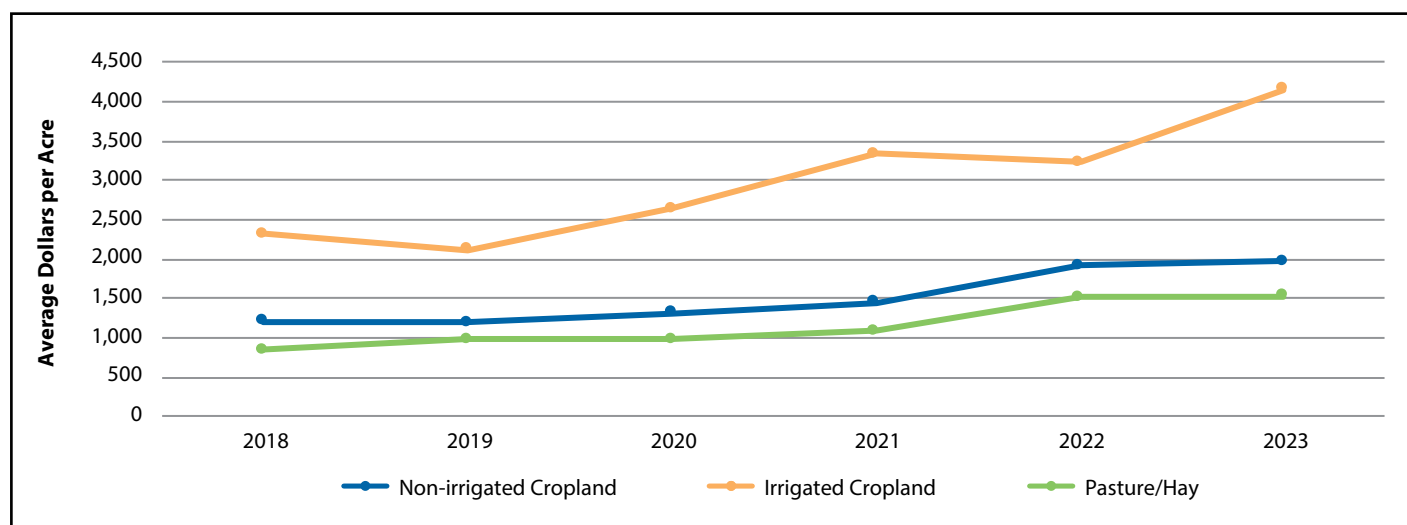
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Trends in Average Land Value – By Type



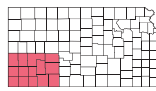
Type	Average Dollars per Acre						% Change in 2023 Dollars from 2022
	2018	2019	2020	2021	2022	2023	
Non-irrigated Cropland	1,201	1,188	1,314	1,443	1,912	1,976	3.3%
Irrigated Cropland	2,316	2,116	2,634	3,342	3,233	4,151	28.4%
Pasture/Hay	843	978	974	1,081	1,513	1,530	1.1%

The Southwest region experienced small land value increases in 2023 with the exception of irrigated crop ground, which increased significantly. Non-irrigated cropland increased to \$1,976 per acre on average, which was 3.3% more than the previous value. Irrigated cropland increased to \$4,151 per acre on average, an increase of 28% over previous year, but 2022 was an abnormally low year. Pasture and hay values show just a 1.1% increase over the past year, which indicates a fairly flat market.

Land sales volume is reported differently this year, and therefore not comparable to previous years. In total, 154,728 agriculturally classified acres were sold in the Southwest region, which was 2.1% of all agricultural acres. The authors were able to analyze 99,038 acres that were determined to be open market sales. These were 307 independent sales, which could contain multiple tracts if sold under the same sales price. Kearny County had the largest amount of sale acres compared to its total acres, selling 4.1% of its county agricultural acres, while Haskell County sold less than 1% of its total ag acres.

Non-irrigated cropland acres made up 54% of agricultural acres analyzed, with near equal amount of irrigated cropland and pasture/hay ground being analyzed. The Southwest region makes up the majority of all irrigated sales, this year totaling 24,240 acres.

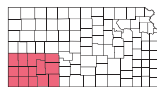
A large variation in value exists at the county-level as sales are influenced by local demand. Ford County had the highest non-irrigated cropland sales in 2023, with Clark and Gray counties also having a higher average. Irrigated sales were highly variable across the region, with some acres selling for as little as \$1,546 per acre up to \$9,873 per acre at a sale in Seward County. Pasture/Hay ground could not be reported in each county due to limited puritan sales, but show Meade County having the highest average sales of the region in 2023.



2023 Land Sale Information – By County

County	# of Sales Analyzed (2023)	Total Acres Analyzed (2023)	Total Acres Sold (2023)	% of Total County Acres Sold (2023)
Clark	12	3,835	6,316	1.0%
Finney	40	11,080	15,610	2.0%
Ford	32	9,193	14,186	2.1%
Grant	12	4,998	7,396	2.1%
Gray	27	10,497	12,871	2.4%
Hamilton	17	6,861	17,246	2.8%
Haskell	13	2,574	3,262	0.9%
Hodgeman	30	10,779	13,682	2.6%
Kearny	36	16,618	22,284	4.1%
Meade	15	4,430	10,000	1.6%
Morton	18	6,080	8,520	2.5%
Seward	20	3,877	6,582	1.7%
Stanton	14	3,501	6,872	1.6%
Stevens	21	4,716	9,903	2.2%
Total	307	99,038	154,728	2.1%

County	Dryland Crop Acres Analyzed (2023)	Irrigated Crop Acres Analyzed (2023)	Pasture/Hay Acres Analyzed (2023)	Total Acres Analyzed (2023)
Clark	2,186	0	1,649	3,835
Finney	7,647	2,528	905	11,080
Ford	6,324	2,008	861	9,193
Grant	2,735	2,115	149	4,998
Gray	4,060	3,929	2,508	10,497
Hamilton	6,381	0	480	6,861
Haskell	2,008	566	0	2,574
Hodgeman	3,655	282	6,841	10,779
Kearny	5,291	7,298	4,030	16,618
Meade	1,294	1,093	2,043	4,430
Morton	4,706	942	432	6,080
Seward	2,312	1,187	377	3,877
Stanton	2,056	1,232	213	3,501
Stevens	2,713	1,061	942	4,716
Total	53,368	24,240	21,430	99,038



2023 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Clark	1,120	3,729	2,895
Finney	1,238	4,500	2,542
Ford	1,900	5,100	3,004
Grant	1,026	1,618	1,220
Gray	1,886	4,344	2,860
Hamilton	1,189	2,346	1,603
Haskell	1,108	2,711	2,041
Hodgeman	1,243	2,553	1,798
Kearny	1,090	4,134	2,242
Meade	1,209	2,199	1,647
Morton	751	1,204	911
Seward	1,341	2,896	2,232
Stanton	930	2,959	1,533
Stevens	961	1,384	1,130
Total	751	5,100	1,976

Note: Parcels are classified as non-irrigated, irrigated or pasture/hay ground if 90% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if greater than three parcels of the listed category sold in that county in 2023. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

Pasture/Hay Ground

County	Minimum	Maximum	Average
Clark	905	2,749	1,550
Gray	1,422	1,700	1,561
Hamilton	909	1,620	1,264
Hodgeman	1,016	2,032	1,465
Kearny	953	2,196	1,400
Meade	1,394	2,695	2,044
Seward	1,036	2,025	1,497
Stevens	949	2,341	1,460
Total	905	2,749	1,530

Irrigated Cropland

County	Minimum	Maximum	Average
Finney	2,229	7,066	4,952
Ford	2,768	6,763	4,812
Grant	1,668	2,433	2,011
Gray	3,729	9,406	6,199
Haskell	3,126	6,753	4,538
Hodgeman	1,954	2,967	2,350
Kearny	1,935	9,416	4,832
Meade	3,467	6,123	4,621
Morton	1,561	3,675	2,341
Seward	2,807	9,873	5,787
Stanton	2,611	6,613	3,474
Stevens	1,546	5,328	3,893
Total	1,546	9,873	4,151

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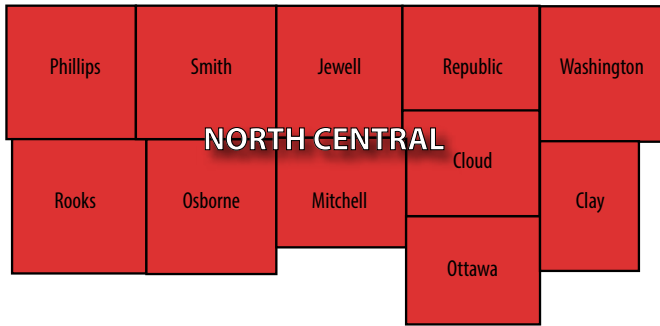
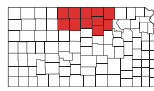
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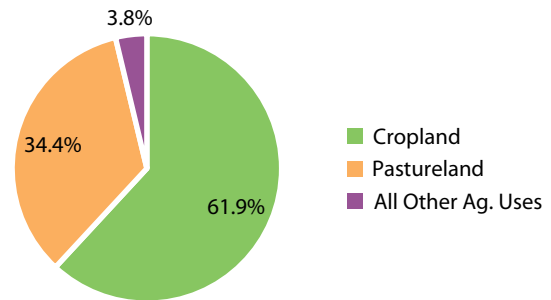
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Farmland Uses

