

# Kansas

## Agricultural Land Values and Trends 2022



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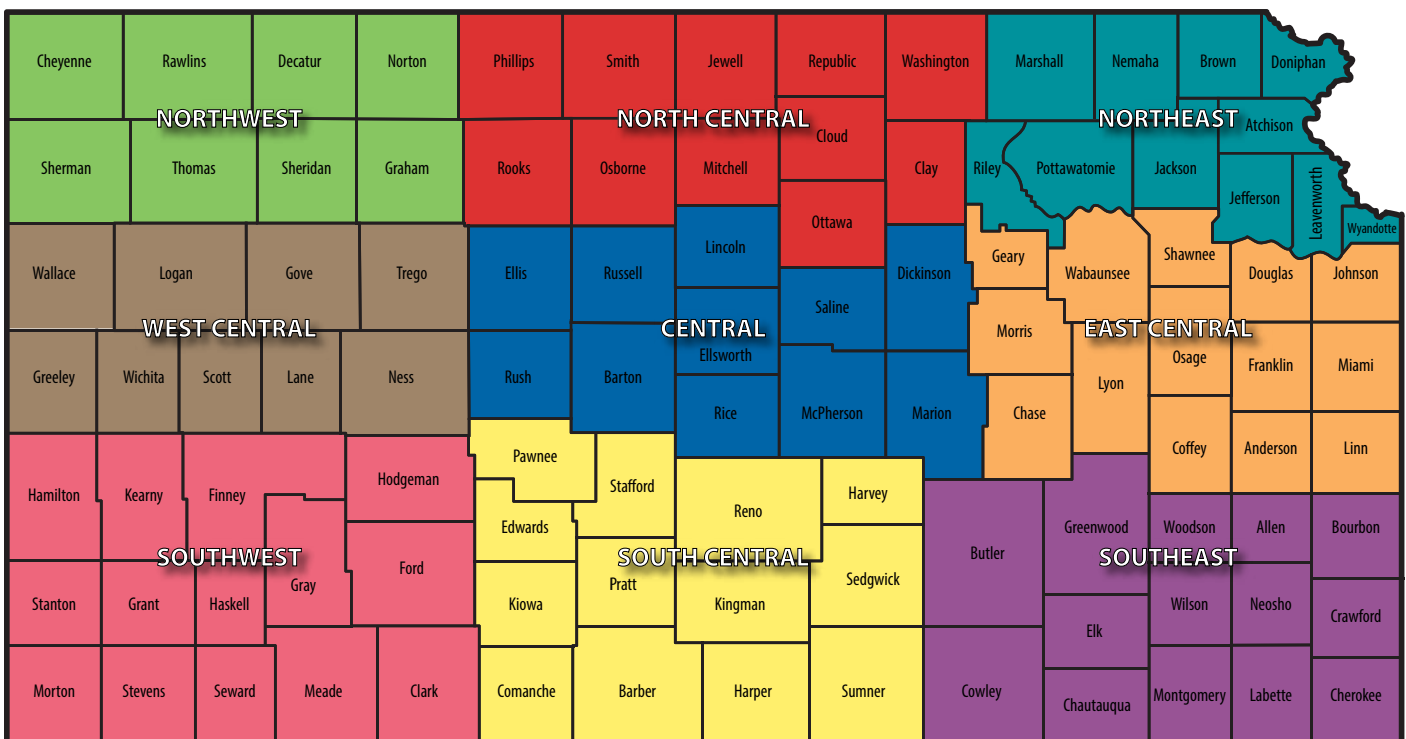
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## Kansas Land Region Map



*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.

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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 2017-2022. In an attempt to capture parcels selling for agricultural land purposes, some observations were removed from the data set. These included parcels fewer than 70 acres in size and extreme outliers in land price. 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 70% of the parcel acres fitting into that category. 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.

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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# 2022: A Year in Review

Welcome to the fifth 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 2022 will go down in the books as a difficult year with the drought and the war in Ukraine creating volatility in the markets. Net farm income in 2022 will be less than half of the 2021 record income for Kansas. The amount would be much lower without crop insurance payments that will likely average over \$100,000 per farm in all but the Northeast and North Central regions of Kansas. Government program payments in 2022 will remain low due to the relatively high prices for corn, sorghum, wheat, and soybeans. Figure 1 shows reported cash price sales in Salina, KS into 2023. Soybeans and corn saw decreases in cash price as the pandemic unfolded in March 2020, but by August all prices started to rally and ended 2020 at levels not seen in 6 years. In 2021, prices for soybeans, sorghum and corn fell through September 2021 and then increased through January 2022. In 2022, the Ukraine – Russia war spiked prices into April and May. Since then, there has been a gradual decrease, although all prices are higher than they were at the end of 2020. Chinese demand for soybeans has remained high. China's demand for corn, wheat, and sorghum is very high compared to recent levels.

Net Farm Income, as measured by the Kansas Farm Management Association, saw an increase in 2021 from historically low levels to record high of \$310,230. Net farm Income is expected to be less than 50% of the record levels in 2021 for 2022 (will be released in June 2023). Most of this decrease was from increased input prices and lower commodity prices. Figure 2 shows historical Net Farm Income levels in Kansas and the amount that was supported by government payments. The 2021 Net Farm Income average was \$310,230 per operator with 21% made up of government payments (\$64,718). Net Farm Income in 2022 will be lower and will have a lower portion due to traditional government payments. Much of Kansas income in 2022 will be from crop insurance payments because of widespread drought. Net Farm Income in 2023 is expected to drop from 2022 levels due to lower commodity prices, little to no government payments, and increased operating costs.

What does this mean for land values? Weakening commodity prices, higher interest rates and lower net farm income will translate into lower land value increases in 2023. With a softening of the farm economy in 2022 and 2023, land values will still increase but not at the same rate as in 2022. Figure 3 shows Kansas land values (as reported by National Ag. Statistics Service) going back to 1950. While a pullback in values since 2014 occurred statewide, land values were reported to increase by 25.2% in 2022. This is a large increase 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 2023 will be positive, but a much smaller growth percentage than the increase in 2022. Since 1950, land values have increased by an average of 5.25% 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 2022.

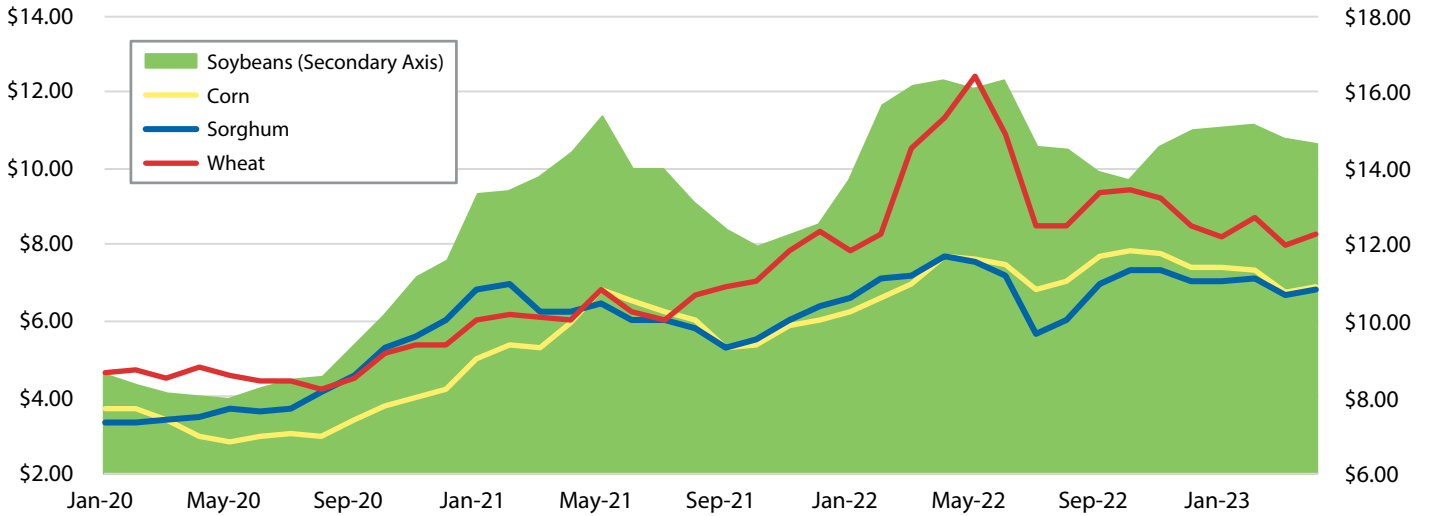
Sincerely,

**Allen Featherstone**  
Kansas State University  
Department of Agricultural Economics  
Department Head and Professor

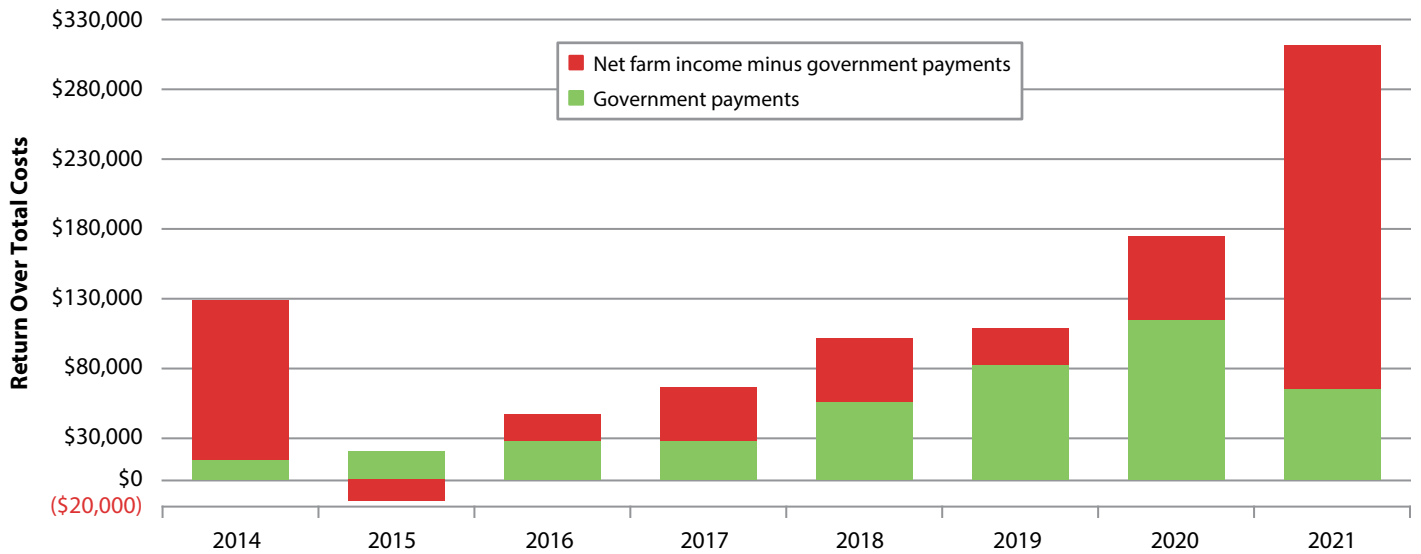
**Robin Reid**  
Kansas State University  
Department of Agricultural Economics  
Extension Associate



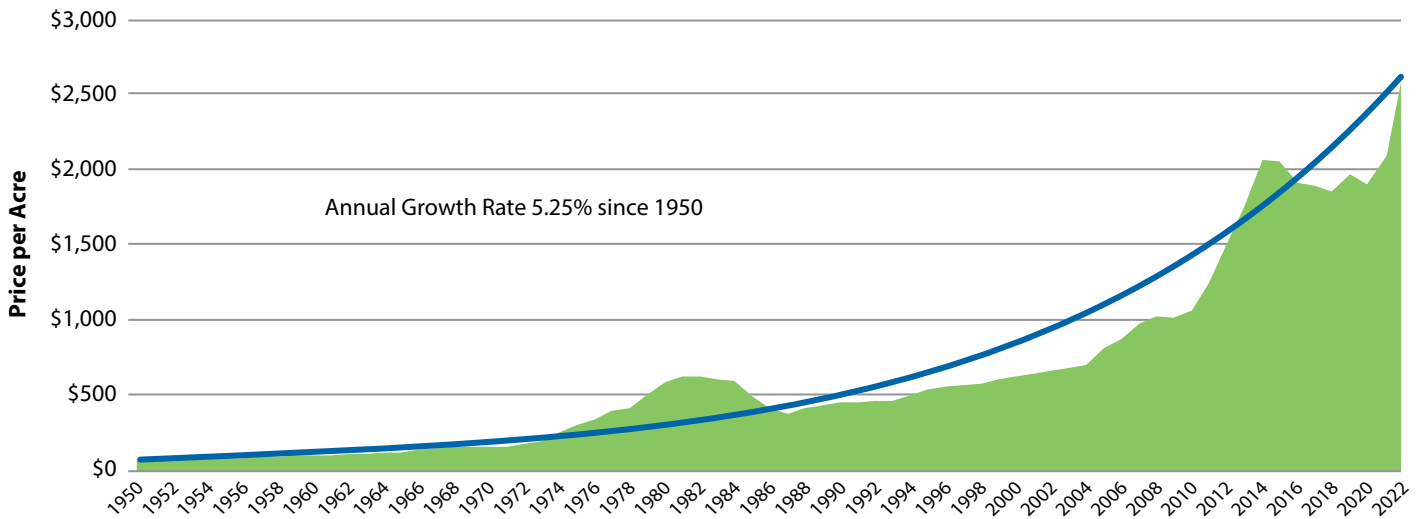
**Figure 1. Salina, KS Monthly Cash Commodity Prices**



**Figure 2. Net Farm Income Per Operator (all KFMA farms)**



**Figure 3: NASS reported Kansas Land Value 1950 through 2022**



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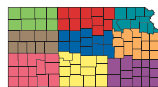
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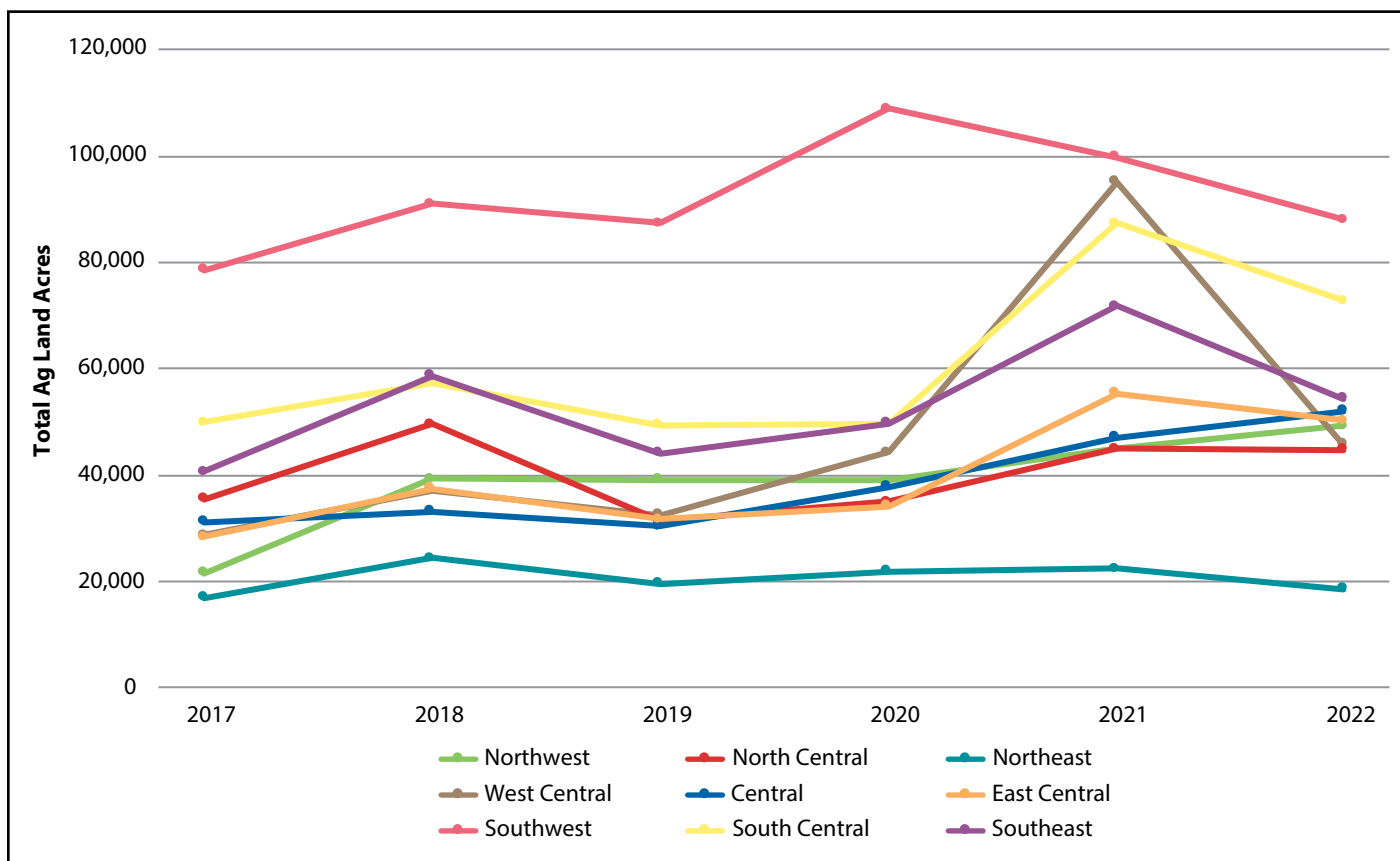
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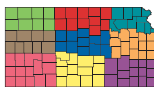


## Trends in Annual Acres Sold – By Region

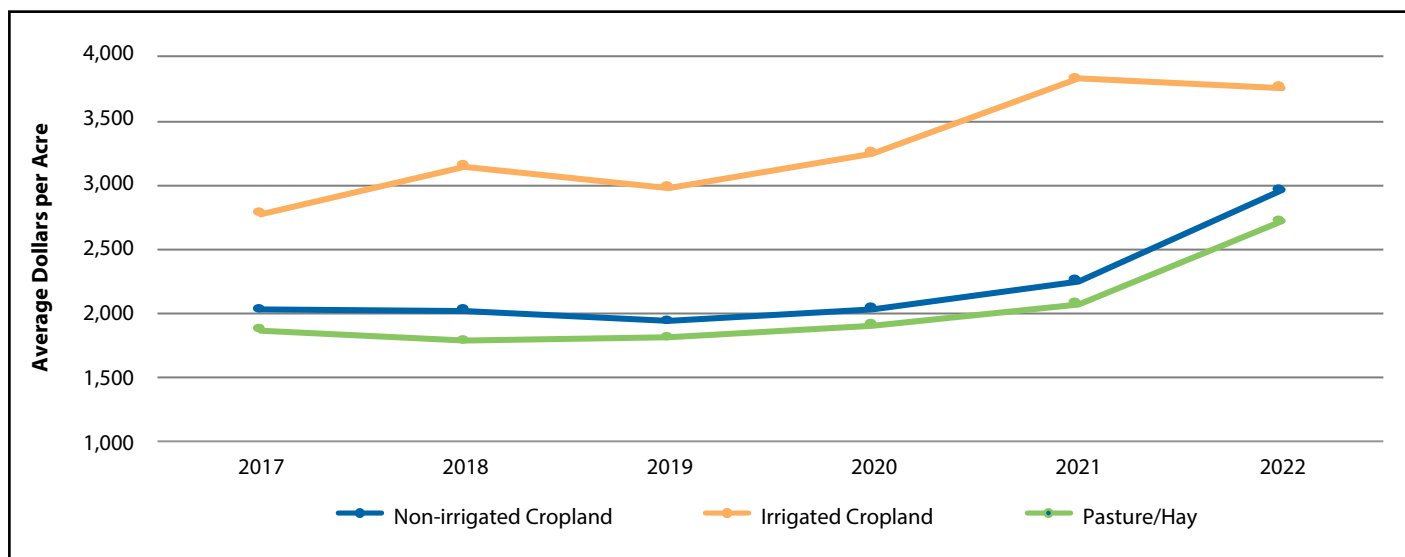


Region	Total Ag Land Acres Sold						% Change in 2022 Acreage Sales from 2017-2021
	2017	2018	2019	2020	2021	2022	
Northwest	21,626	39,235	39,081	39,034	44,977	49,294	34.0%
West Central	28,613	37,207	32,436	44,237	95,150	45,747	-3.7%
Southwest	78,566	91,031	87,427	108,868	99,822	88,106	-5.4%
North Central	35,447	49,634	31,346	35,053	44,924	44,824	14.1%
Central	31,107	33,172	30,391	37,882	47,171	52,011	44.7%
South Central	49,935	57,182	49,478	49,798	87,392	72,762	23.8%
Northeast	16,960	24,418	19,592	21,871	22,401	18,582	-11.7%
East Central	28,398	37,487	31,739	34,160	55,356	50,212	34.2%
Southeast	40,703	58,768	44,139	49,675	71,793	54,311	2.4%
State	331,355	428,135	365,629	420,578	568,985	475,849	12.5%

The number of agricultural land acres in Kansas sold on an annual basis dramatically increased in 2021 as the farm economy experienced recovery and land prices quickly escalated. While 2022 has shown a smaller sales volume than 2021, it is still the 2nd highest in sale acres of the previous 6 years. On the state level, agricultural land sales totaled 475,849 acres in 2022, which is 12.5% greater than the 2017-2021 average. Land sales volume varies by region, but the main contributor to the state sales volume is the Southwest and South Central regions. 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	Average Dollars per Acre						% Change in 2022 Dollars from 2021
	2017	2018	2019	2020	2021	2022	
Irrigated Cropland	2,773	3,143	2,979	3,247	3,827	3,762	-1.7%
Non-Irrigated Cropland	2,027	2,021	1,935	2,032	2,248	2,958	31.6%
Pasture/Hay Ground	1,865	1,783	1,809	1,906	2,069	2,716	31.3%

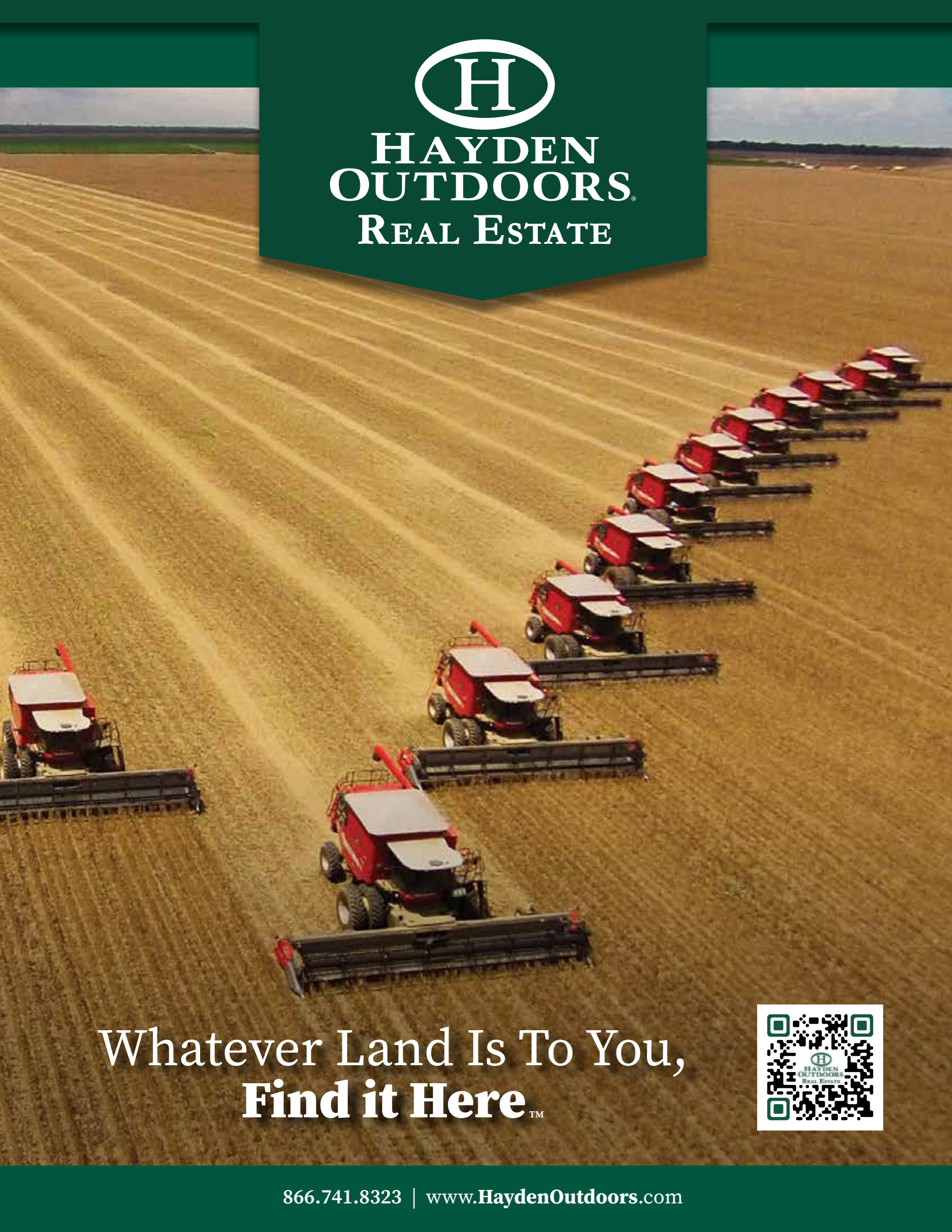
It is difficult to interpret a state average as so much variability exists in land values based on region, productivity level, local demand, etc. that an overall average is unreflective of any one market. When averaging the price per acre from all sales across Kansas, what tends to happen is areas with 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, had been holding steady after coming off the peak in 2015, but now has seen a substantial rise in 2021 and 2022. Compared to the 2021 average, the value of non-irrigated cropland has increased 32% at the state-level. Irrigated cropland, which is located primarily in the three western regions of Kansas and the South Central region, did not show an increase at the state-level over its 2021 value, however this trend is very regionalized. Page 11 shows that all regions except the Southwest had a 15-20% increase in value. The lower values in Southwest appear to be driven by sales classified as irrigated ground, but may not have adequate irrigation water anymore. Agricultural land for pasture and grass hay have followed a similar trend to non-irrigated crop ground, increasing by 31% in the past year and setting a new statewide record value at an average of \$2,716 per acre. 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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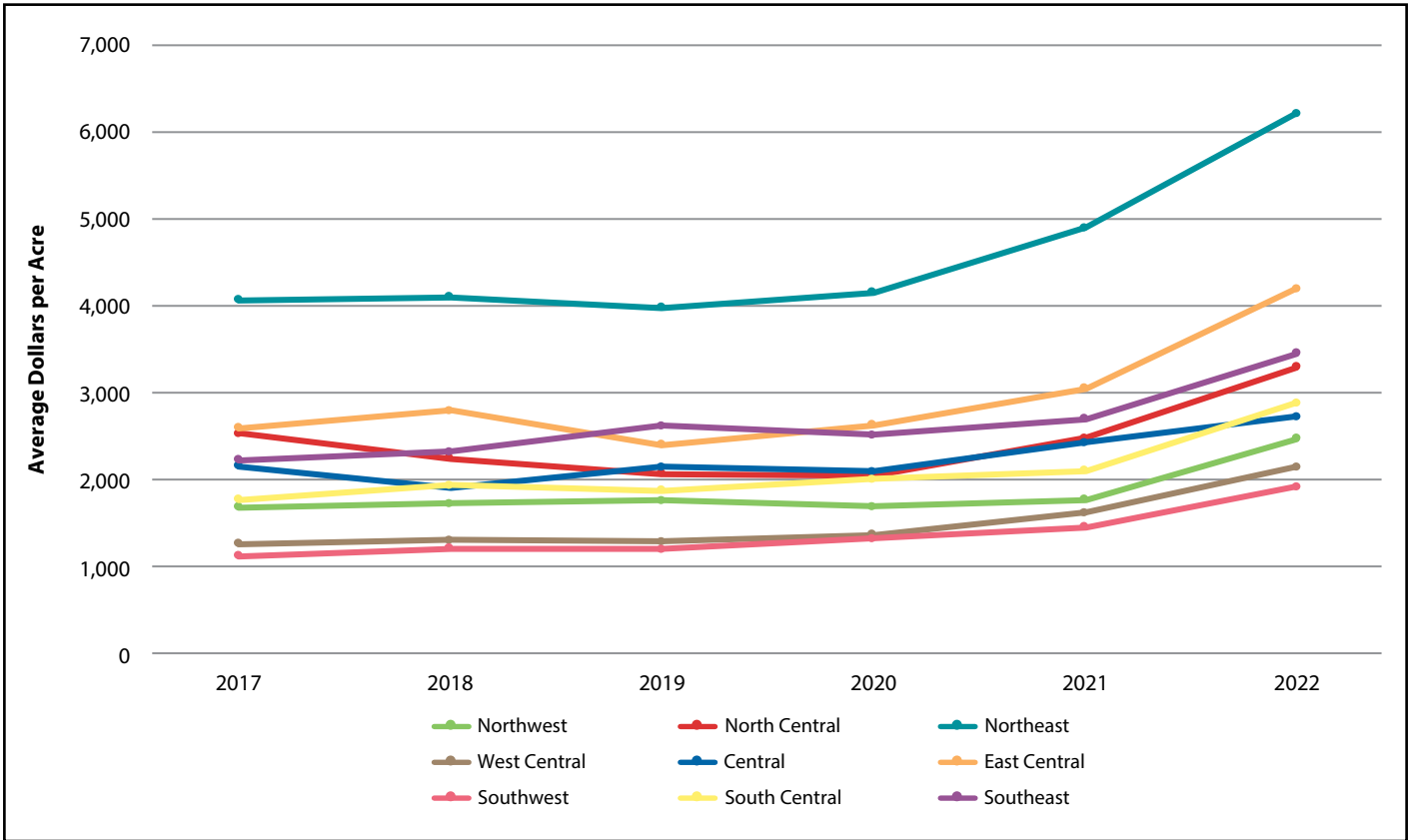