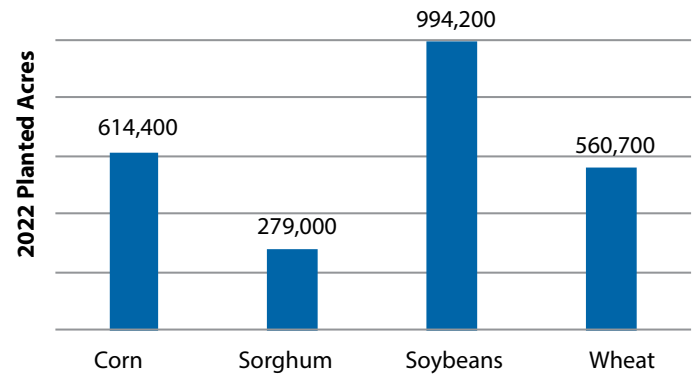


Based on the 2017 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

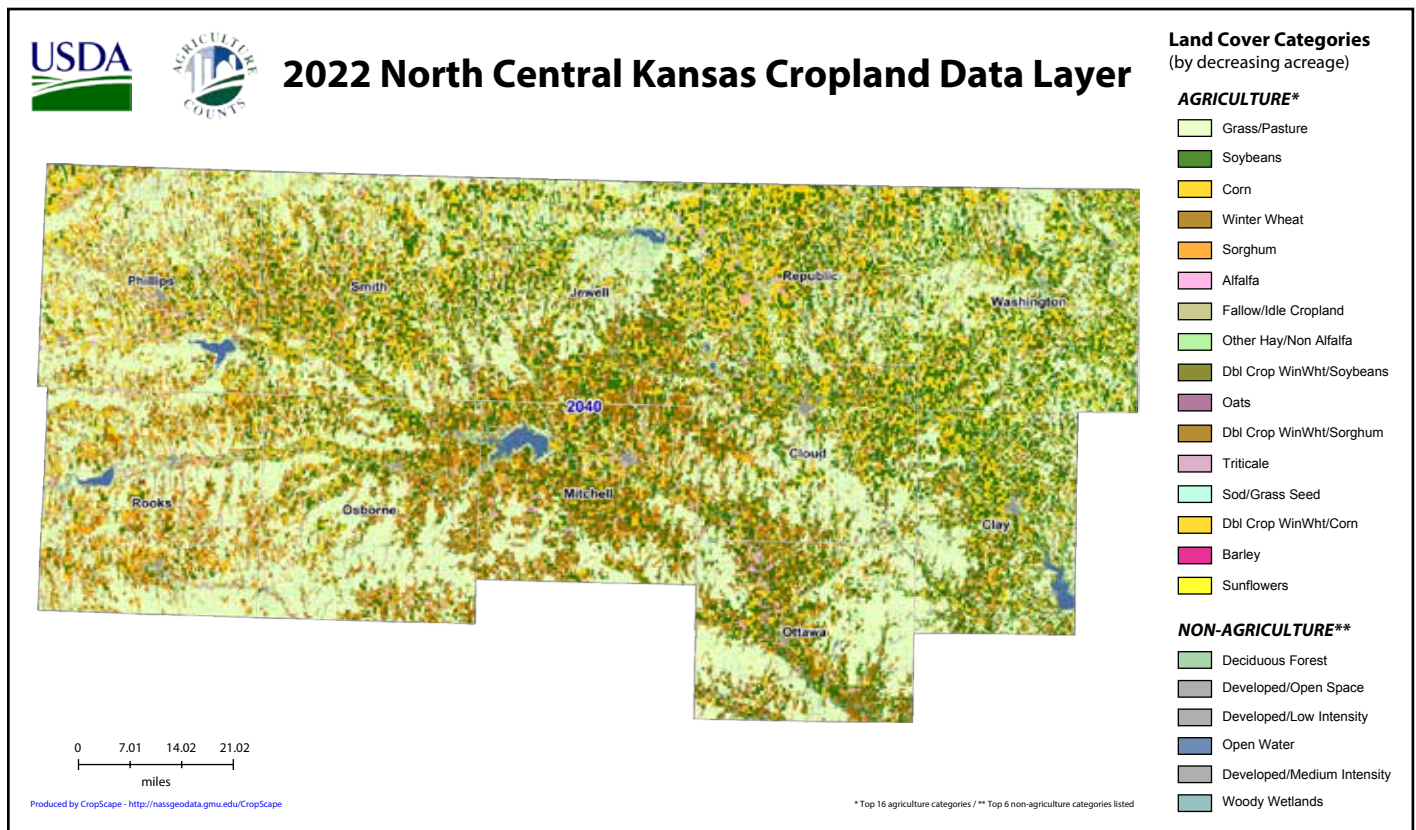
The North Central region of Kansas is comprised of 11 counties with 4,958,320 acres of farmland, according to the 2017 Census of Agriculture. Average farm size is 983 acres for the 5,043 farms in this region. Farmland is comprised of 61.9% cropland and 34.4% pasture.

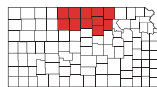
Main cash crops in this region include corn, wheat, sorghum, and soybeans. Hay is also a significant crop in this region with 99,500 alfalfa acres harvested in 2018 and 133,500 other hay acres. Main livestock enterprises in this region include beef cattle, sheep, swine, and dairy. Republic County ranks 2nd in sheep and goat production. Washington County ranks high in hog, beef cow/calf, and dairy operations.

Primary Crops



Based on NASS reported planted acres in 2022 compiled from Quick Stats





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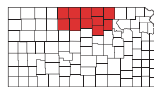
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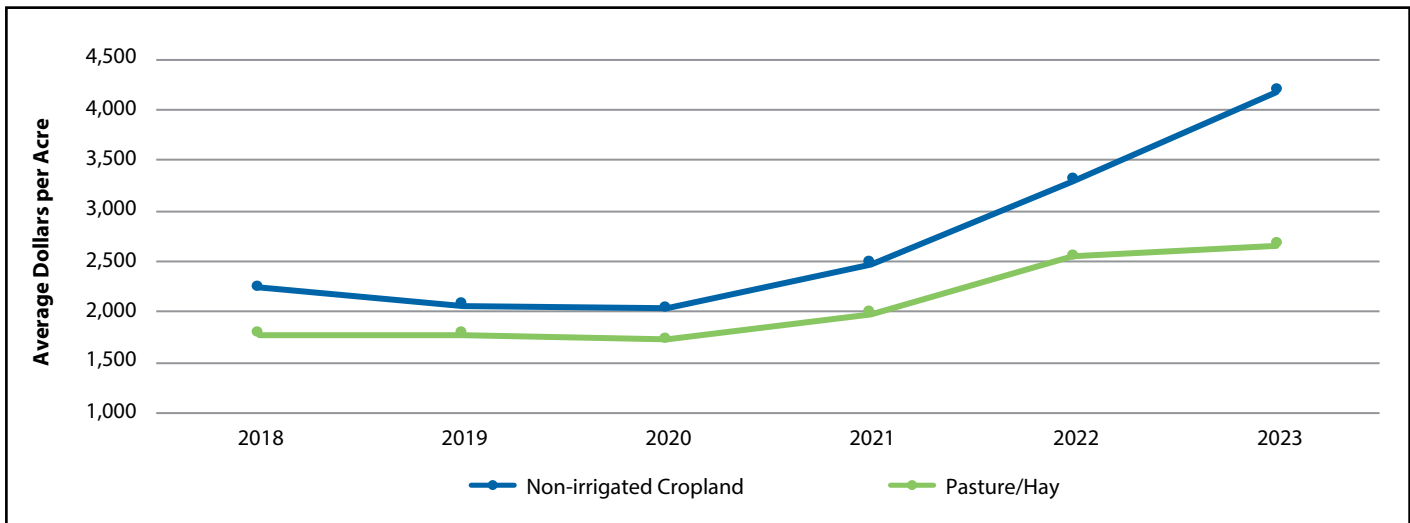


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Trends in Average Land Value – By Type



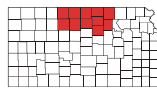
Type	Average Dollars per Acre						% Change in 2023 Dollars from 2022
	2018	2019	2020	2021	2022	2023	
Non-irrigated Cropland	2,239	2,060	2,037	2,476	3,292	4,180	27.0%
Pasture/Hay	1,777	1,771	1,726	1,983	2,550	2,661	4.4%

The North Central region experienced the largest increase in non-irrigated land values from 2022, compared to all the other regions. Non-irrigated cropland increased to \$4,180 per acre on average, which was 27% more than the previous value. Pasture and hay values show a smaller increase on average this year, at \$2,661 per acre.

Land sales volume is reported differently this year, and therefore not comparable to previous years. In total, 112,352 agriculturally classified acres were sold in the North Central region, which was 2.1% of all agricultural acres. The authors were able to analyze 59,811 acres that were determined to be open market sales. These were 368 independent sales, which could contain multiple tracts if sold under the same sales price. Rooks County had the largest amount of sale acres compared to its total acres, selling 4% of its county agricultural acres.

Non-irrigated cropland acres made up over 57% of agricultural acres analyzed, although large amounts of pasture and hay acres also were sold. Irrigated cropland acres analyzed were 2,535 in total, only 4.2% of all analyzed acres, but sufficient that some county-level irrigated values could be reported.

A large variation in value exists at the county-level as sales are influenced by local demand. Cloud, Republic, and Washington counties had the highest non-irrigated cropland sales in 2023, with Rooks County showing the lowest county average in 2023. Irrigated sales were limited and highly variable. Pasture/Hay ground had the highest sale values in Washington County, with Osborne County being the lowest, on average.



2023 Land Sale Information – By County

County	# of Sales Analyzed (2023)	Total Acres Analyzed (2023)	Total Acres Sold (2023)	% of Total County Acres Sold (2023)
Clay	39	5,716	7,386	2.0%
Cloud	30	5,007	7,285	1.7%
Jewell	41	6,319	15,035	2.8%
Mitchell	29	4,666	6,950	1.7%
Osborne	15	1,587	9,022	1.6%
Ottawa	35	6,577	9,494	2.2%
Phillips	37	7,115	8,563	1.6%
Republic	28	5,139	7,814	1.8%
Rooks	32	7,355	21,921	4.0%
Smith	37	4,587	8,970	1.6%
Washington	45	5,744	9,912	1.9%
Total	368	59,811	112,352	2.1%

County	Dryland Crop Acres Analyzed (2023)	Irrigated Crop Acres Analyzed (2023)	Pasture/Hay Acres Analyzed (2023)	Total Acres Analyzed (2023)
Clay	2,994	358	2,363	5,716
Cloud	3,048	150	1,809	5,007
Jewell	4,122	103	2,094	6,319
Mitchell	3,698	73	894	4,666
Osborne	1,411	112	64	1,587
Ottawa	2,138	0	4,440	6,577
Phillips	3,994	172	2,949	7,115
Republic	3,374	780	986	5,139
Rooks	3,588	0	3,767	7,355
Smith	3,401	116	1,070	4,587
Washington	2,824	671	2,249	5,744
Total	34,591	2,535	22,686	59,811



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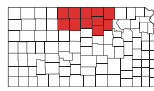


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2023 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Clay	2,845	5,938	4,188
Cloud	4,165	6,702	5,233
Jewell	3,200	6,129	4,218
Mitchell	2,623	5,246	4,101
Osborne	2,954	5,095	3,984
Ottawa	2,988	6,073	3,751
Phillips	2,900	4,241	3,516
Republic	4,655	6,289	5,331
Rooks	1,396	3,200	2,175
Smith	3,105	6,210	4,208
Washington	3,927	7,018	5,278
Total	1,396	7,018	4,180

Pasture/Hay Ground

County	Minimum	Maximum	Average
Clay	2,336	3,532	2,873
Cloud	2,401	3,127	2,746
Jewell	1,816	3,477	2,539
Mitchell	1,544	1,931	1,793
Osborne	1,212	1,502	1,340
Ottawa	2,126	2,909	2,426
Phillips	1,332	2,830	1,987
Rooks	1,345	2,699	1,867
Smith	1,584	3,276	2,314
Washington	3,083	4,239	3,503
Total	1,332	4,239	2,661

Note: Parcels are classified as non-irrigated, irrigated or pasture/hay ground if 90% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if greater than three parcels of the listed category sold in that county in 2023. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

Irrigated Cropland

County	Minimum	Maximum	Average
Clay	8,256	14,890	11,603
Cloud	7,099	8,672	7,886
Osborne	5,047	5,149	5,098
Phillips	3,033	4,603	3,818
Republic	4,886	7,378	5,769
Washington	4,769	10,544	7,142
Total	3,033	14,890	6,871