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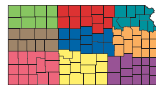




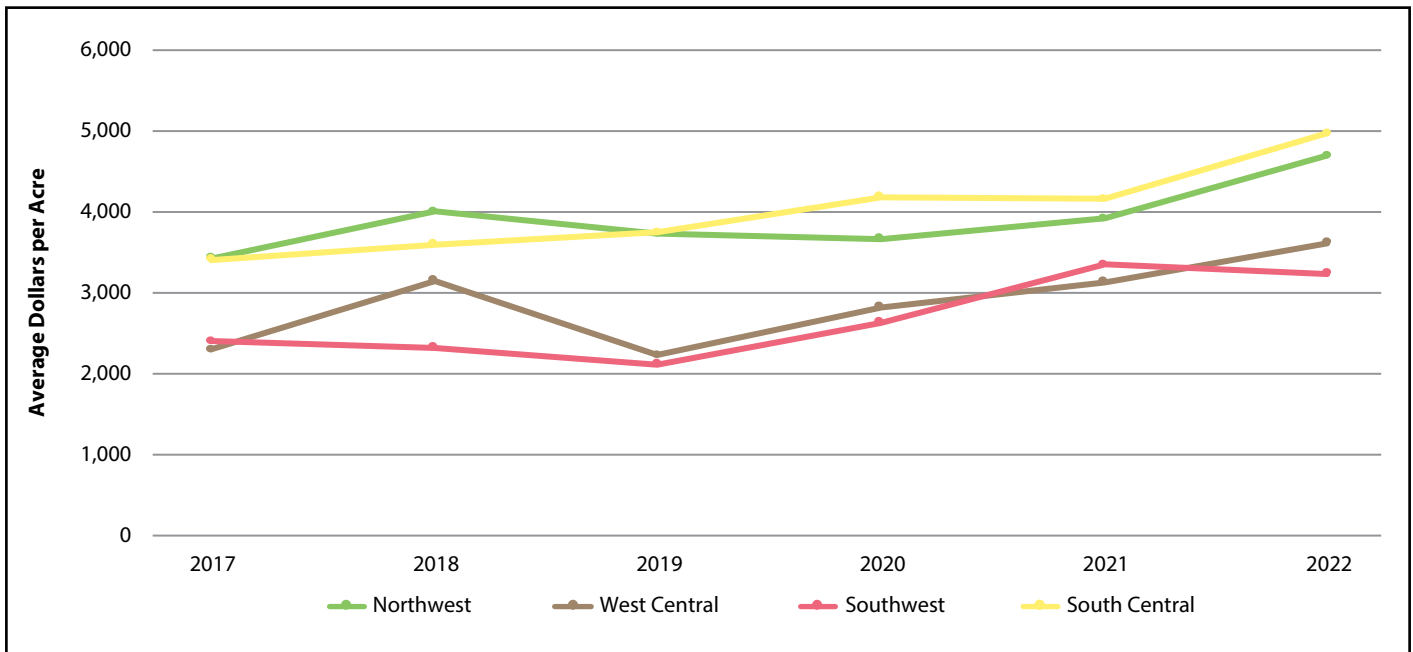
# Trends in Non-irrigated Land Value – By Region



Region	Average Dollars per Acre						% Change in 2022 Dollars from 2021
	2017	2018	2019	2020	2021	2022	
Northwest	1,673	1,717	1,751	1,682	1,760	2,468	40.2%
West Central	1,254	1,301	1,276	1,357	1,616	2,137	32.2%
Southwest	1,116	1,201	1,188	1,314	1,443	1,912	32.5%
North Central	2,530	2,239	2,060	2,037	2,476	3,292	33.0%
Central	2,151	1,905	2,136	2,091	2,425	2,722	12.3%
South Central	1,760	1,928	1,865	2,002	2,099	2,878	37.1%
Northeast	4,060	4,096	3,978	4,154	4,899	6,216	26.9%
East Central	2,591	2,791	2,393	2,623	3,045	4,197	37.8%
Southeast	2,223	2,316	2,614	2,513	2,697	3,453	28.0%



## Trends in Irrigated Land Value – By Region

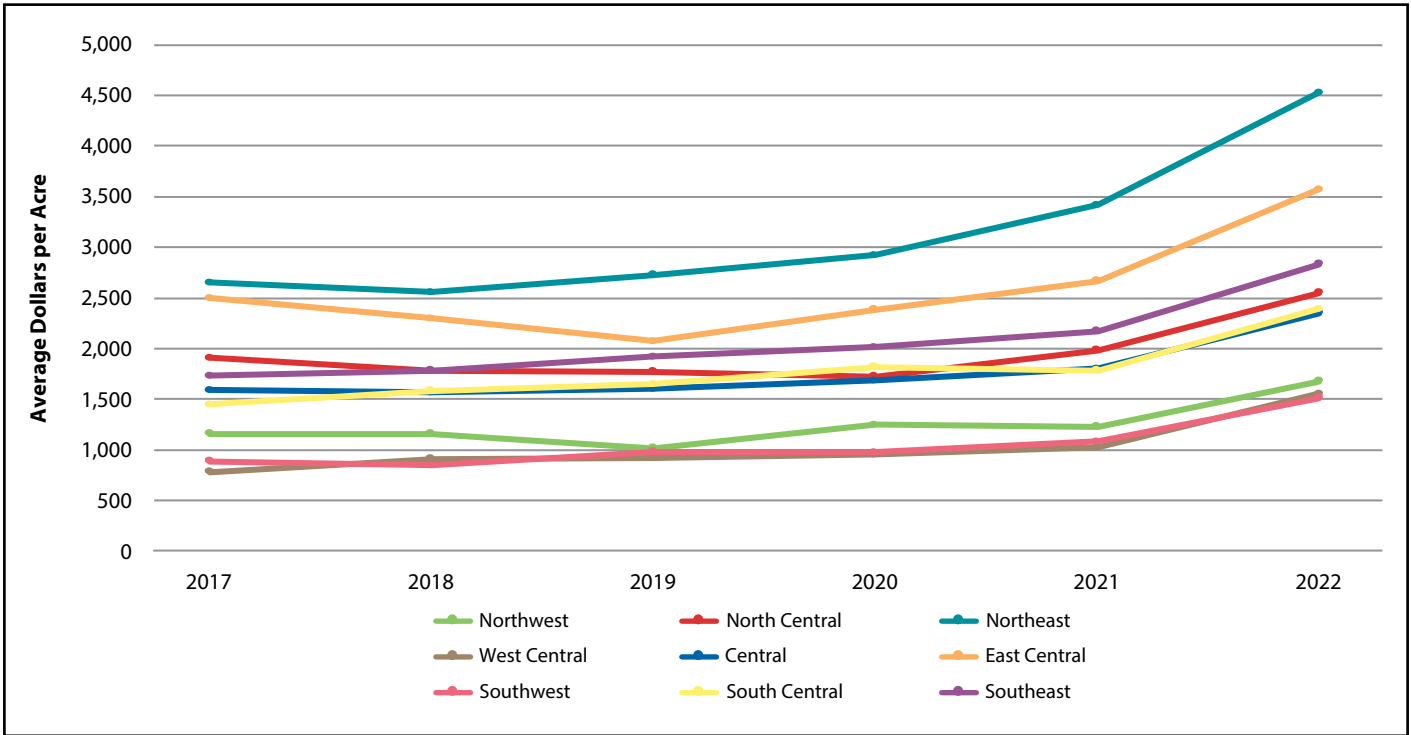


Region	Average Dollars per Acre						% Change in 2022 Dollars from 2021
	2017	2018	2019	2020	2021	2022	
Northwest	3,422	4,000	3,728	3,660	3,913	4,690	19.9%
West Central	2,294	3,151	2,225	2,819	3,130	3,615	15.5%
Southwest	2,394	2,316	2,116	2,634	3,342	3,233	-3.3%
South Central	3,402	3,592	3,738	4,182	4,155	4,967	19.5%

\*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 2022 Dollars from 2021
	2017	2018	2019	2020	2021	2022	
Northwest	1,159	1,159	1,018	1,247	1,228	1,677	36.6%
West Central	778	909	922	951	1,022	1,551	51.8%
Southwest	888	843	978	974	1,081	1,513	39.9%
North Central	1,908	1,777	1,771	1,726	1,983	2,550	28.6%
Central	1,588	1,566	1,600	1,681	1,803	2,349	30.3%
South Central	1,446	1,580	1,646	1,819	1,784	2,392	34.1%
Northeast	2,648	2,554	2,730	2,921	3,418	4,529	32.5%
East Central	2,494	2,295	2,073	2,387	2,667	3,571	33.9%
Southeast	1,732	1,782	1,918	2,011	2,175	2,831	30.2%



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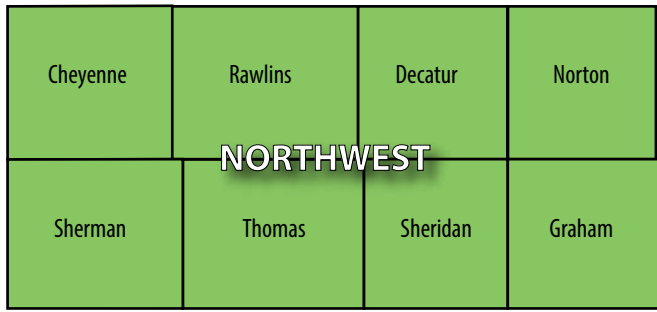
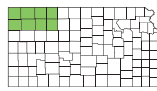


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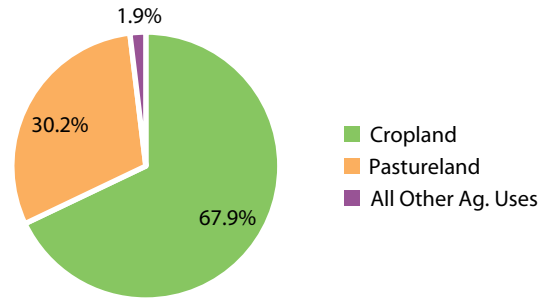


**NORTHWEST**

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.

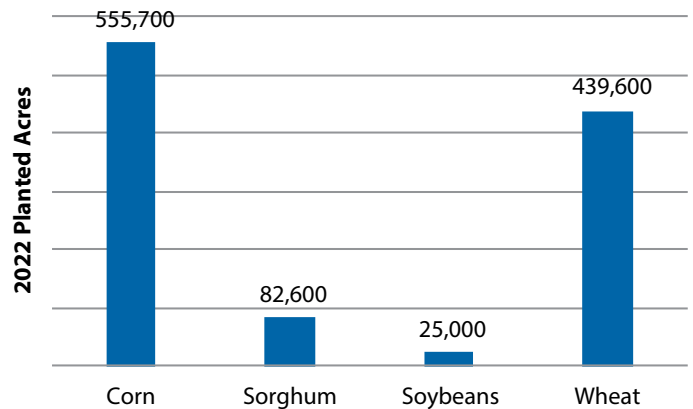
Main cash crops in this region include corn, wheat, sorghum, and to a lesser extent, soybeans. Main livestock enterprises in this region include beef cattle and swine. Norton County ranks among the top 7 hog and pig producing counties in Kansas.