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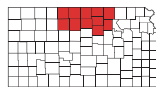
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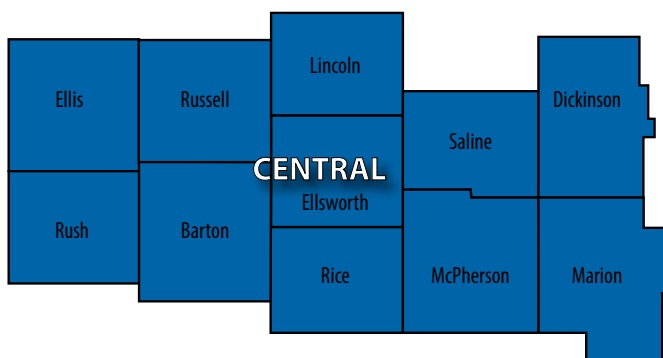
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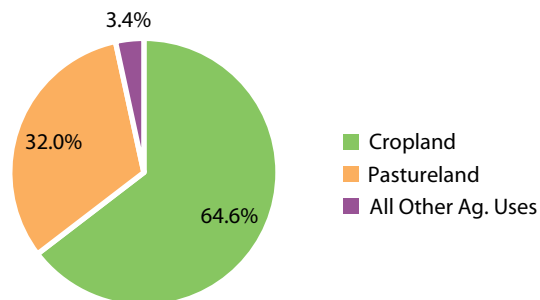
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The Central region of Kansas is comprised of 11 counties with 5,241,757 acres of farmland, according to the 2017 Census of Agriculture. Average farm size is 763 acres for the 6,873 farms in this region. Farmland is comprised of 64.6% cropland and 32% pasture.

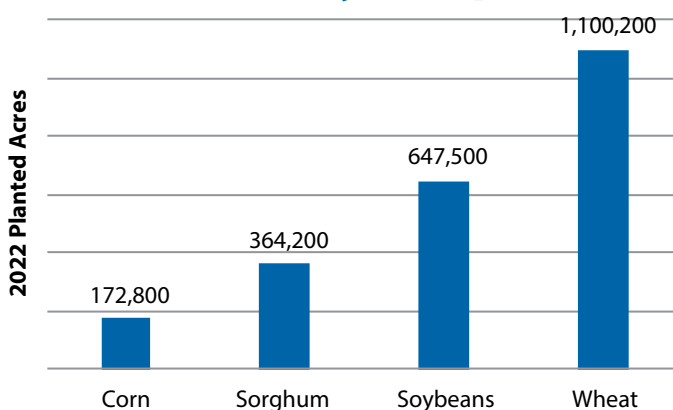
The main cash crop in this region is wheat, with significant amounts of corn, soybeans, and sorghum. Most cropland in this region is non-irrigated. Alfalfa hay production is also significant in this region with 125,300 acres harvested in 2018 with an additional 188,000 other hay acres. Main livestock enterprises in this region include beef cattle, poultry, sheep, and swine. Rice County is the top county in Kansas for poultry and egg production. McPherson County ranks 5th in poultry and egg production and 3rd in sheep and goats.

Farmland Uses



Based on the 2017 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

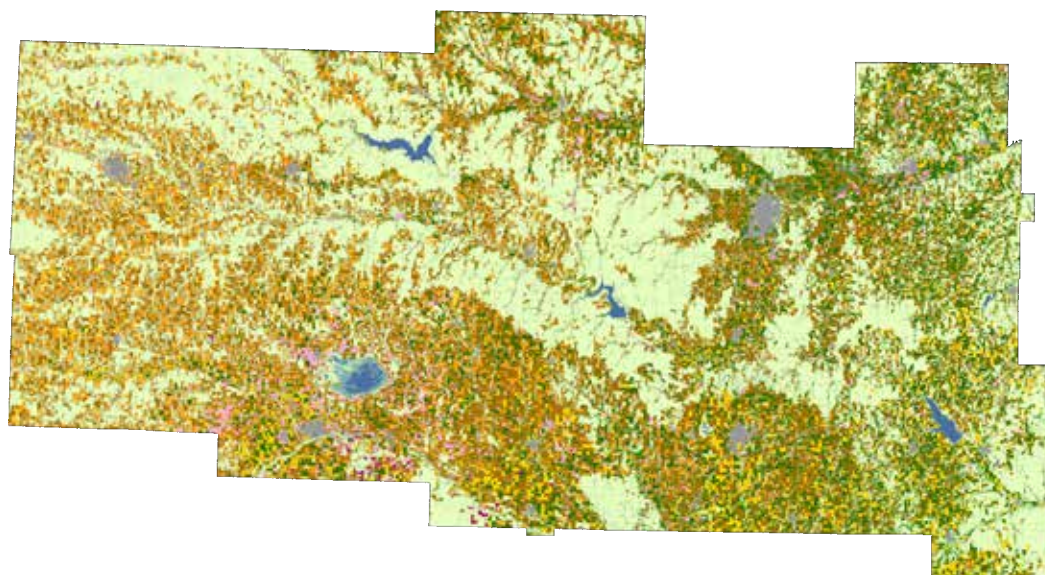
Primary Crops



Based on NASS reported planted acres in 2022 compiled from Quick Stats



2022 Central Kansas Cropland Data Layer



Land Cover Categories (by decreasing acreage)

AGRICULTURE*

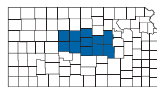
- Grass/Pasture
- Winter Wheat
- Soybeans
- Sorghum
- Corn
- Fallow/Idle Cropland
- Dbl Crop WinWht/Soybeans
- Alfalfa
- Other Hay/Non Alfalfa
- Dbl Crop WinWht/Sorghum
- Oats
- Triticale
- Rye
- Sunflowers
- Spring Wheat
- Cotton

NON-AGRICULTURE**

- Deciduous Forest
- Developed/Open Space
- Developed/Low Intensity
- Open Water
- Developed/Medium Intensity
- Herbaceous Wetlands

Produced by CropScape - <http://nassgeodata.gmu.edu/CropScape>

* Top 16 agriculture categories / ** Top 6 non-agriculture categories listed



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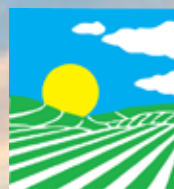
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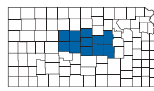
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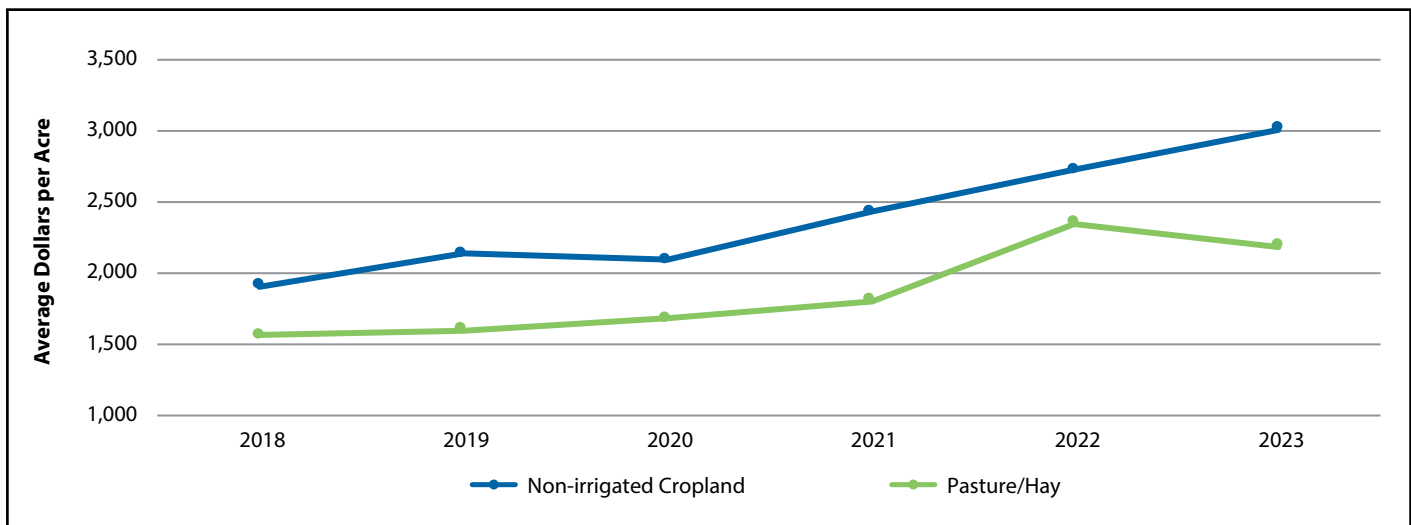
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Trends in Average Land Value – By Type



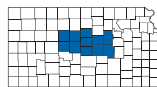
Type	Average Dollars per Acre						% Change in 2023 Dollars from 2022
	2018	2019	2020	2021	2022	2023	
Non-irrigated Cropland	1,905	2,136	2,091	2,425	2,722	3,008	10.5%
Pasture/Hay	1,566	1,600	1,681	1,803	2,349	2,183	-7.0%

The Central region experienced highly variable sales in 2023. Non-irrigated cropland increased to \$3,008 per acre on average, which was 10.5% more than the previous value. However, pasture and hay values showed a slight decrease on average this year, after a very strong increase last year.

Land sales volume is reported differently this year, and therefore not comparable to previous years. In total, 135,415 agriculturally classified acres were sold in the Central region, which was 2.5% of all agricultural acres. The authors were able to analyze 87,690 acres that were determined to be open market sales. These were 593 independent sales, which could contain multiple tracts if sold under the same sales price. Rice, Rush, Ellis, and Lincoln counties had the largest amount of sale acres compared to their total acres, selling around 3.5% of their county agricultural acres.

Non-irrigated cropland acres made up over 57% of agricultural acres analyzed, although large amounts of pasture and hay acres also were sold. Irrigated cropland acres analyzed were 1,159 in total, only 1.3% of all analyzed acres, which was insufficient for reporting county-level values.

Large variation in value exists at the county-level, as sales are influenced by local demand. Marion, McPherson, and Saline counties had the highest non-irrigated cropland sales in 2023, with Russell County showing the lowest county average in 2023. Pasture/Hay ground had the highest sale values in Lincoln and Marion counties, on average.