**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**

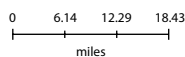
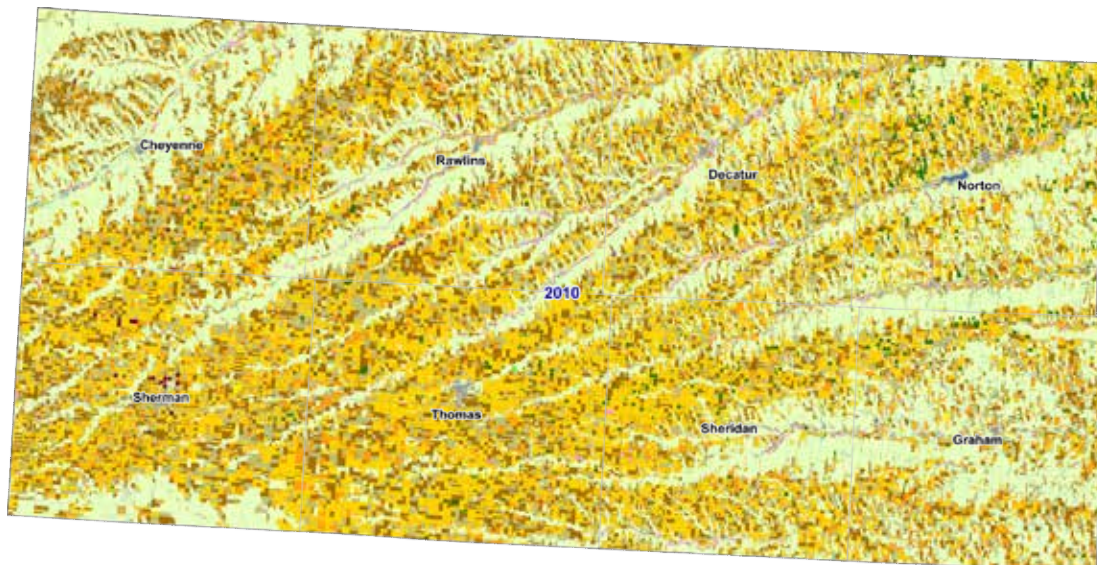
Land Cover Categories (by decreasing acreage)

**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\*\***

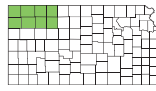
- Developed/Open Space
- Woody Wetlands
- Developed/Low Intensity
- Developed/Medium Intensity
- Herbaceous Wetlands
- Open Water



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





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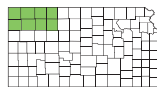
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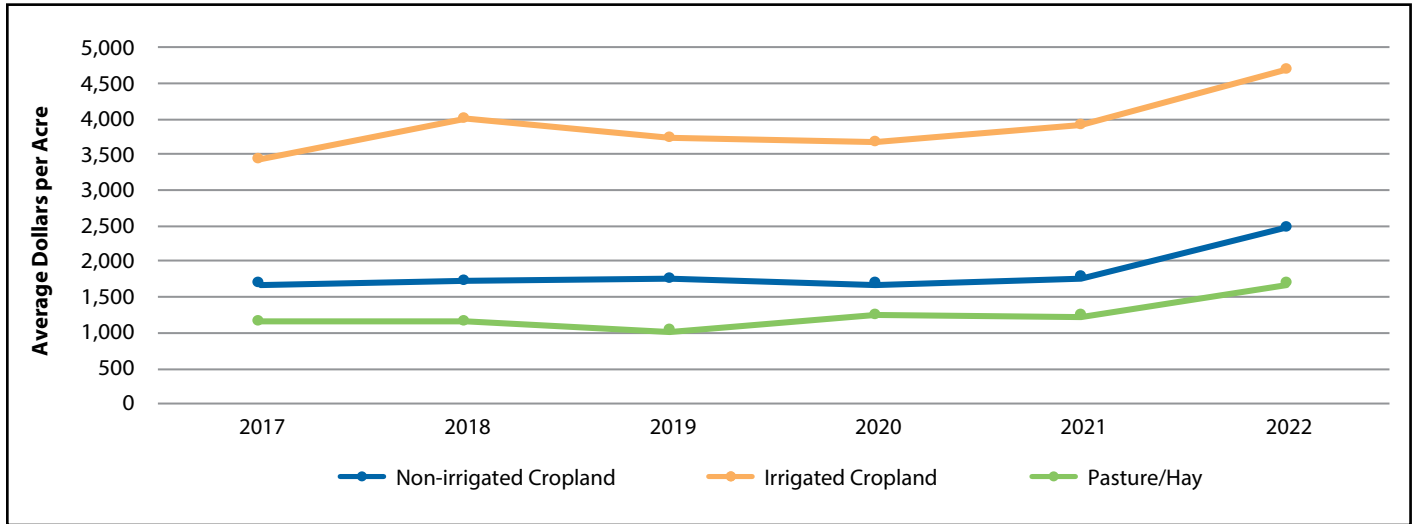

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## Trend in Average Land Value – By Type



Type	Average Dollars per Acre						% Change in 2022 Dollars from 2021
	2017	2018	2019	2020	2021	2022	
Non-irrigated Cropland	1,673	1,717	1,751	1,682	1,760	2,468	40.2%
Irrigated Cropland	3,422	4,000	3,728	3,660	3,913	4,690	19.9%
Pasture/Hay	1,159	1,159	1,018	1,247	1,228	1,677	36.6%

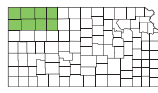
The Northwest region experienced significant declines in non-irrigated cropland and pasture/hay values in 2015 and 2016 but has held fairly steady from 2017-2021, on average. While it is generally known that ag. land values in the region were up in 2021, the averages did not show this. The author has been very careful to make sure this is not an error in the data or analysis process. It is due to a large quantity of lesser quality land selling in 2021 which, although increasing in value, did not move the average. Because of this, the average value in 2022 for non-irrigated and pasture/hay ground appears to have a very significant increase, at 37-40% of the previous year. Irrigated ground shows a more steady upward trend, at 20% over the previous year.

The Northwest region had 49,294 agricultural land acres sell in 2022, which is up 34% compared to the average from 2017-2021. Like 2021, Graham County had a huge sales volume in 2022, with Rawlins and Sherman counties having fewer sale acres. Non-irrigated cropland acres made up the majority of agricultural acres sold at 26,998 acres in 2022 which is 55% of total sale acres.

Although irrigation is very prevalent in this area, only 3,571 acres of irrigated ground was sold. Native pasture/hay acres of 18,725 were also sold in 2022.

A large variation in value exists at the county-level as sales are influenced by local demand. Rawlins, Decatur, and Thomas counties had the highest non-irrigated cropland prices, with Graham County significantly lower in value in 2022 than the rest of the region. Irrigated sales were few, so only two county values could be reported. Pasture/Hay ground had a wide range in value but averaged \$1,677 per acre for the Northwest region.





## 2022 Land Sale Information – By County

County	# of Land Tracts Sold (2022)	Total Acres Sold (2022)	Average Annual Acres Sold (2017-2021)	% Change in 2022 Acreage Sales from 2017-2021 Average
Cheyenne	51	9,987	5,179	92.8%
Decatur	28	5,219	4,077	28.0%
Graham	54	10,326	5,451	89.4%
Norton	29	5,386	4,349	23.9%
Rawlins	20	3,470	4,939	-29.7%
Sheridan	29	5,893	3,998	47.4%
Sherman	21	4,351	5,787	-24.8%
Thomas	27	4,663	3,010	54.9%
<b>Total</b>	<b>259</b>	<b>49,294</b>	<b>36,791</b>	<b>34.0%</b>

County	Dryland Crop Acres Sold (2022)	Irrigated Crop Acres Sold (2022)	Pasture/Native Hay Acres Sold (2022)	Tamegrass Acres Sold (2022)	Total Acres Sold (2022)
Cheyenne	5,556	722	3,709	0	9,987
Decatur	2,978	0	2,241	0	5,219
Graham	5,416	120	4,790	0	10,326
Norton	1,909	0	3,477	0	5,386
Rawlins	2,112	92	1,266	0	3,470
Sheridan	3,134	586	2,172	0	5,893
Sherman	2,769	950	632	0	4,351
Thomas	3,124	1,101	438	0	4,663
<b>Total</b>	<b>26,998</b>	<b>3,571</b>	<b>18,725</b>	<b>0</b>	<b>49,294</b>



**Mike Campbell**  
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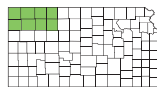
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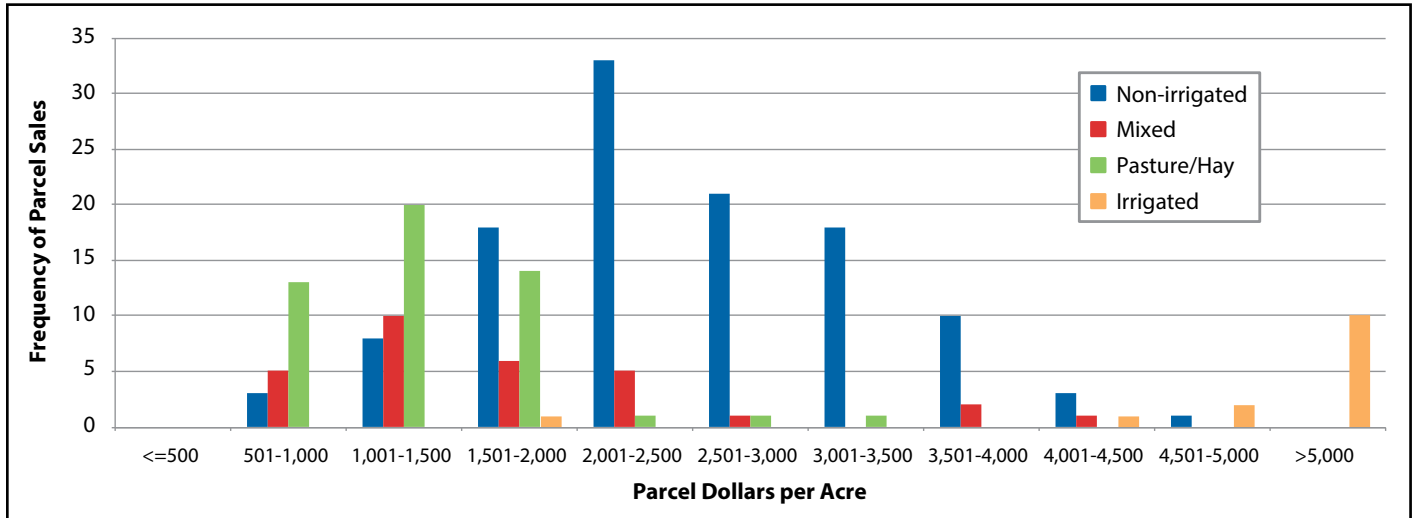


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## 2022 Land Sale Information – By County



### Non-irrigated Cropland

County	Average	Minimum	Maximum
Cheyenne	2,586	1,189	4,307
Decatur	2,845	1,569	4,577
Graham	1,662	1,017	2,181
Norton	2,198	1,552	2,597
Rawlins	3,192	2,128	4,194
Sheridan	2,566	1,837	3,513
Sherman	2,593	1,700	3,338
Thomas	2,949	2,009	4,540
<b>Total</b>	<b>2,468</b>	<b>1,017</b>	<b>4,577</b>

### Pasture/Hay Ground

County	Average	Minimum	Maximum
Cheyenne	1,218	836	2,737
Decatur	1,412	805	1,352
Graham	1,530	913	2,413
Norton	1,714	950	3,191
<b>Total</b>	<b>1,677</b>	<b>805</b>	<b>3,191</b>

### Irrigated Cropland

County	Average	Minimum	Maximum
Cheyenne	4,663	2,349	5,769
Thomas	5,135	4,516	5,983
<b>Total</b>	<b>4,690</b>	<b>2,349</b>	<b>5,983</b>

Note: Parcels are classified as non-irrigated, irrigated or pasture/hay ground if 70% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if greater than four parcels of the listed category sold in that county in 2022. 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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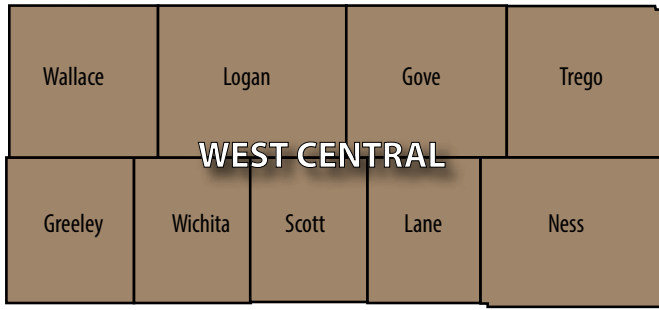
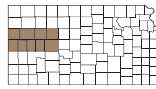
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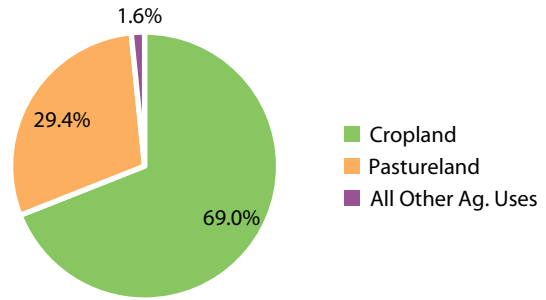
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## Farmland Uses

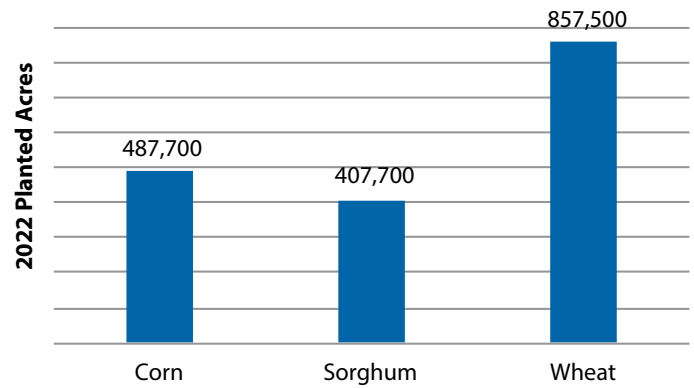


Based on the 2017 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

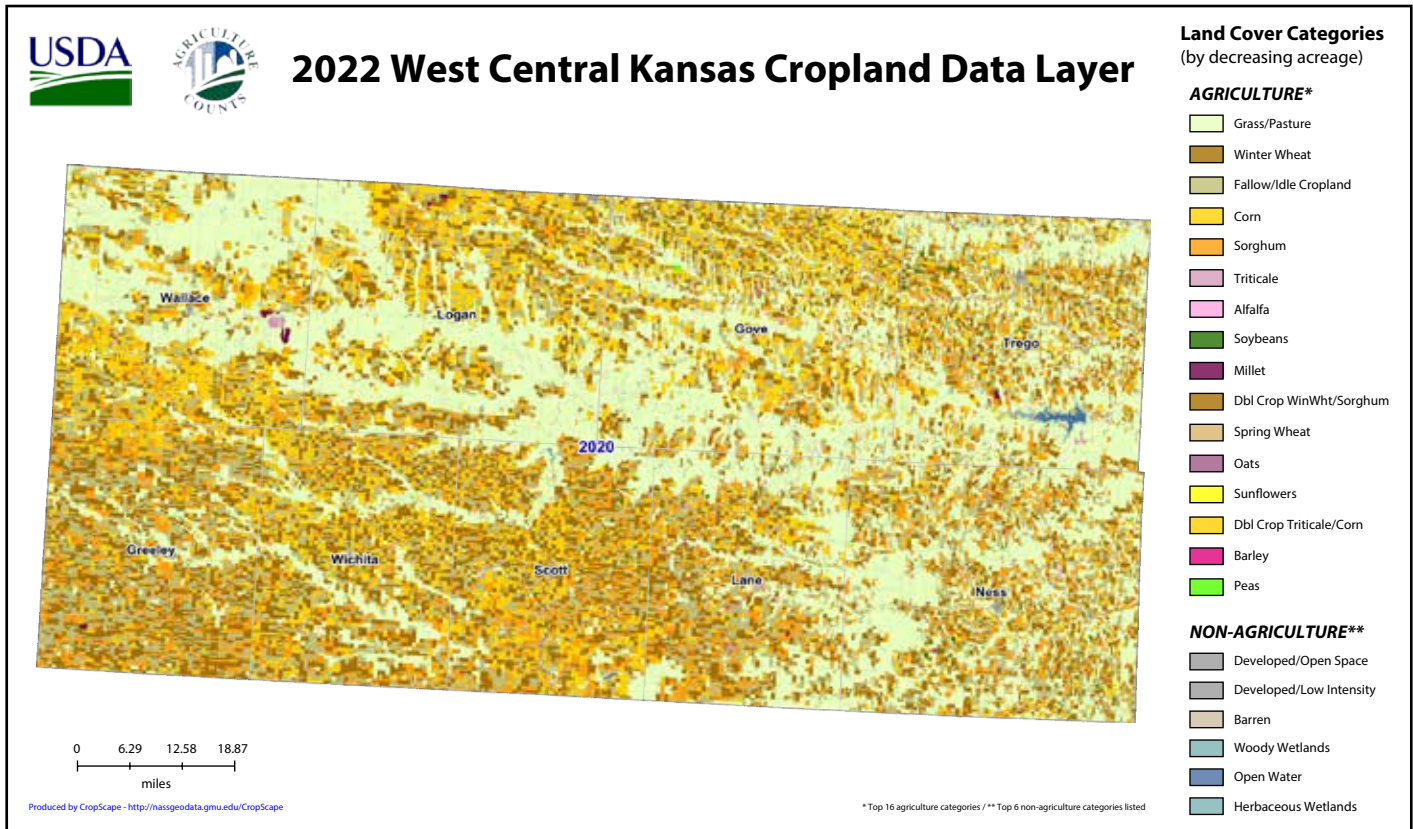
The West Central region of Kansas is comprised of nine counties with 4,591,887 acres of farmland, according to the 2017 Census of Agriculture. Average farm size is 1,684 acres for the 2,726 farms in this region. Farmland is comprised of 69% cropland and 29.4% pasture.

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.

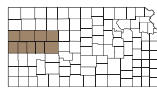
## Primary Crops



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







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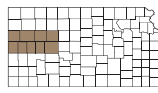
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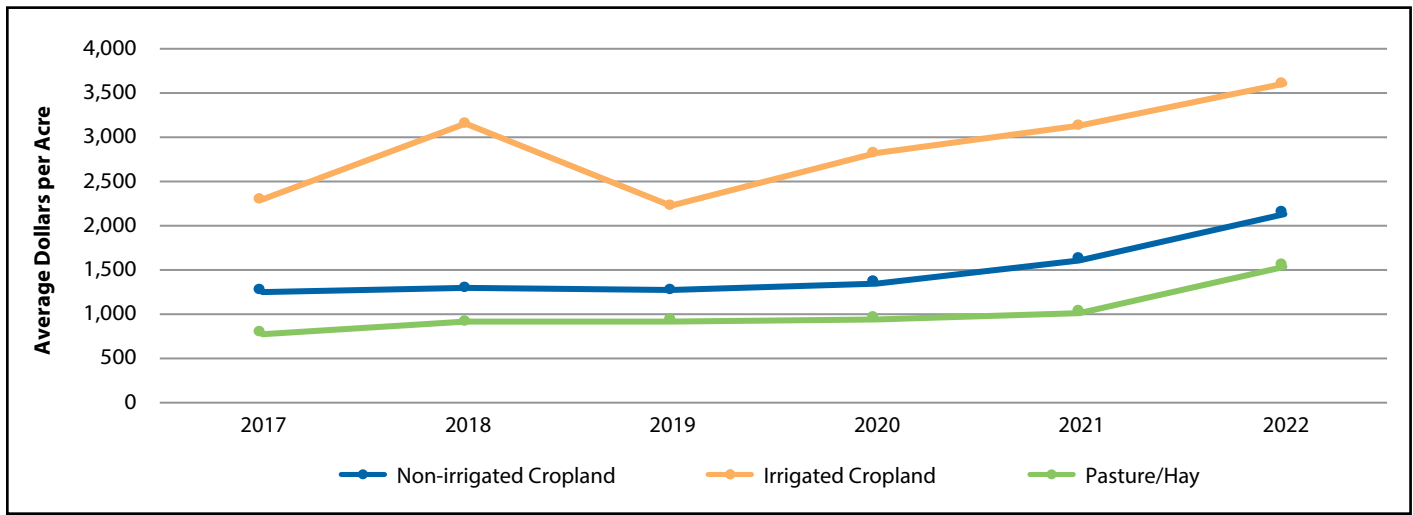


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## Trend in Average Land Value – By Type

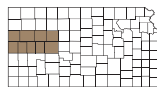


Type	Average Dollars per Acre						% Change in 2022 Dollars from 2021
	2017	2018	2019	2020	2021	2022	
Non-irrigated Cropland	1,254	1,301	1,276	1,357	1,616	2,137	32.2%
Irrigated Cropland	2,294	3,151	2,225	2,819	3,130	3,615	15.5%
Pasture/Hay	778	909	922	951	1,022	1,551	51.8%

Like the state average, non-irrigated cropland in the West Central region had been holding somewhat steady between 2017 and 2020 before seeing large increases in 2021 and 2022. Average non-irrigated cropland value in 2022 was up 32% from the previous year at a record average of \$2,137 per acre. Irrigated cropland is more variable due to limited sales but was up 15.5% in 2022, on average. Pasture and hay ground rebounded from a low in 2017 to \$1,551 per acre on average in 2022; setting a new record high.

Overall in the West Central region, the volume of agricultural sales was at a normal level at 45,747 total acres, after experiencing a large sales volume year in 2021. Seventy-two percent of all acres sold in this region were non-irrigated cropland in 2022, with just 1,634 acres of irrigated cropland sold and 11,277 acres of pasture/native hay.

Non-irrigated cropland values were highest in Wichita and Scott counties on average, with Greeley and Ness counties representing the lowest average values. Sales were limited of irrigated cropland in 2022 so few county values could be reported. Pasture and hay ground values were highly variable for the region, but with limited sales so again few counties could be reported.



## 2022 Land Sale Information – By County

County	# of Land Tracts Sold (2022)	Total Acres Sold (2022)	Average Annual Acres Sold (2017-2021)	% Change in 2022 Acreage Sales from 2017-2021 Average
Gove	41	8,021	5,074	58.1%
Greeley	65	11,704	6,167	89.8%
Lane	23	4,757	4,524	5.1%
Logan	15	3,750	6,928	-45.9%
Ness	16	2,138	6,571	-67.5%
Scott	36	5,757	4,198	37.1%
Trego	27	4,827	4,424	9.1%
Wallace	7	1,879	6,468	-71.0%
Wichita	15	2,913	3,174	-8.2%
Total	245	45,747	47,528	-3.7%

County	Dryland Crop Acres Sold (2022)	Irrigated Crop Acres Sold (2022)	Pasture/Native Hay Acres Sold (2022)	Tamegrass Acres Sold (2022)	Total Acres Sold (2022)
Gove	4,672	266	3,083	0	8,021
Greeley	10,412	311	982	0	11,704
Lane	2,446	220	2,091	0	4,757
Logan	3,133	0	618	0	3,750
Ness	1,872	0	266	0	2,138
Scott	4,436	0	1,321	0	5,757
Trego	2,722	0	2,105	0	4,827
Wallace	1,223	556	100	0	1,879
Wichita	1,920	281	713	0	2,913
Total	32,836	1,634	11,277	0	45,747



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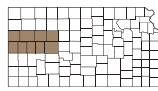
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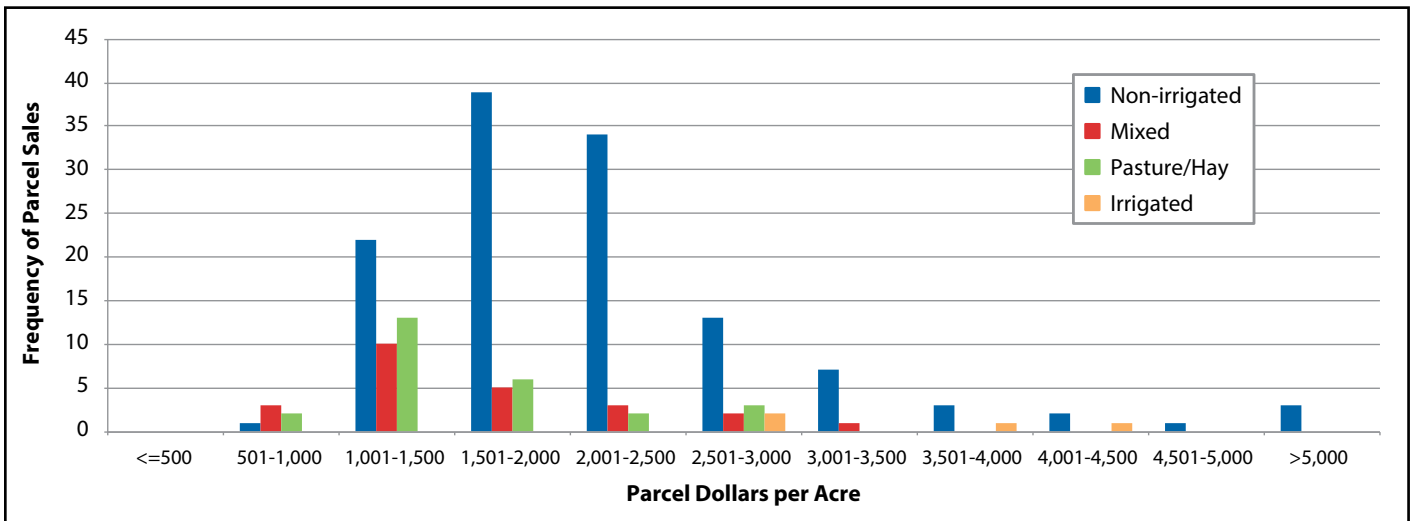
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# 2022 Land Sale Information – By County



## Non-irrigated Cropland

County	Average	Minimum	Maximum
Gove	2,527	1,518	4,243
Greeley	1,718	1,100	3,110
Lane	2,424	1,402	4,580
Logan	2,098	1,184	3,180
Ness	1,742	1,093	2,180
Scott	2,726	1,920	3,707
Trego	1,971	1,265	3,168
Wichita	3,232	1,998	4,000
<b>Total</b>	<b>2,137</b>	<b>1,093</b>	<b>4,580</b>

## Pasture/Hay Ground

County	Average	Minimum	Maximum
Gove	1,521	989	2,197
Lane	1,498	1,306	1,734
Scott	2,161	1,776	2,546
Trego	1,519	1,152	1,546
<b>Total</b>	<b>1,551</b>	<b>989</b>	<b>2,526</b>

## Irrigated Cropland

County	Average	Minimum	Maximum
Lane	3,264	2,914	3,458
Wallace	3,123	1,678	4,569
Wichita	3,659	2,657	5,011
<b>Total</b>	<b>3,615</b>	<b>1,678</b>	<b>5,011</b>

Note: Parcels are classified as non-irrigated, irrigated or pasture/hay ground if 70% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if greater than four parcels of the listed category sold in that county in 2022. 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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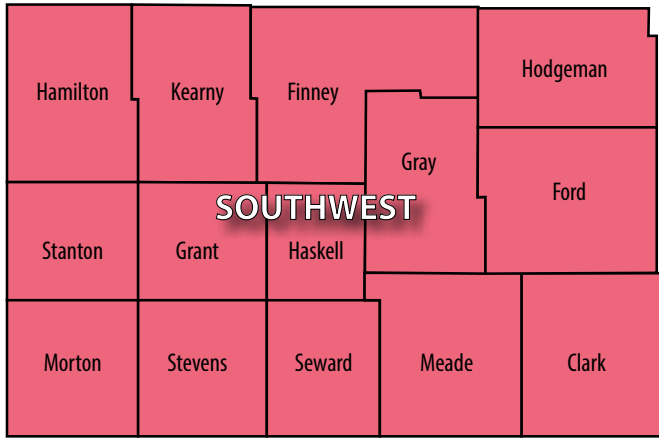
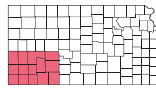
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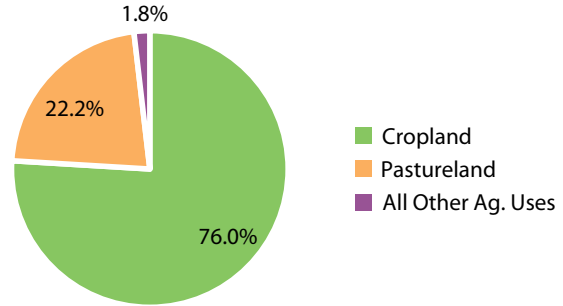
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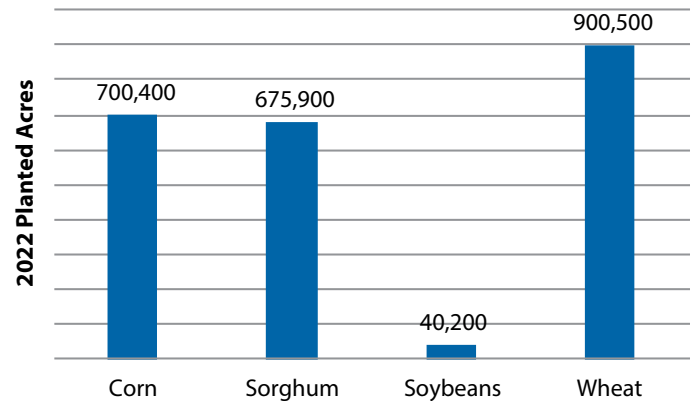