2023 Land Sale Information – By County

County	# of Sales Analyzed (2023)	Total Acres Analyzed (2023)	Total Acres Sold (2023)	% of Total County Acres Sold (2023)
Barton	47	5,190	10,252	2.0%
Dickinson	79	4,642	13,554	2.7%
Ellis	63	14,081	18,936	3.5%
Ellsworth	20	4,635	5,457	1.3%
Lincoln	54	9,630	15,018	3.4%
Marion	48	5,845	8,177	1.4%
McPherson	65	7,273	10,565	2.0%
Rice	72	10,673	15,913	3.6%
Rush	60	10,754	15,828	3.6%
Russell	48	10,993	14,665	2.7%
Saline	37	3,974	7,049	1.9%
Total	593	87,690	135,415	2.5%

County	Dryland Crop Acres Analyzed (2023)	Irrigated Crop Acres Analyzed (2023)	Pasture/Hay Acres Analyzed (2023)	Total Acres Analyzed (2023)
Barton	3,588	297	1,305	5,190
Dickinson	2,816	0	1,825	4,642
Ellis	5,906	0	8,176	14,081
Ellsworth	2,485	0	2,150	4,635
Lincoln	5,438	0	4,192	9,630
Marion	3,035	0	2,810	5,845
McPherson	5,260	174	1,838	7,273
Rice	6,987	171	3,515	10,673
Rush	7,288	517	2,949	10,754
Russell	4,924	0	6,069	10,993
Saline	2,322	0	1,652	3,974
Total	50,049	1,159	36,482	87,690



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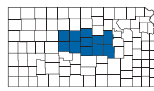
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2023 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Barton	1,400	4,215	2,353
Dickinson	2,876	4,507	3,673
Ellis	1,925	4,327	2,897
Ellsworth	1,904	2,982	2,485
Lincoln	1,834	4,745	2,964
Marion	2,500	4,915	3,993
McPherson	2,557	5,565	3,992
Rice	2,005	4,180	2,914
Rush	1,219	2,918	2,077
Russell	1,572	2,123	1,828
Saline	2,965	5,100	3,908
Total	1,219	5,565	3,008

Pasture/Hay Ground

County	Minimum	Maximum	Average
Barton	1,572	2,888	2,230
Dickinson	1,797	2,453	2,032
Ellis	1,443	3,302	2,112
Lincoln	1,860	4,421	2,608
Marion	2,000	4,004	2,631
McPherson	1,755	2,992	2,316
Rice	1,330	2,574	1,876
Rush	1,497	2,387	1,826
Russell	1,404	2,555	1,919
Saline	1,249	3,713	2,285
Total	1,249	4,421	2,183

Note: Parcels are classified as non-irrigated, irrigated or pasture/hay ground if 90% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if greater than three parcels of the listed category sold in that county in 2023. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

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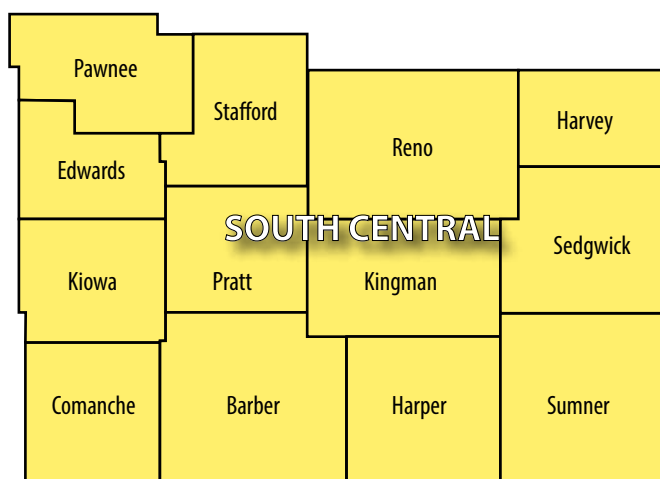
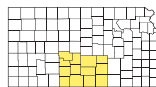
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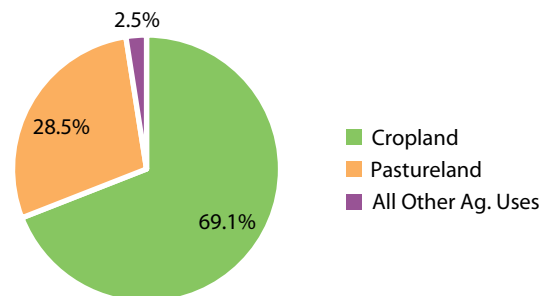




The South Central region of Kansas is comprised of 13 counties with 6,746,527 acres of farmland. Average farm size is 812 acres for the 8,310 farms in this region. Farmland is comprised of 69.1% cropland and 28.5% pasture.

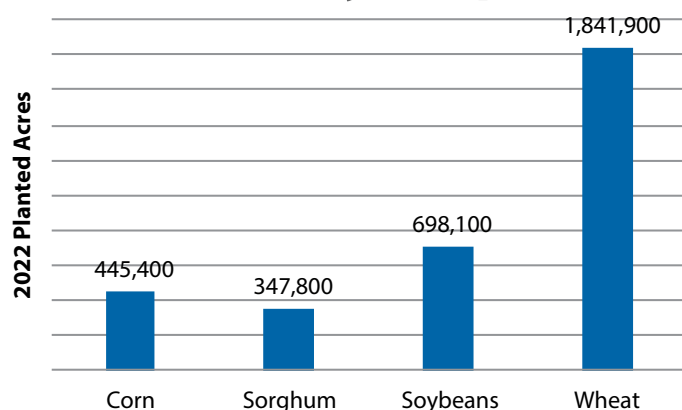
The main cash crop in this region is wheat, with nearly 1.8 million acres planted in 2020. Hay production is also significant in this region, with cotton and canola also becoming more popular cash crops. Main livestock enterprises in this region include beef cattle, dairy, poultry, and sheep.

Farmland Uses



Based on the 2017 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

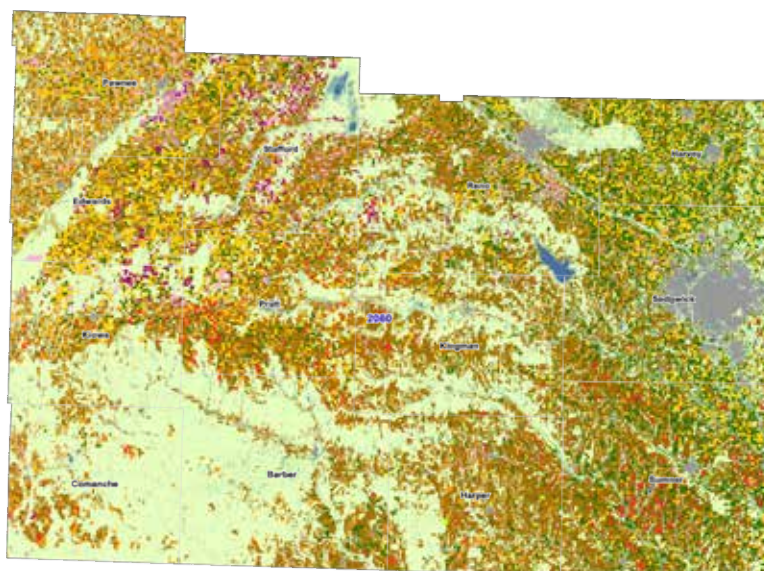
Primary Crops



Based on NASS reported planted acres in 2022 compiled from Quick Stats



2022 South Central Kansas Cropland Data Layer



0 6.18 12.35 18.53 miles

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Land Cover Categories (by decreasing acreage)

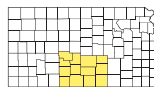
AGRICULTURE*

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- Soybeans
- Corn
- Sorghum
- Fallow/Idle Cropland
- Dbi Crop WinWht/Soybeans
- Alfalfa
- Cotton
- Rye
- Dbi Crop WinWht/Sorghum
- Triticale
- Other Hay/Non Alfalfa
- Canola
- Oats
- Sunflowers

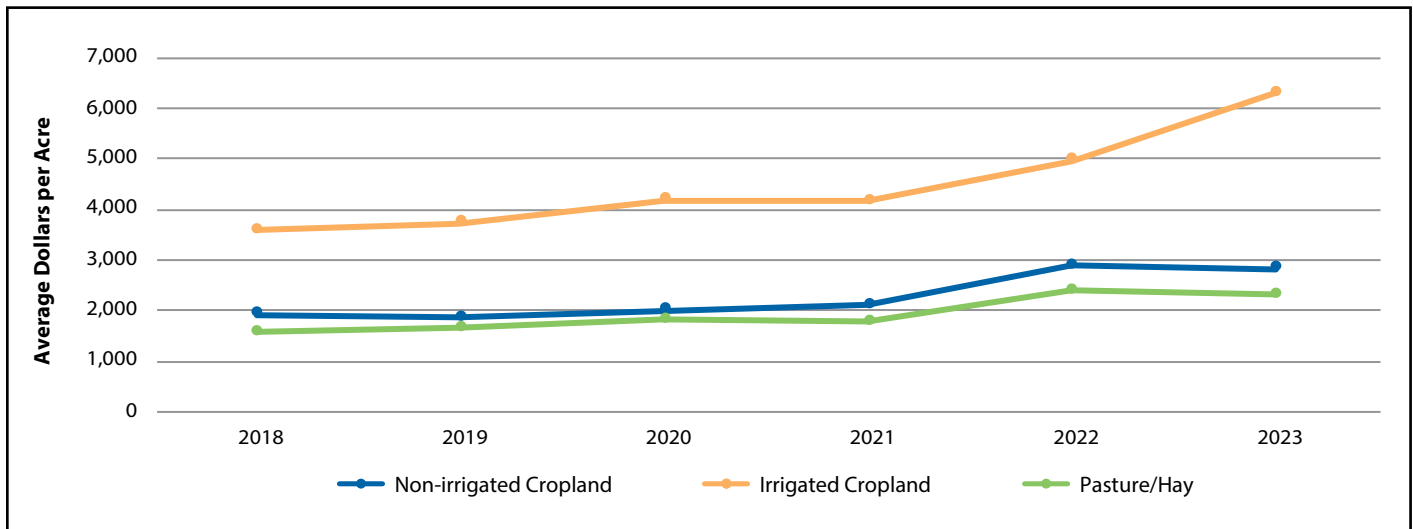
NON-AGRICULTURE**

- Developed/Open Space
- Deciduous Forest
- Developed/Low Intensity
- Developed/Medium Intensity
- Open Water
- Woody Wetlands

* Top 16 agriculture categories / ** Top 6 non-agriculture categories listed



Trends in Average Land Value – By Type



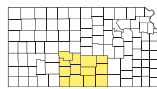
Type	Average Dollars per Acre						% Change in 2023 Dollars from 2022
	2018	2019	2020	2021	2022	2023	
Non-irrigated Cropland	1,928	1,865	2,002	2,099	2,878	2,822	-1.9%
Irrigated Cropland	3,592	3,738	4,182	4,155	4,967	6,297	26.8%
Pasture/Hay	1,580	1,646	1,819	1,784	2,392	2,304	-3.7%

The South Central region experienced highly variable sales in 2023. Non-irrigated cropland saw a very slight decrease to \$2,822 per acre on average, after a large increase in 2022. Pasture and hay values showed a slight decrease on average as well, to \$2,304 per acre. Irrigated cropland remained very strong in value, increasing to \$6,297 per acre, which was a 27% increase from 2022.

Land sales volume is reported differently this year, and therefore not comparable to previous years. In total, 177,037 agriculturally classified acres were sold in the South Central region, which was 2.7% of all agricultural acres. The authors were able to analyze 134,265 acres that were determined to be open market sales. These were 616 independent sales, which could contain multiple tracts if sold under the same sales price. Comanche County had the largest amount of sale acres compared to their total acres, selling 5.6% of their county agricultural acres.

Non-irrigated cropland acres made up over 47% of agricultural acres analyzed, although large amounts of pasture and hay acres also were sold. Irrigated cropland acres analyzed were 8,795 in total, only 6.6% of all analyzed acres, but sufficient for reporting county-level values in some cases.

Large variation in value exists at the county-level, as sales are influenced by local demand. Sedgwick, Harvey, and Reno counties had the highest non-irrigated cropland sales in 2023, with Pawnee County showing the lowest county average in 2023. Pasture/Hay ground also had the highest sale values in Sedgwick and Harvey counties, on average.



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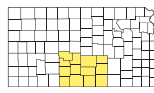
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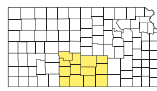
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2023 Land Sale Information – By County

County	# of Sales Analyzed (2023)	Total Acres Analyzed (2023)	Total Acres Sold (2023)	% of Total County Acres Sold (2023)
Barber	48	20,307	25,065	3.5%
Comanche	28	25,645	27,234	5.6%
Edwards	24	7,449	8,766	2.3%
Harper	74	11,321	14,286	2.9%
Harvey	41	4,864	6,307	2.1%
Kingman	41	6,882	11,120	2.1%
Kiowa	29	12,661	15,006	3.3%
Pawnee	37	6,857	8,689	1.9%
Pratt	25	3,940	6,977	1.6%
Reno	105	12,180	19,320	2.7%
Sedgwick	35	3,237	8,618	2.0%
Stafford	56	8,487	9,335	2.0%
Sumner	73	10,436	16,314	2.3%
Total	616	134,265	177,037	2.7%

County	Dryland Crop Acres Analyzed (2023)	Irrigated Crop Acres Analyzed (2023)	Pasture/Hay Acres Analyzed (2023)	Total Acres Analyzed (2023)
Barber	5,951	126	14,230	20,307
Comanche	4,386	368	20,892	25,645
Edwards	3,819	2,583	1,047	7,449
Harper	6,758	0	4,563	11,321
Harvey	2,902	1,276	686	4,864
Kingman	3,257	250	3,376	6,882
Kiowa	3,076	360	9,225	12,661
Pawnee	5,444	808	605	6,857
Pratt	2,871	675	395	3,940
Reno	8,926	872	2,382	12,180
Sedgwick	2,377	316	545	3,237
Stafford	5,033	1,029	2,425	8,487
Sumner	8,393	132	1,911	10,436
Total	63,191	8,795	62,279	134,265



2023 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Barber	1,639	2,588	2,042
Edwards	1,393	4,368	2,201
Harper	1,480	3,736	2,050
Harvey	2,450	7,033	4,274
Kingman	2,500	4,732	2,976
Kiowa	1,500	3,078	2,882
Pawnee	1,230	2,976	1,987
Pratt	1,752	3,239	2,080
Reno	1,902	5,517	3,402
Sedgwick	3,715	7,064	5,687
Stafford	1,000	2,896	2,087
Sumner	2,074	4,896	2,965
Total	1,500	7,064	2,822

Pasture/Hay Ground

County	Minimum	Maximum	Average
Barber	1,300	2,926	1,954
Comanche	1,523	3,106	2,255
Edwards	1,202	1,286	1,235
Harper	1,082	2,846	2,023
Harvey	2,610	3,858	3,078
Kingman	1,598	3,482	2,562
Kiowa	957	3,000	1,643
Reno	1,978	3,735	2,766
Sedgwick	2,098	4,381	3,352
Stafford	1,006	2,982	2,055
Sumner	1,740	3,303	2,414
Total	957	4,381	2,304

Irrigated Cropland

County	Minimum	Maximum	Average
Edwards	4,248	8,403	5,582
Harvey	4,752	9,847	7,548
Kiowa	4,318	5,600	5,034
Pawnee	3,186	6,907	5,175
Pratt	5,178	5,628	5,328
Reno	5,877	12,110	8,548
Sedgwick	4,874	10,681	6,630
Stafford	6,307	7,288	6,533
Total	3,186	12,110	6,297

Note: Parcels are classified as non-irrigated, irrigated or pasture/hay ground if 90% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if greater than three parcels of the listed category sold in that county in 2023. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

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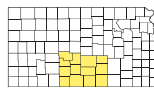
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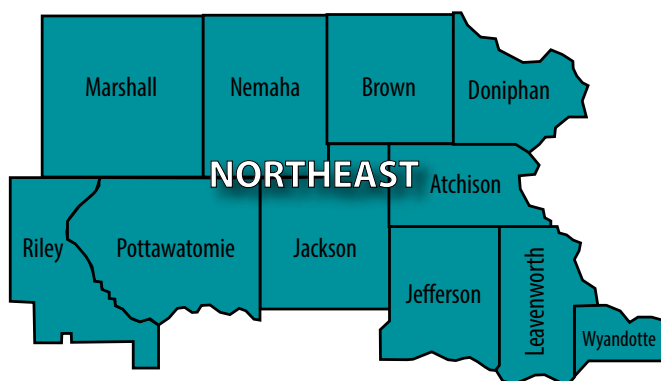
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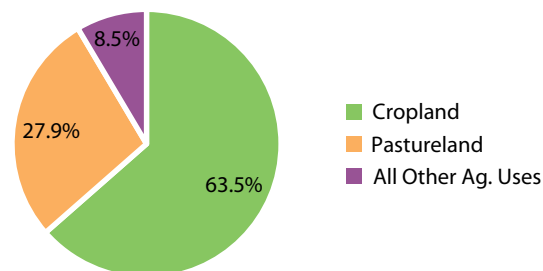




The Northeast region of Kansas is comprised of 11 counties with 3,042,533 acres of farmland, according to the 2017 Census of Agriculture. Average farm size is 391 acres for the 7,779 farms in this region. Farmland is comprised of 63.5% cropland and 27.9% pasture.

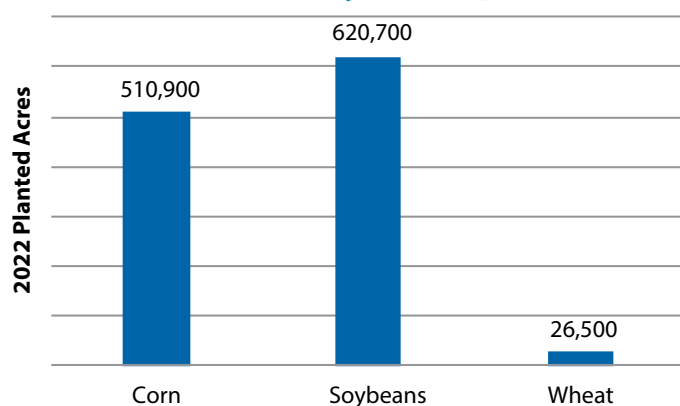
Cash crops in this region are dominated by corn and soybeans with smaller amounts of wheat. Few acres in this region are irrigated. Main livestock enterprises in this region include beef cattle, dairy, swine, and chickens. Pottawatomie County ranks 4th in the state for poultry and eggs. Nemaha County also ranks high in swine numbers and dairy operations. Pottawatomie County is one of the highest-ranking counties with regards to beef cow numbers.

Farmland Uses



Based on the 2017 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

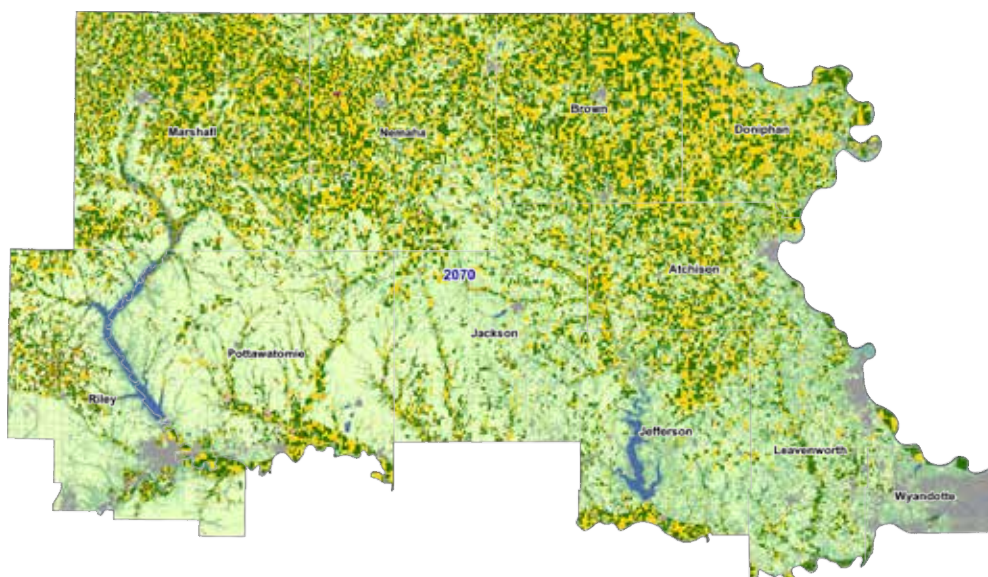
Primary Crops



Based on NASS reported planted acres in 2022 compiled from Quick Stats



2022 Northeast Kansas Cropland Data Layer



Land Cover Categories (by decreasing acreage)

AGRICULTURE*

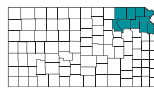
- Grass/Pasture
- Soybeans
- Corn
- Other Hay/Non Alfalfa
- Winter Wheat
- Alfalfa
- Sorghum
- Dbt Crop Win/Wh/Soybeans
- Oats
- Rye
- Sod/Grass Seed
- Dbt Crop Win/Wh/Sorghum
- Clover/Wildflowers
- Fallow/Idle Cropland
- Triticale
- Dbt Crop Barley/Corn

NON-AGRICULTURE**

- Deciduous Forest
- Developed/Open Space
- Developed/Low Intensity
- Open Water
- Developed/Medium Intensity
- Mixed Forest