Based on the 2017 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

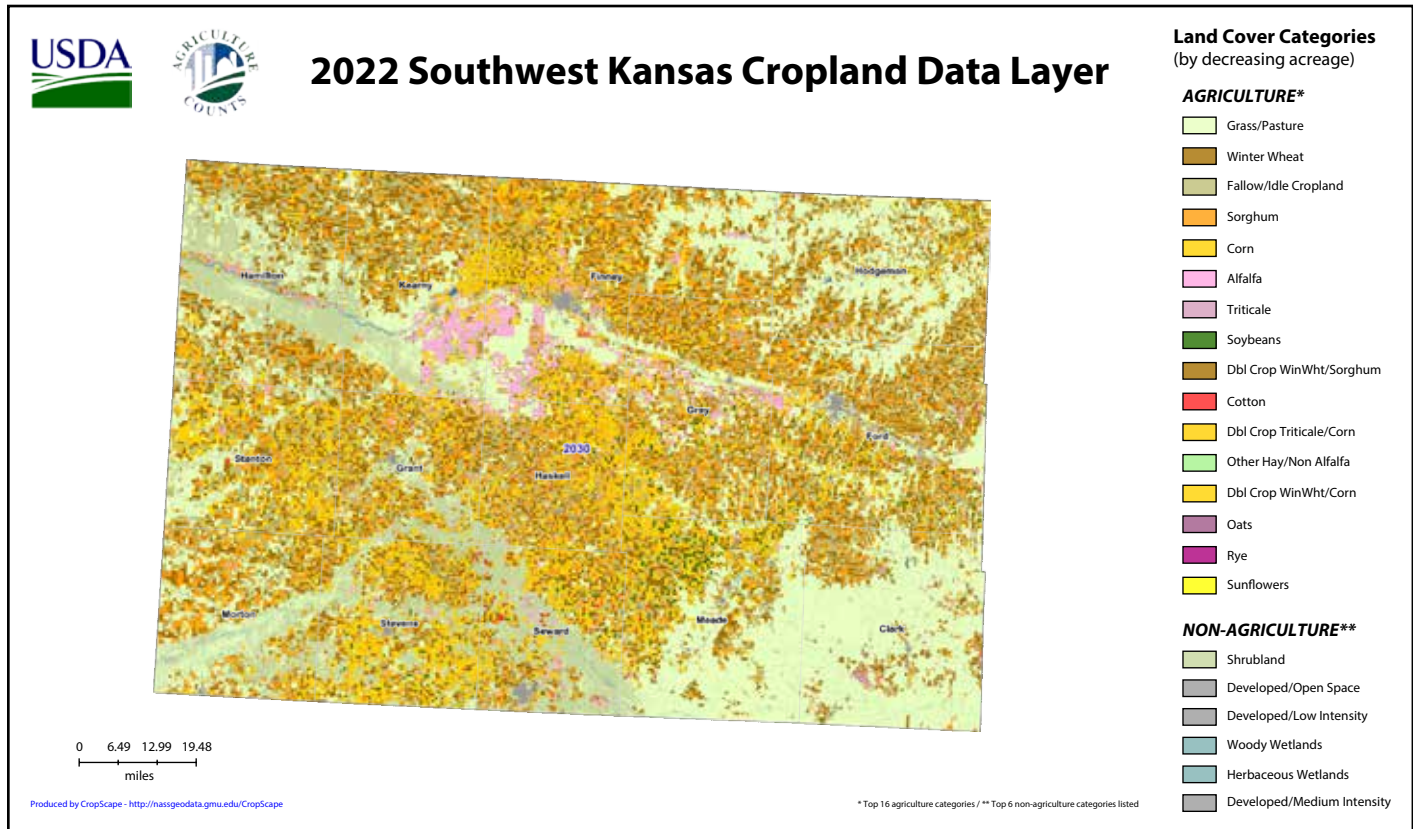
The Southwest region of Kansas is comprised of 14 counties with 6,969,026 acres of farmland, according to the 2017 Census of Agriculture. Average farm size is 1,470 acres for the 4,741 farms in this region. Farmland is comprised of 76% cropland and 22.2% pasture.

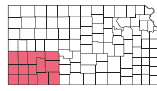
Main cash crops in this region are wheat and corn. Alfalfa hay is also an important commodity in this region. This region is known for large amounts of cattle on feed, having some of the top-ranking counties in Kansas. Gray and Hamilton counties also hold a large percentage of the state's dairy cows.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

## Primary Crops



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





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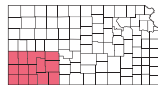
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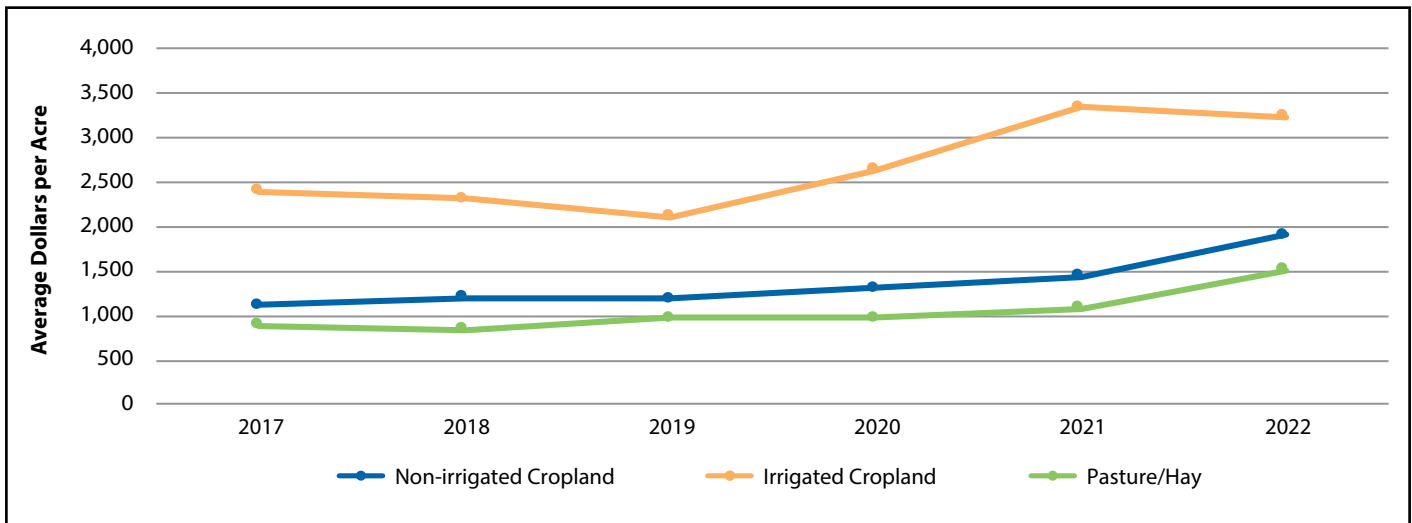
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## Trends in Average Land Value – By Type



Type	Average Dollars per Acre						% Change in 2022 Dollars from 2021
	2017	2018	2019	2020	2021	2022	
Non-irrigated Cropland	1,116	1,201	1,188	1,314	1,443	1,912	32.5%
Irrigated Cropland	2,394	2,316	2,116	2,634	3,342	3,233	-3.3%
Pasture/Hay	888	843	978	974	1,081	1,513	39.9%

The Southwest region of Kansas consistently has the highest amount of agricultural acres sold per year than any other region in Kansas, thus being very influential on the state average. Non-irrigated cropland had been averaging under \$1,200 per acre until a climb in value beginning in 2020. A 33% increase in value in 2022 has brought the regional average to now \$1,912 per acre. Irrigated crop ground actually showed a decrease in value, on average, in 2022. In reality the author believes irrigated prices are trending up, but the average may be influenced by sales of land classified as irrigated, but having limited water availability, which appears to be becoming more prevalent. Pasture and hay ground saw an increase of near 40% in 2022 from the 2021 average value.

Agricultural land sales volume in the Southwest was slightly down from the previous 2 years with Grant, Hamilton, and Stevens making up the majority of the sales. Non-irrigated cropland sales made up 50% of all ag. land sold in 2022, irrigated cropland 30%, and native pasture/hay ground 20%.

Non-irrigated cropland sold for the highest average values in Gray, Ford and Finney counties with Stevens and Morton counties seeing significantly lower values. Irrigated cropland showed a wide range of values with Finney County being by far the highest on average. Pasture/hay ground had limited sales per county so not many county averages can be displayed.



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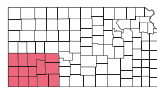
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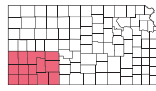




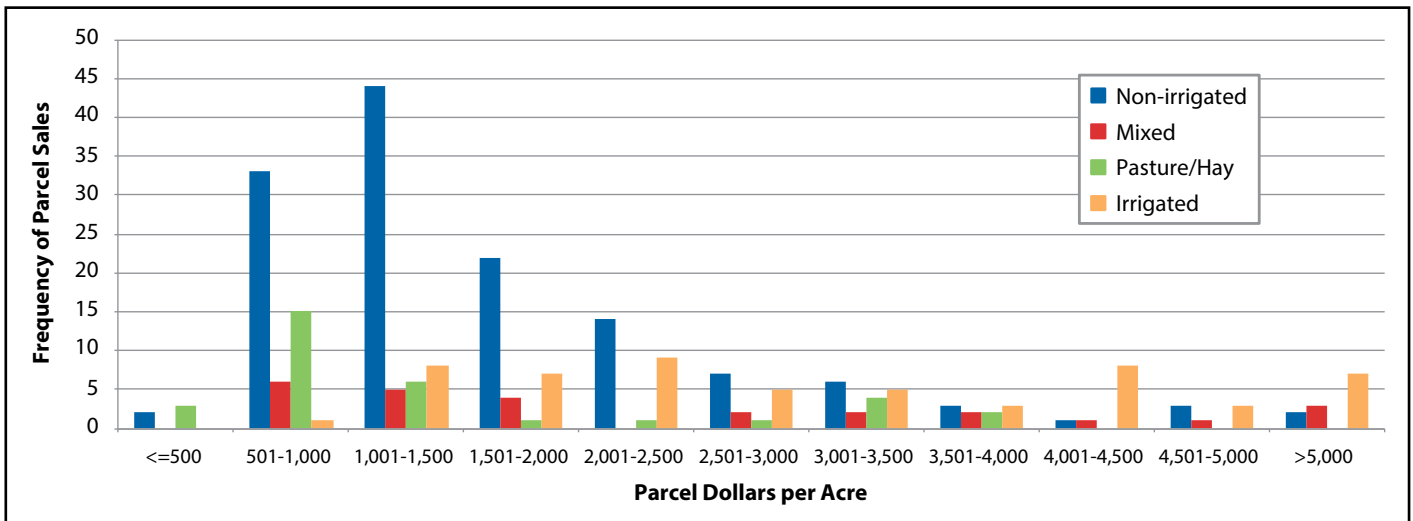
## 2022 Land Sale Information – By County

County	# of Land Tracts Sold (2022)	Total Acres Sold (2022)	Average Annual Acres Sold (2017-2021)	% Change in 2022 Acreage Sales from 2017-2021 Average
Clark	14	2,732	2,966	-7.9%
Finney	24	6,132	11,019	-44.4%
Ford	32	5,420	5,365	1.0%
Grant	64	9,498	6,793	39.8%
Gray	37	5,359	8,264	-35.2%
Hamilton	48	10,027	9,104	10.1%
Haskell	46	6,325	7,005	-9.7%
Hodgeman	14	2,585	5,597	-53.8%
Kearny	31	6,097	8,422	-27.6%
Meade	30	4,898	5,092	-3.8%
Morton	27	4,739	2,352	101.5%
Seward	30	7,098	4,508	57.5%
Stanton	42	6,296	5,679	10.9%
Stevens	78	10,900	10,978	-0.7%
Total	517	88,106	93,143	-5.4%

County	Dryland Crop Acres Sold (2022)	Irrigated Crop Acres Sold (2022)	Pasture/Native Hay Acres Sold (2022)	Tamegrass Acres Sold (2022)	Total Acres Sold (2022)
Clark	546	0	2,185	0	2,732
Finney	1,174	2,712	2,246	0	6,132
Ford	3,953	1,053	413	0	5,420
Grant	4,551	3,183	1,764	0	9,498
Gray	3,042	1,120	1,197	0	5,359
Hamilton	8,771	606	650	0	10,027
Haskell	2,122	3,806	398	0	6,325
Hodgeman	1,574	0	1,012	0	2,585
Kearny	4,034	840	1,223	0	6,097
Meade	831	969	3,098	0	4,898
Morton	3,233	968	538	0	4,739
Seward	3,650	2,605	844	0	7,098
Stanton	2,405	3,515	377	0	6,296
Stevens	4,400	4,902	1,598	0	10,900
Total	44,285	26,279	17,542	0	88,106