Produced by CropScape - <http://nassgeodata.gmu.edu/CropScape>

* Top 16 agriculture categories / ** Top 6 non-agriculture categories listed



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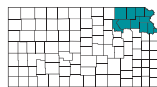
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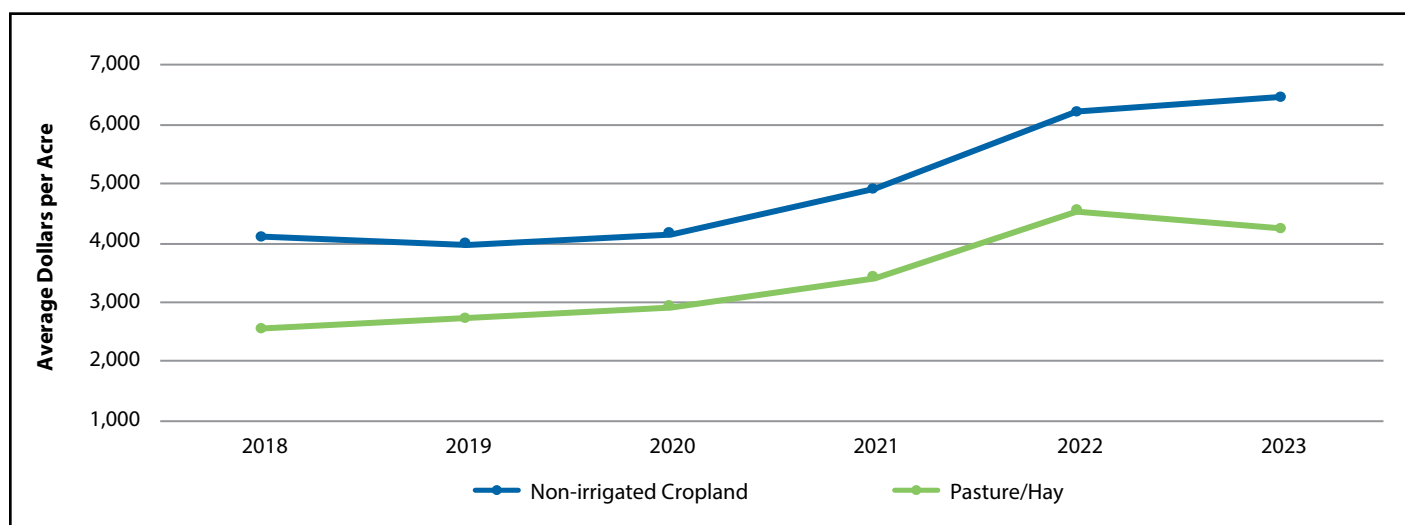


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Trends in Average Land Value – By Type



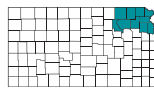
Type	Average Dollars per Acre						% Change in 2023 Dollars from 2022
	2018	2019	2020	2021	2022	2023	
Non-irrigated Cropland	4,096	3,978	4,154	4,899	6,216	6,449	3.7%
Pasture/Hay	2,554	2,730	2,921	3,418	4,529	4,233	-6.5%

The Northeast region experienced higher sale prices in 2023, but very limited puritan pasture/hay ground sales in Atchison, Doniphan, and Brown counties, therefore actually bringing down the regional average for pasture/hay ground. Non-irrigated cropland increased to \$6,449 per acre on average, which was 3.7% more than the previous value. For the region as a whole, pasture and hay values averaged \$4,233 per acre.

Land sales volume is reported differently this year, and therefore not comparable to previous years. In total, 64,752 agriculturally classified acres were sold in the Northeast region, which was 2% of all agricultural acres. The authors were able to analyze 35,573 acres that were determined to be open market sales for agricultural purposes. These were 296 independent sales, which could contain multiple tracts if sold under the same sales price. Jackson County had the largest amount of sale acres compared to its total acres, selling 3% of its county agricultural acres.

Non-irrigated cropland acres made up 51% of agricultural acres analyzed, with the balance being pasture and hay ground. Very few puritan grass sales occurred, however, making reporting county-level values difficult in many cases.

Large variation in value exists at the county-level, as sales are influenced by local demand. Doniphan County topped the list at an average of \$11,077 per acre in non-irrigated cropland average, with Marshall County also having an extremely high average this year. Again, the higher valued counties could not be reported this year due to limited puritan sales, but of those that could Jefferson County had the highest average at \$5,578 for pasture and hay ground.



2023 Land Sale Information – By County

County	# of Sales Analyzed (2023)	Total Acres Analyzed (2023)	Total Acres Sold (2023)	% of Total County Acres Sold (2023)
Atchison	24	3,407	4,859	2.0%
Brown	20	2,386	3,992	1.3%
Doniphan	19	1,807	3,544	1.8%
Jackson	63	7,746	10,786	3.0%
Jefferson	29	2,594	5,399	1.9%
Leavenworth	21	1,944	4,342	2.4%
Marshall	52	6,638	11,918	2.3%
Nemaha	31	3,533	8,110	1.9%
Pottawatomie	24	3,030	8,101	1.7%
Riley	13	2,486	3,701	1.5%
Total	296	35,573	64,752	2.0%

County	Dryland Crop Acres Analyzed (2023)	Irrigated Crop Acres Analyzed (2023)	Pasture/Hay Acres Analyzed (2023)	Total Acres Analyzed (2023)
Atchison	2,068	0	1,339	3,407
Brown	1,899	0	488	2,386
Doniphan	1,333	0	474	1,807
Jackson	2,754	0	4,992	7,746
Jefferson	921	0	1,673	2,594
Leavenworth	792	0	1,152	1,944
Marshall	4,880	0	1,758	6,638
Nemaha	2,454	0	1,078	3,533
Pottawatomie	590	62	2,378	3,030
Riley	493	0	1,994	2,486
Total	18,185	62	17,326	35,573

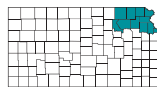


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2023 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Brown	3,539	11,310	7,320
Doniphan	8,728	12,901	11,077
Jackson	4,214	10,636	6,747
Jefferson	4,077	5,991	5,034
Leavenworth	3,951	6,934	5,442
Marshall	4,897	13,802	9,366
Nemaha	4,900	13,686	7,973
Total	2,967	13,802	6,449

Pasture/Hay Ground

County	Minimum	Maximum	Average
Jackson	2,999	5,147	4,018
Jefferson	3,929	9,053	5,578
Leavenworth	2,996	7,661	4,710
Marshall	2,833	3,772	3,240
Nemaha	3,996	4,686	4,341
Pottawatomie	3,285	5,814	4,216
Riley	2,521	5,059	3,527
Total	2,521	9,053	4,233

Note: Parcels are classified as non-irrigated, irrigated or pasture/hay ground if 90% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if greater than three parcels of the listed category sold in that county in 2023. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

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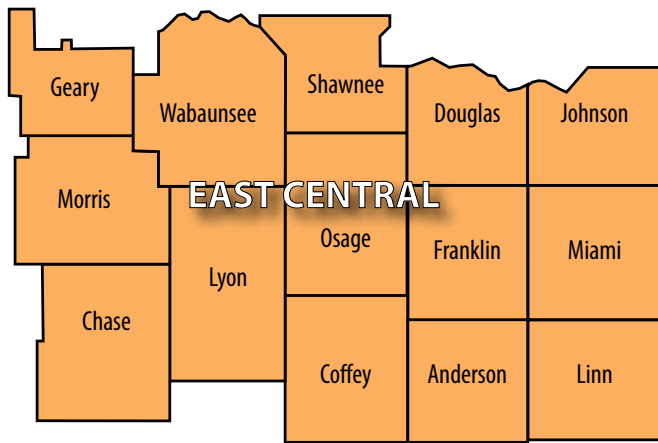
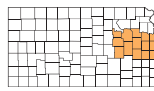
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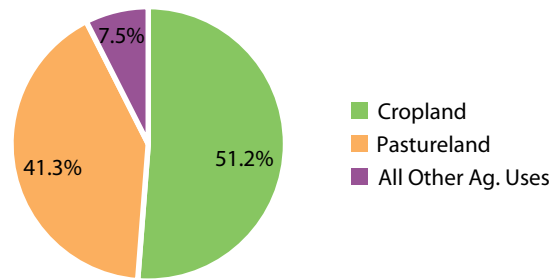
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Farmland Uses

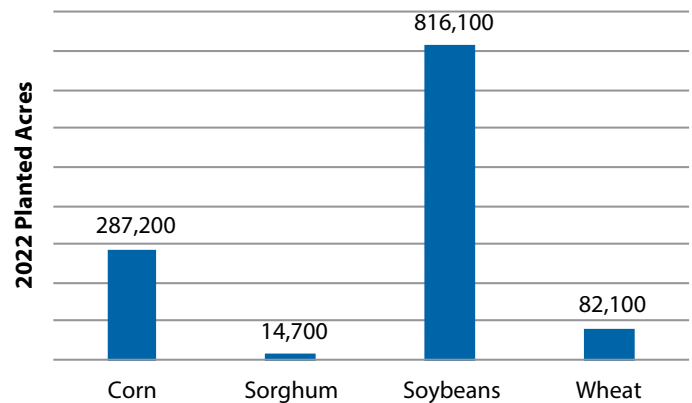


Based on the 2017 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

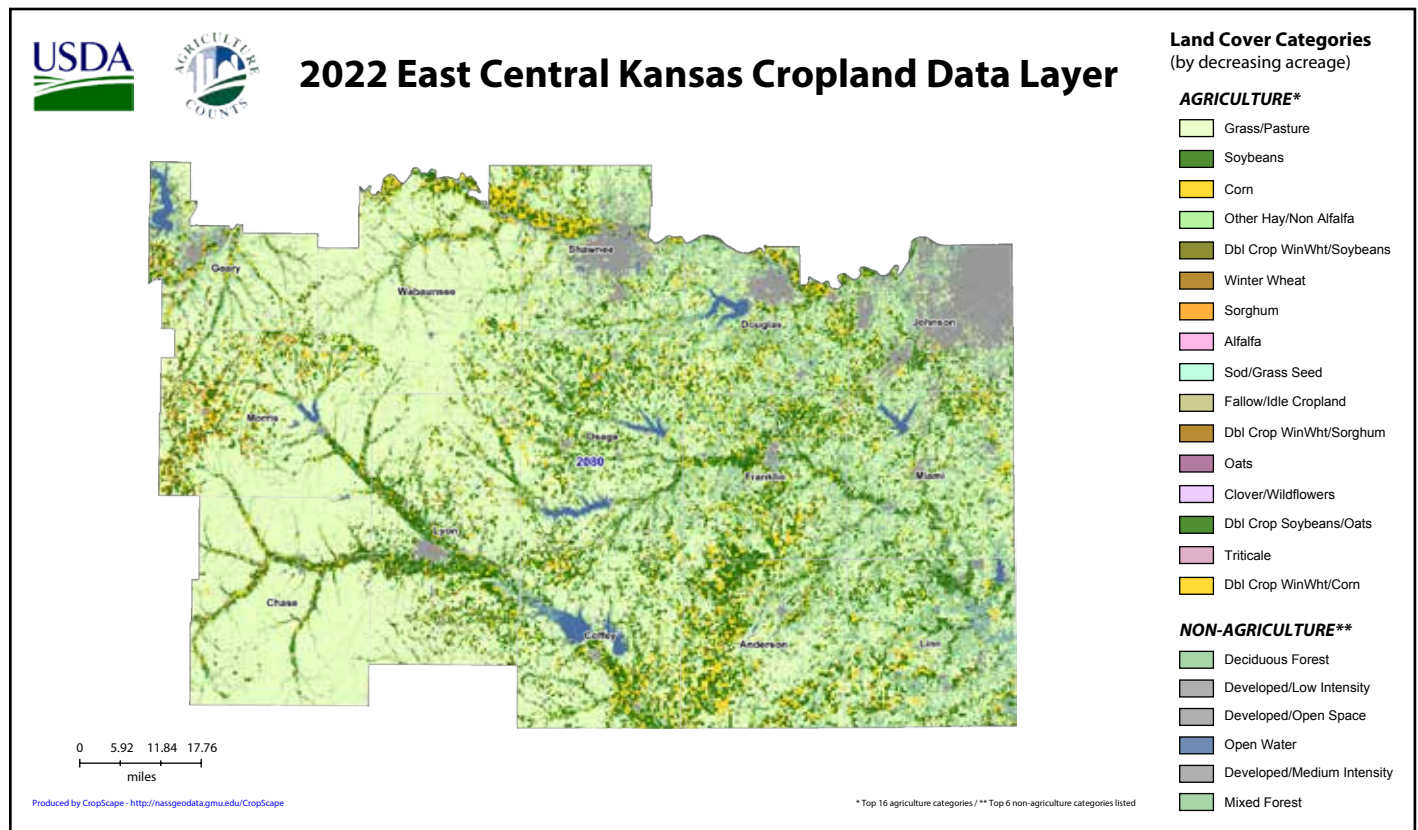
The East Central region of Kansas is comprised of 14 counties with 4,488,974 acres of farmland, according to the 2017 Census of Agriculture. Average farm size is 430 acres for the 10,431 farms in this region. Farmland is comprised of 51.2% cropland and 41.3% pasture.