## 2022 Land Sale Information – By County



### Non-irrigated Cropland

County	Average	Minimum	Maximum
Clark	2,002	1,182	3,036
Finney	2,746	1,971	3,100
Ford	2,813	1,800	4,508
Grant	1,384	1,001	2,796
Gray	3,337	1,493	5,066
Hamilton	1,437	833	2,113
Haskell	2,459	1,991	2,818
Hodgeman	1,883	1,419	2,214
Kearny	2,308	1,282	4,438
Morton	943	810	1,204
Seward	1,757	684	2,284
Stanton	1,680	811	2,104
Stevens	1,131	712	1,500
Total	1,912	684	5,066

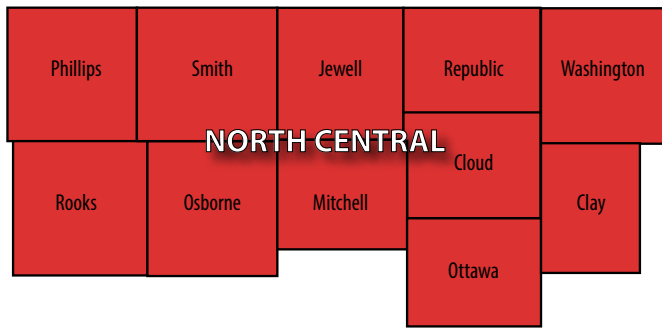
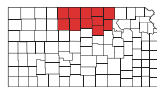
### Pasture/Hay Ground

County	Average	Minimum	Maximum
Clark	1,291	920	2,075
Finney	2,768	638	3,500
Hodgeman	1,247	726	1,443
Kearny	1,781	1,098	3,200
Meade	843	407	995
Stevens	720	600	931
Total	1,513	407	3,500

### Irrigated Cropland

County	Average	Minimum	Maximum
Finney	5,089	2,661	7,097
Ford	3,032	2,000	3,849
Grant	2,914	1,500	4,566
Gray	3,752	2,298	5,820
Haskell	3,835	1,707	5,847
Hodgeman	3,034	2,759	3,309
Kearny	2,060	1,888	2,275
Morton	2,523	2,195	2,851
Seward	2,812	1,165	4,900
Stanton	2,506	1,247	4,527
Stevens	2,733	1,272	4,033
Total	3,233	1,165	7,097

Note: Parcels are classified as non-irrigated, irrigated or pasture/hay ground if 70% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if greater than four parcels of the listed category sold in that county in 2022. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.

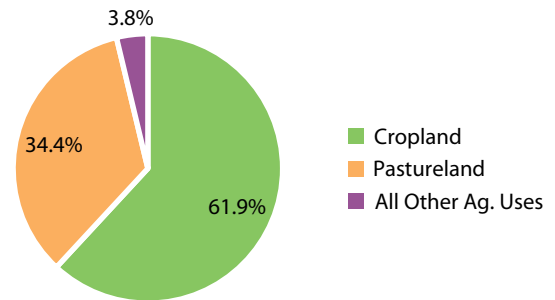


**NORTH CENTRAL**

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.

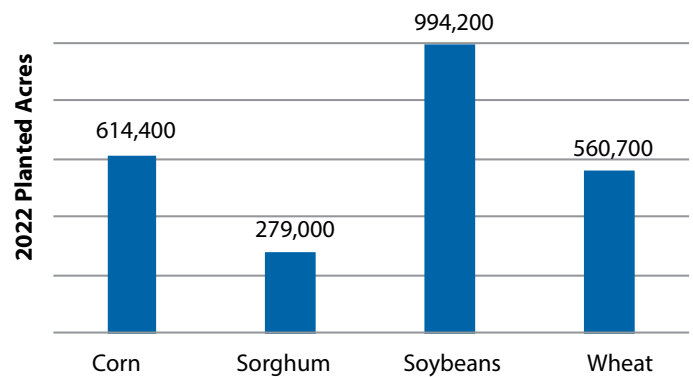
Main cash crops in this region include corn, wheat, sorghum, and soybeans. Hay is also a significant crop in this region with 99,500 alfalfa acres harvested in 2018 and 133,500 other hay acres. Main livestock enterprises in this region include beef cattle, sheep, swine, and dairy. Republic County ranks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

## Farmland Uses



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

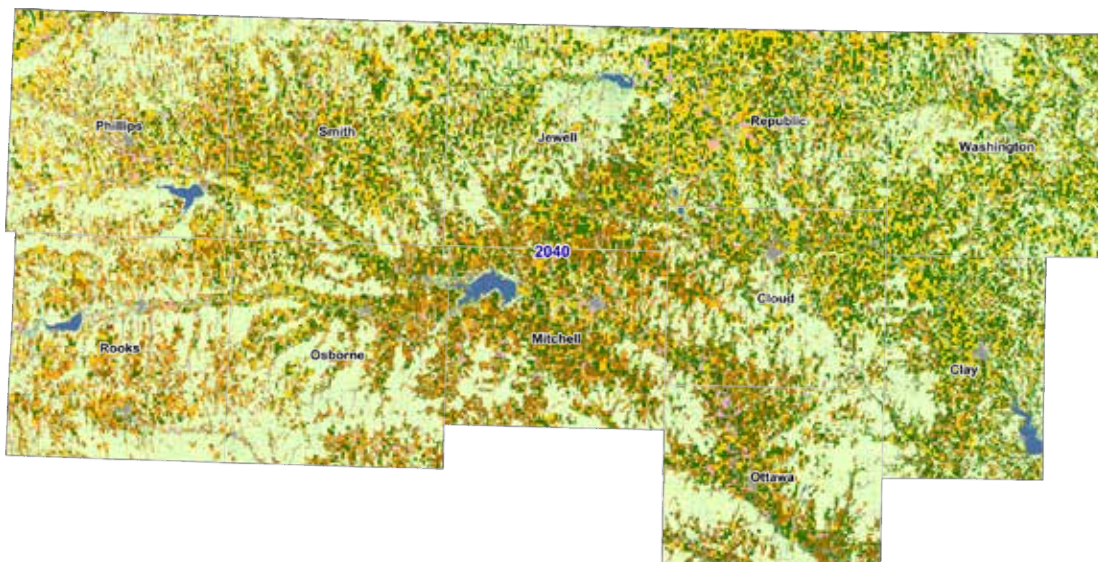
## Primary Crops



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



## 2022 North Central Kansas Cropland Data Layer



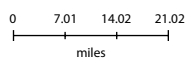
**Land Cover Categories**  
(by decreasing acreage)

**AGRICULTURE\***

- Grass/Pasture
- Soybeans
- Corn
- Winter Wheat
- Sorghum
- Alfalfa
- Fallow/Idle Cropland
- Other Hay/Non Alfalfa
- DbI Crop WinWht/Soybeans
- Oats
- DbI Crop WinWht/Sorghum
- Triticale
- Sod/Grass Seed
- DbI Crop WinWht/Corn
- Barley
- Sunflowers

**NON-AGRICULTURE\*\***

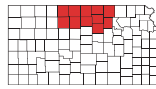
- Deciduous Forest
- Developed/Open Space
- Developed/Low Intensity
- Open Water
- Developed/Medium Intensity
- Woody Wetlands



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

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






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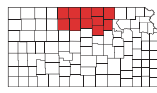


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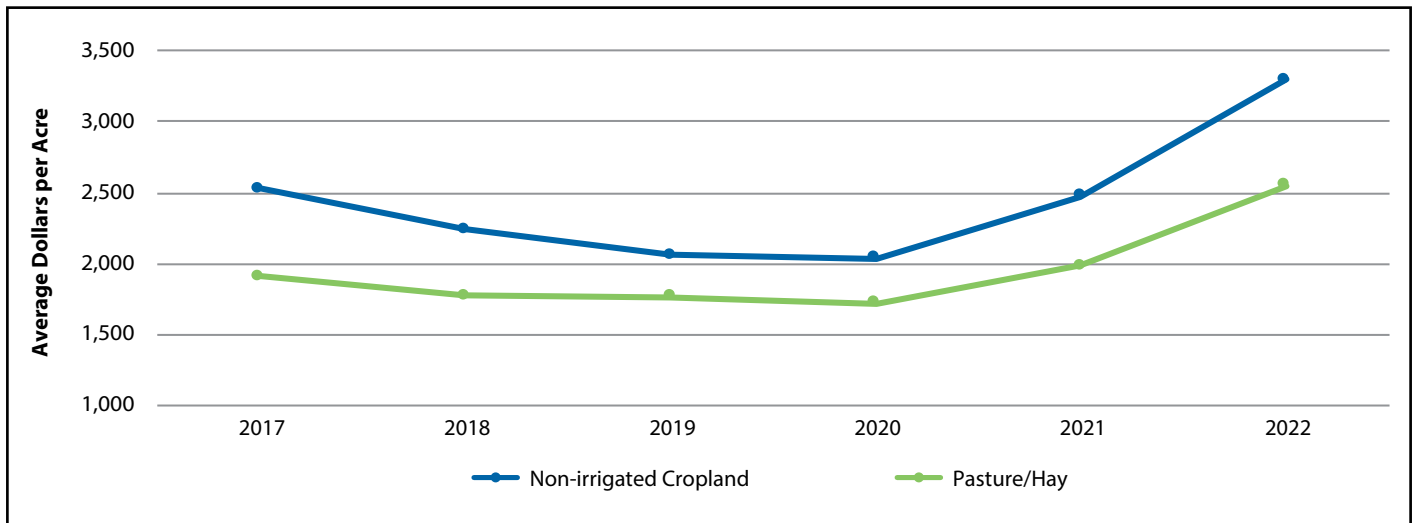
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## Trends in Average Land Value – By Type



Type	Average Dollars per Acre						% Change in 2022 Dollars from 2021
	2017	2018	2019	2020	2021	2022	
Non-irrigated Cropland	2,530	2,239	2,060	2,037	2,476	3,292	33.0%
Pasture/Hay	1,908	1,777	1,771	1,726	1,983	2,550	28.6%

The North Central region saw a strong increase in non-irrigated cropland values in 2022 at an average of \$3,292 per acre; a 33% increase over the previous year. The average value for pasture and hay ground was also up significantly in 2022 at a new average high of \$2,550 per acre.

The number of agricultural acres sold in 2022 was 14% above the previous 5-year average at 44,824 total agricultural acres, with Rooks experiencing a historically large sales volume. Clay and Phillips counties saw significantly fewer sales in 2022. Forty-three percent of the agricultural land sold in this region was non-irrigated cropland and 54% native grass. Irrigated cropland and tamegrass had very few acres sell.

Washington, Clay, Cloud, and Republic counties had high average non-irrigated cropland values, but somewhat of a surprise was Mitchell County at \$4,127 per acre on average. Osborne and Rooks counties experienced the lowest average per acre sales price on non-irrigated cropland. Pasture and hay ground values were lower in Osborne, Phillips, and Rooks counties, with Jewell County showing significantly higher values that were more similar to counties in the eastern side of the region.



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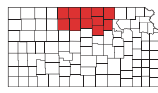
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## 2022 Land Sale Information – By County

County	# of Land Tracts Sold (2022)	Total Acres Sold (2022)	Average Annual Acres Sold (2017-2021)	% Change in 2022 Acreage Sales from 2017-2021 Average
Clay	8	943	2,251	-58.1%
Cloud	34	3,996	1,831	118.2%
Jewell	36	3,971	3,120	27.3%
Mitchell	21	2,325	2,348	-1.0%
Osborne	20	2,549	3,487	-26.9%
Ottawa	40	5,964	4,069	46.6%
Phillips	3	810	3,213	-74.8%
Republic	18	2,371	2,630	-9.8%
Rooks	63	14,378	6,032	138.4%
Smith	45	4,845	5,065	-4.4%
Washington	19	2,673	5,233	-48.9%
Total	307	44,824	39,281	14.1%

County	Dryland Crop Acres Sold (2022)	Irrigated Crop Acres Sold (2022)	Pasture/Native Hay Acres Sold (2022)	Tamegrass Acres Sold (2022)	Total Acres Sold (2022)
Clay	455	154	309	24	943
Cloud	2,753	169	971	104	3,996
Jewell	2,040	0	1,930	0	3,971
Mitchell	1,699	0	626	0	2,325
Osborne	888	0	1,660	0	2,549
Ottawa	3,048	74	2,629	214	5,964
Phillips	447	0	363	0	810
Republic	1,262	134	892	83	2,371
Rooks	2,965	0	11,414	0	14,378
Smith	3,058	0	1,711	76	4,845
Washington	786	270	1,571	46	2,673
Total	19,401	800	24,077	546	44,824



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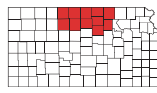
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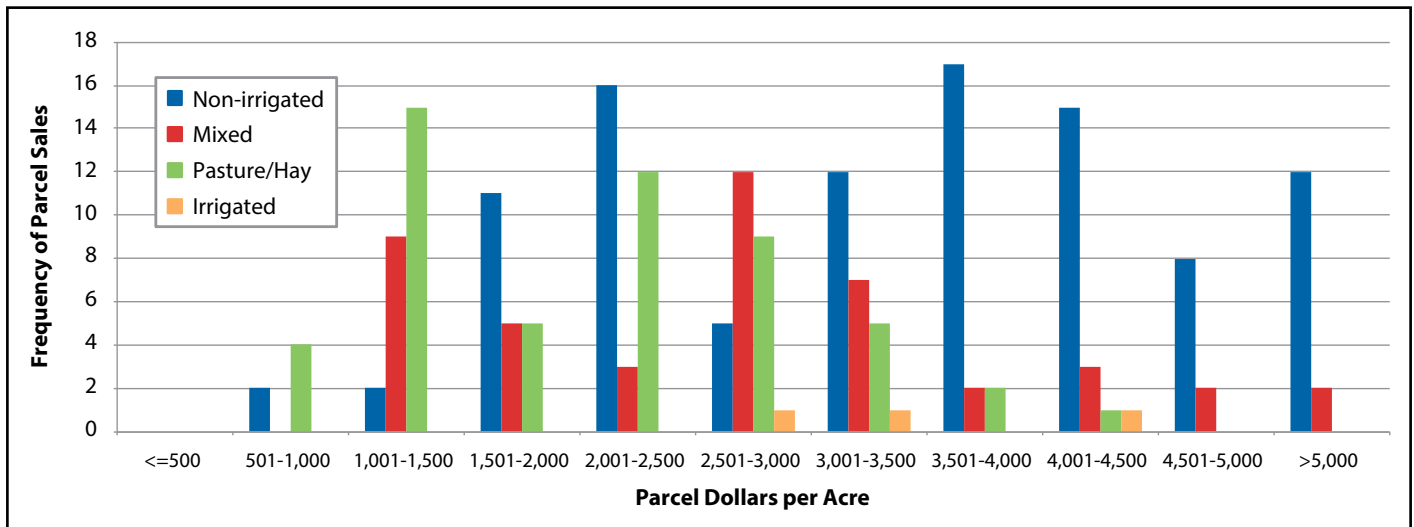
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## 2022 Land Sale Information – By County