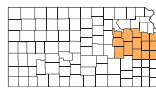
Cash crops in this region are dominated by corn and soybeans with smaller amounts of wheat and sorghum. Most cropland in this region is non-irrigated. Hay is also a major commodity in this region with more than 447,300 acres harvested in 2018. Main livestock enterprises in this region include beef cattle, poultry, and goats.

Primary Crops



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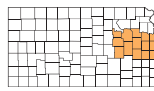
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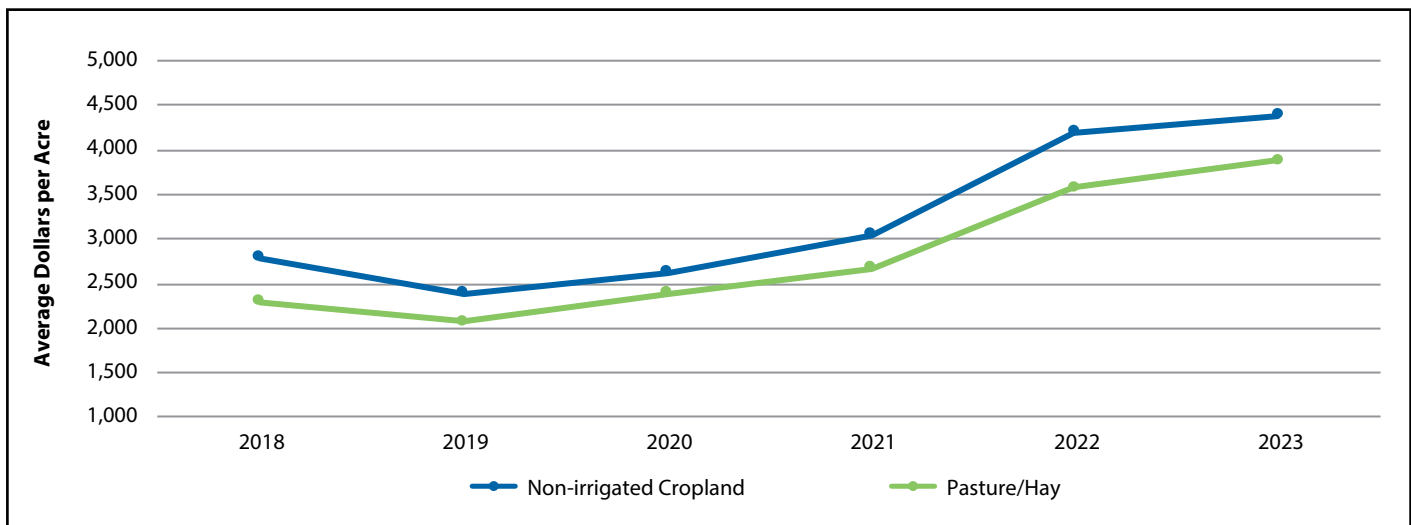
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Trends in Average Land Value – By Type



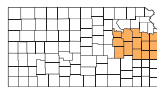
Type	Average Dollars per Acre						% Change in 2023 Dollars from 2022
	2018	2019	2020	2021	2022	2023	
Non-irrigated Cropland	2,791	2,393	2,623	3,045	4,197	4,383	4.4%
Pasture/Hay	2,295	2,073	2,387	2,667	3,571	3,877	8.6%

The East Central region experienced slightly higher sale prices in 2023 for both cropland and pasture. Non-irrigated cropland increased to \$4,383 per acre on average, which was 4.4% more than the previous value. Pasture and hay ground values increased to \$3,887 on average; an 8.6% increase from 2022.

Land sales volume is reported differently this year, and therefore not comparable to previous years. In total, 132,373 agriculturally classified acres were sold in the East Central region, which was 2.9% of all agricultural acres. The authors were able to analyze 74,040 acres that were determined to be open market sales for agricultural purposes. These were 444 independent sales, which could contain multiple tracts if sold under the same sales price. Anderson County had the largest amount of sale acres compared to its total acres, selling 4.3% of its county agricultural acres.

Pasture and hay ground sales made up 76% of agricultural acres analyzed, with the balance being almost all non-irrigated crop ground. Some irrigated sales occurred but were too limited to report county numbers.

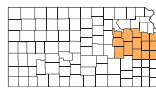
Large variation in value exists at the county-level, as sales are influenced by local demand. Shawnee and Franklin counties had the highest non-irrigated cropland average, of those counties that could be reported. Many more counties had reportable pasture and hay ground sales, with large variation between more urban (Miami) and rural counties.



2023 Land Sale Information – By County

County	# of Sales Analyzed (2023)	Total Acres Analyzed (2023)	Total Acres Sold (2023)	% of Total County Acres Sold (2023)
Anderson	56	7,378	15,085	4.3%
Chase	11	14,040	18,181	3.8%
Coffey	36	4,058	9,035	2.6%
Douglas	21	2,662	5,599	2.9%
Franklin	27	3,401	8,448	2.8%
Geary	13	1,906	2,925	1.5%
Johnson	12	1,209	4,035	3.3%
Linn	68	7,137	8,835	2.6%
Lyon	53	7,196	16,483	3.3%
Miami	38	3,603	8,079	2.8%
Morris	22	4,239	8,623	2.1%
Osage	49	9,856	13,523	3.5%
Shawnee	16	2,476	5,845	2.6%
Wabaunsee	22	4,879	7,678	1.7%
Total	444	74,040	132,373	2.9%

County	Dryland Crop Acres Analyzed (2023)	Irrigated Crop Acres Analyzed (2023)	Pasture/Hay Acres Analyzed (2023)	Total Acres Analyzed (2023)
Anderson	2,787	0	4,591	7,378
Chase	178	0	13,862	14,040
Coffey	1,547	0	2,511	4,058
Douglas	838	54	1,770	2,662
Franklin	1,363	32	2,006	3,401
Geary	803	103	1,000	1,906
Johnson	579	0	630	1,209
Linn	1,979	0	5,159	7,137
Lyon	747	137	6,312	7,196
Miami	1,261	0	2,343	3,603
Morris	1,507	0	2,733	4,239
Osage	2,801	0	7,054	9,856
Shawnee	639	176	1,661	2,476
Wabaunsee	456	0	4,422	4,879
Total	17,486	502	56,053	74,040



2023 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Anderson	3,495	4,601	3,823
Coffey	3,597	4,210	3,983
Franklin	4,764	5,699	5,231
Linn	4,100	6,039	4,676
Lyon	2,949	4,535	3,818
Osage	3,321	3,579	3,450
Shawnee	3,943	6,523	5,698
Total	2,949	6,523	4,383

Note: Parcels are classified as non-irrigated, irrigated or pasture/hay ground if 90% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if greater than three parcels of the listed category sold in that county in 2023. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

Pasture/Hay Ground

County	Minimum	Maximum	Average
Anderson	1,983	3,872	3,181
Chase	2,131	3,174	2,549
Coffey	2,353	5,278	3,472
Douglas	3,405	7,600	5,062
Franklin	1,901	5,557	3,768
Geary	2,856	2,978	2,917
Linn	2,378	6,418	4,721
Lyon	1,725	4,871	2,830
Miami	3,786	13,443	8,132
Morris	2,391	3,933	2,926
Osage	2,333	4,932	3,513
Wabaunsee	2,101	3,651	2,885
Total	1,725	13,443	3,877

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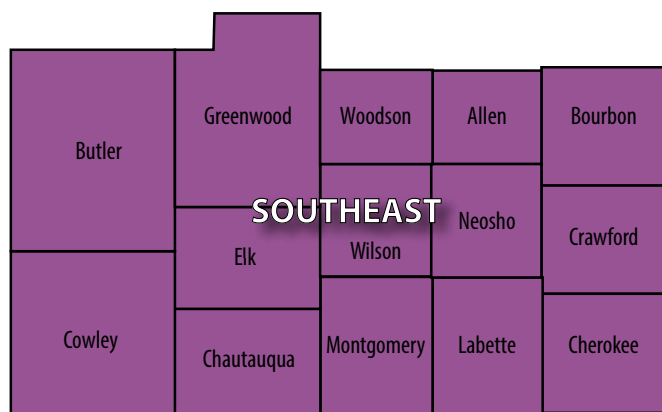
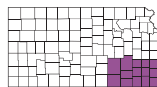
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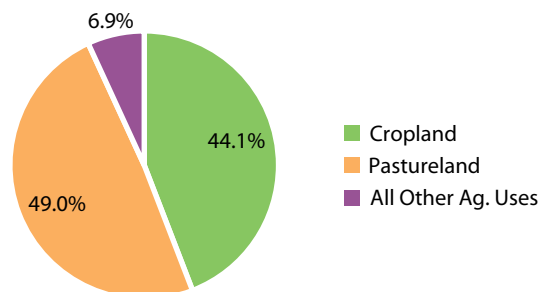
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Farmland Uses

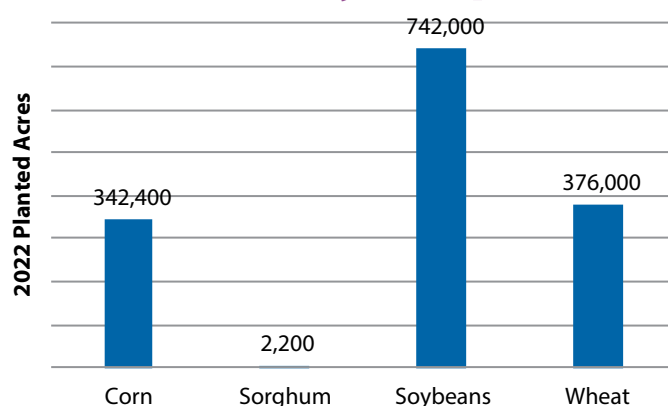


Based on the 2017 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

The Southeast region of Kansas is comprised of 14 counties with 5,401,506 acres of farmland. Average farm size is 548 acres for the 9,851 farms in this region. Farmland is comprised of 44.1% cropland and 49% pasture.

The main cash crops in this region are soybeans, corn and wheat. Hay production is also important to this region with more than 452,900 acres harvested in 2018. Farmland in the Southeast region is comprised of a large amount of pasture acres, so consequently beef cattle is the main livestock enterprise. Six of the 14 counties in this region rank among the highest in Kansas for beef cow numbers. There are also large amounts of stocker cattle grazed during the summer months.

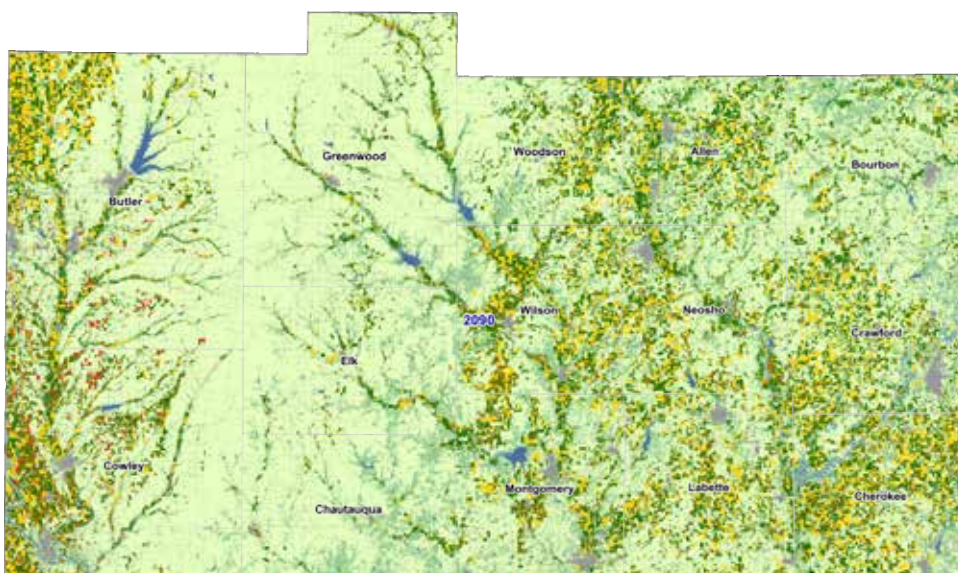
Primary Crops



Based on NASS reported planted acres in 2022 compiled from Quick Stats



2022 Southeast Kansas Cropland Data Layer



0 6.50 12.99 19.49
miles

Produced by CropScape - <http://nassgeodata.gmu.edu/CropScape>

Land Cover Categories (by decreasing acreage)

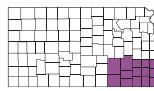
AGRICULTURE*

- Grass/Pasture
- Soybeans
- Corn
- Dbl Crop Win/Wh/Soybeans
- Other Hay/Non Alfalfa
- Winter Wheat
- Sorghum
- Cotton
- Alfalfa
- Oats
- Dbl Crop Win/Wh/Sorghum
- Fallow/Idle Cropland
- Clover/Wildflowers
- Other Crops
- Dbl Crop Soybeans/Oats
- Pecans

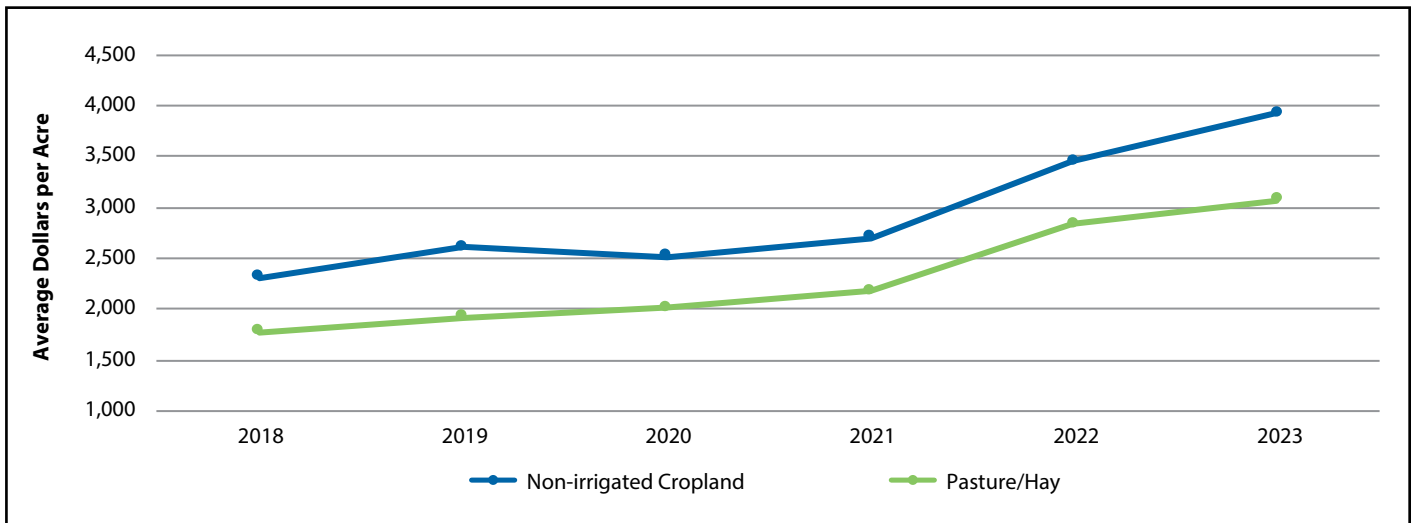
NON-AGRICULTURE**

- Deciduous Forest
- Developed/Open Space
- Developed/Low Intensity
- Open Water
- Woody Wetlands
- Developed/Medium Intensity

* Top 16 agriculture categories / ** Top 6 non-agriculture categories listed



Trends in Average Land Value – By Type



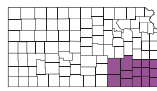
Type	Average Dollars per Acre						% Change in 2023 Dollars from 2022
	2018	2019	2020	2021	2022	2023	
Non-irrigated Cropland	2,316	2,614	2,513	2,697	3,453	3,920	13.5%
Pasture/Hay	1,782	1,918	2,011	2,175	2,831	3,074	8.6%

The Southeast region experienced higher sale prices in 2023 for both cropland and pasture. Non-irrigated cropland increased to \$3,920 per acre on average, which was 13.5% more than the previous value. Pasture and hay ground values increased to \$3,074 on average; an 8.6% increase from 2022.

Land sales volume is reported differently this year, and therefore not comparable to previous years. In total, 148,454 agriculturally classified acres were sold in the Southeast region, which was 2.5% of all agricultural acres. The authors were able to analyze 98,421 acres that were determined to be open market sales for agricultural purposes. These were 567 independent sales, which could contain multiple tracts if sold under the same sales price. Chautauqua County had the largest amount of sale acres compared to its total acres, selling 4.1% of its county agricultural acres.

Pasture and hay ground sales made up 75% of agricultural acres analyzed, with the balance being almost all non-irrigated crop ground. Some irrigated sales occurred but were too limited to report county numbers.

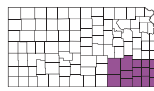
Large variation in value exists at the county-level, as sales are influenced by local demand. Butler and Crawford counties had the highest non-irrigated cropland average, of those counties that could be reported. Many more counties had reportable pasture and hay ground sales, with Bourbon County showing the highest average sales in 2023 at \$4,158 per acre. Cowley and Woodson counties had the lowest average county values, at \$2,497 and \$2,484 per acre respectively.



2023 Land Sale Information – By County

County	# of Sales Analyzed (2023)	Total Acres Analyzed (2023)	Total Acres Sold (2023)	% of Total County Acres Sold (2023)
Allen	22	4,332	6,356	2.1%
Bourbon	54	9,551	12,947	3.4%
Butler	70	10,532	16,337	2.0%
Chautauqua	36	10,321	16,130	4.1%
Cherokee	33	4,382	6,803	2.2%
Cowley	52	7,819	13,384	2.0%
Crawford	36	4,339	6,474	1.9%
Elk	34	9,748	10,854	2.7%
Greenwood	48	10,617	13,970	2.0%
Labette	31	3,887	8,465	2.2%
Montgomery	47	7,083	12,135	3.5%
Neosho	29	3,539	6,895	2.0%
Wilson	45	6,338	9,082	2.7%
Woodson	30	5,933	8,623	2.8%
Total	567	98,421	148,454	2.5%

County	Dryland Crop Acres Analyzed (2023)	Irrigated Crop Acres Analyzed (2023)	Pasture/Hay Acres Analyzed (2023)	Total Acres Analyzed (2023)
Allen	2,127	0	2,205	4,332
Bourbon	2,120	0	7,431	9,551
Butler	2,599	0	7,934	10,532
Chautauqua	47	0	10,274	10,321
Cherokee	2,204	124	2,055	4,382
Cowley	3,161	130	4,528	7,819
Crawford	1,546	0	2,793	4,339
Elk	1,502	0	8,245	9,748
Greenwood	826	0	9,791	10,617
Labette	1,153	0	2,734	3,887
Montgomery	1,961	107	5,014	7,083
Neosho	1,224	0	2,315	3,539
Wilson	2,223	0	4,116	6,338
Woodson	1,370	0	4,563	5,933
Total	24,063	362	73,997	98,421



2023 Land Sale Information – By County

Non-irrigated Cropland

County	Minimum	Maximum	Average
Butler	3,376	7,660	5,361
Cherokee	2,445	5,078	3,911
Cowley	2,876	6,061	3,653
Crawford	4,435	5,465	4,828
Labette	3,152	5,240	4,005
Montgomery	2,143	3,639	2,747
Neosho	3,339	3,343	3,341
Wilson	2,849	4,124	3,512
Total	2,143	7,660	3,920

Note: Parcels are classified as non-irrigated, irrigated or pasture/hay ground if 90% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if greater than three parcels of the listed category sold in that county in 2023. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

Pasture/Hay Ground

County	Minimum	Maximum	Average
Allen	2,224	4,197	3,367
Bourbon	2,610	5,729	4,158
Butler	2,046	8,169	3,725
Chautauqua	1,900	4,346	2,651
Cherokee	1,983	4,638	3,034
Cowley	2,111	3,893	2,497
Crawford	2,435	5,396	3,620
Elk	1,694	6,696	2,797
Greenwood	1,989	5,297	2,692
Labette	2,515	4,606	3,103
Montgomery	1,842	4,059	3,010
Neosho	2,266	3,731	2,948
Wilson	2,259	3,840	2,956
Woodson	1,889	3,738	2,484
Total	1,694	8,169	3,074

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