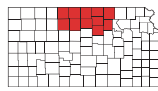
### Non-irrigated Cropland

County	Average	Minimum	Maximum
Clay	4,539	2,985	6,363
Cloud	4,758	2,330	7,550
Jewell	3,427	2,115	5,742
Mitchell	4,127	2,293	6,049
Osborne	2,800	1,600	3,496
Ottawa	3,200	1,415	4,958
Phillips	3,084	1,586	4,068
Republic	4,167	1,441	5,663
Rooks	1,750	1,245	2,019
Smith	3,654	2,003	6,210
Washington	4,641	3,890	5,927
Total	3,292	1,245	7,550

### Pasture/Hay Ground

County	Average	Minimum	Maximum
Clay	3,263	2,995	3,532
Cloud	2,757	2,222	3,806
Jewell	2,509	2,060	3,477
Osborne	1,552	1,005	2,184
Ottawa	2,056	1,313	2,550
Phillips	1,885	1,332	2,830
Republic	3,277	2,555	2,638
Rooks	1,664	935	3,388
Smith	2,238	1,832	2,800
Washington	2,791	2,105	3,517
Total	2,550	935	3,806

Note: Parcels are classified as non-irrigated, irrigated or pasture/hay ground if 70% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if greater than four parcels of the listed category sold in that county in 2022. 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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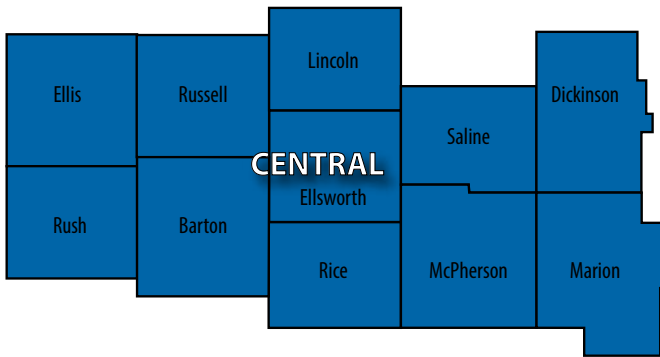
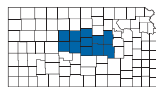
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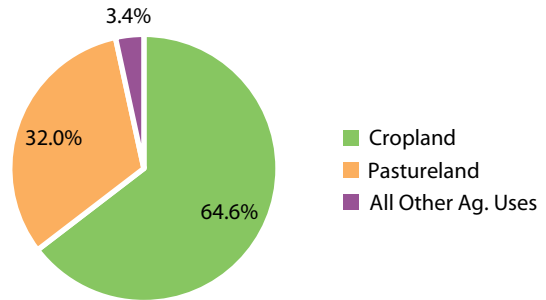
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## Farmland Uses

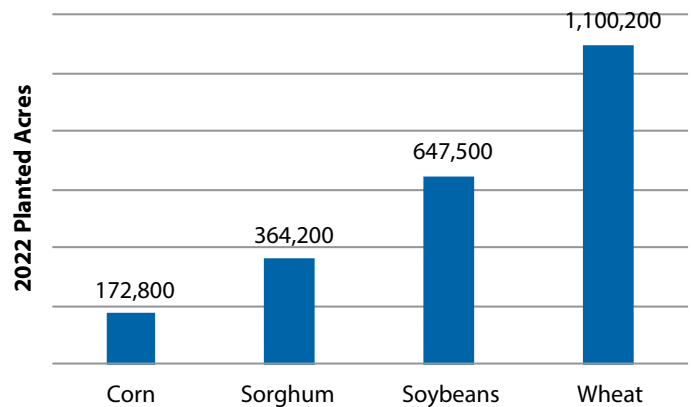


Based on the 2017 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

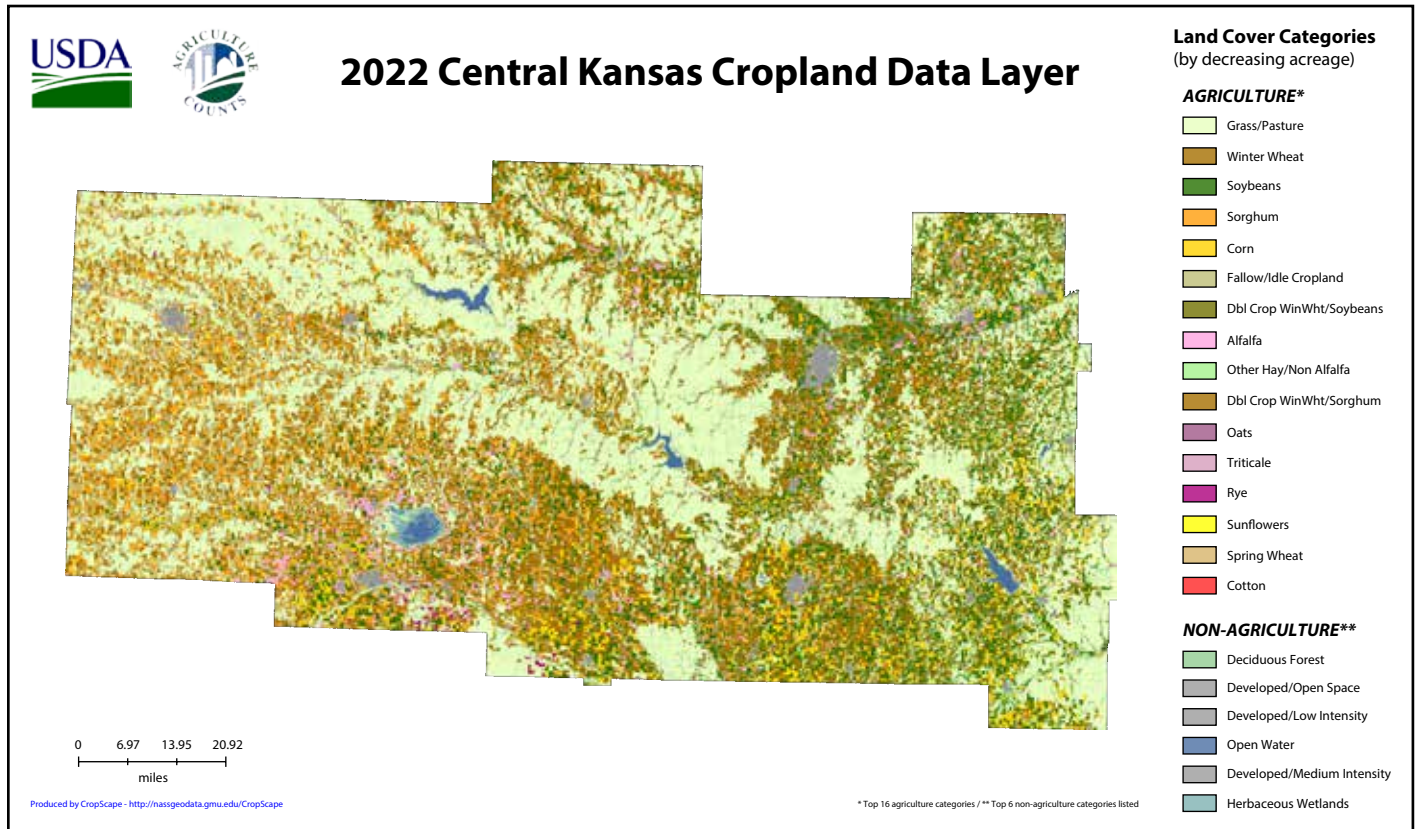
The Central region of Kansas is comprised of 11 counties with 5,241,757 acres of farmland, according to the 2017 Census of Agriculture. Average farm size is 763 acres for the 6,873 farms in this region. Farmland is comprised of 64.6% cropland and 32% pasture.

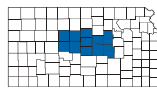
The main cash crop in this region is wheat, with significant amounts of corn, soybeans, and sorghum. Most cropland in this region is non-irrigated. Alfalfa hay production is also significant in this region with 125,300 acres harvested in 2018 with an additional 188,000 other hay acres. Main livestock 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.

## Primary Crops

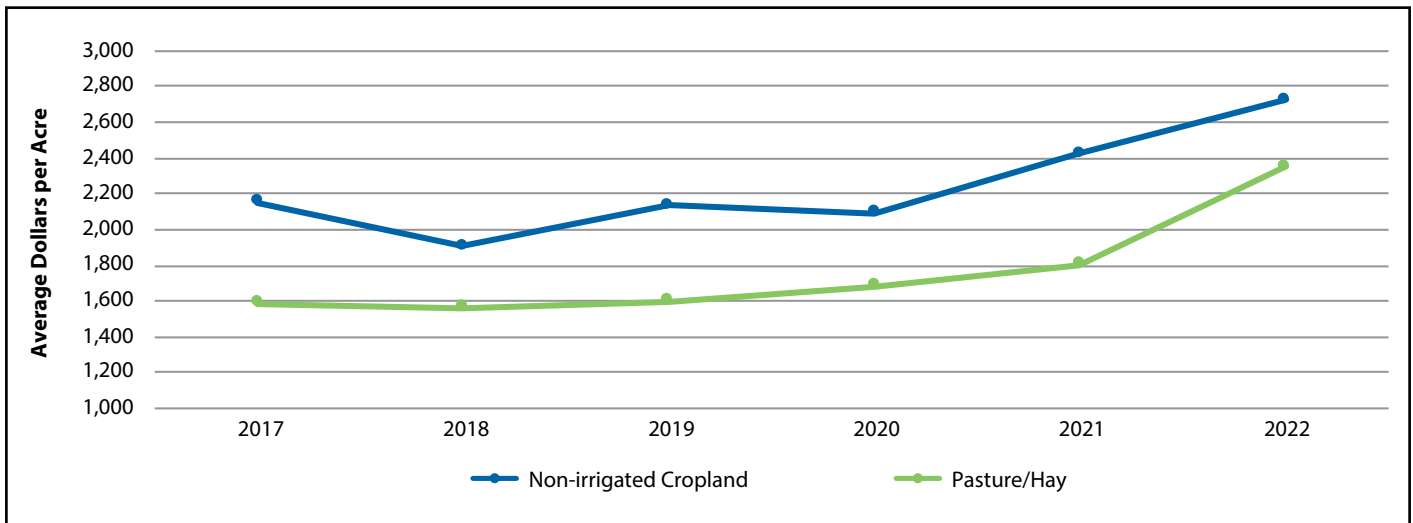


Based on NASS reported planted acres in 2022 compiled from Quick Stats





## Trends in Average Land Value – By Type



Type	Average Dollars per Acre						% Change in 2022 Dollars from 2021
	2017	2018	2019	2020	2021	2022	
Non-irrigated Cropland	2,151	1,905	2,136	2,091	2,425	2,722	12.3%
Pasture/Hay	1,588	1,566	1,600	1,681	1,803	2,349	30.3%

Non-irrigated cropland in the Central region showed less of an increase in 2022 than the state trend, but was still up 12% over the previous year, on average. Pasture/hay ground had a similar increase to the state trend at just over 30% from the previous year to a new high of \$2,349 per acre.

Agricultural acreage volume in the Central region was up 45% from the previous 5-year average at 52,011 acres sold in 2022. Sales were up significantly in Barton, Ellis, Lincoln, and Russell counties. Fifty percent of the acres sold in this region were non-irrigated cropland with less than 800 acres of irrigated cropland sold.

Non-irrigated cropland average value was highest in McPherson, Marion, Saline, and Dickinson counties with Rush County representing the lowest average price. Pasture/hay ground was highest in Marion County, with Rush County again having the lowest average price.



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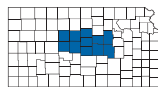
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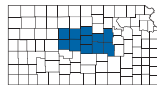


## 2022 Land Sale Information – By County

County	# of Land Tracts Sold (2022)	Total Acres Sold (2022)	Average Annual Acres Sold (2017-2021)	% Change in 2022 Acreage Sales from 2017-2021 Average
Barton	38	5,408	2,829	91.2%
Dickinson	21	2,046	2,788	-26.6%
Ellis	89	12,671	6,011	110.8%
Ellsworth	13	2,507	2,737	-8.4%
Lincoln	60	9,481	3,508	170.3%
Marion	25	3,123	2,974	5.0%
McPherson	53	5,638	3,882	45.2%
Rice	20	2,941	3,839	-23.4%
Rush	16	1,835	3,037	-39.6%
Russell	33	4,376	1,968	122.4%
Saline	19	1,985	2,766	-28.2%
Total	387	52,011	35,945	44.7%

County	Dryland Crop Acres Sold (2022)	Irrigated Crop Acres Sold (2022)	Pasture/Native Hay Acres Sold (2022)	Tamegrass Acres Sold (2022)	Total Acres Sold (2022)
Barton	4,160	334	903	12	5,408
Dickinson	1,007	38	1,001	0	2,046
Ellis	5,638	0	7,033	0	12,671
Ellsworth	674	0	1,830	2	2,507
Lincoln	4,372	0	4,886	223	9,481
Marion	1,299	0	1,653	171	3,123
McPherson	3,309	282	1,852	195	5,638
Rice	851	14	2,068	7	2,941
Rush	1,415	0	421	0	1,835
Russell	1,934	0	2,442	0	4,376
Saline	1,171	111	535	168	1,985
Total	25,829	780	24,623	778	52,011







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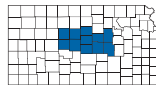


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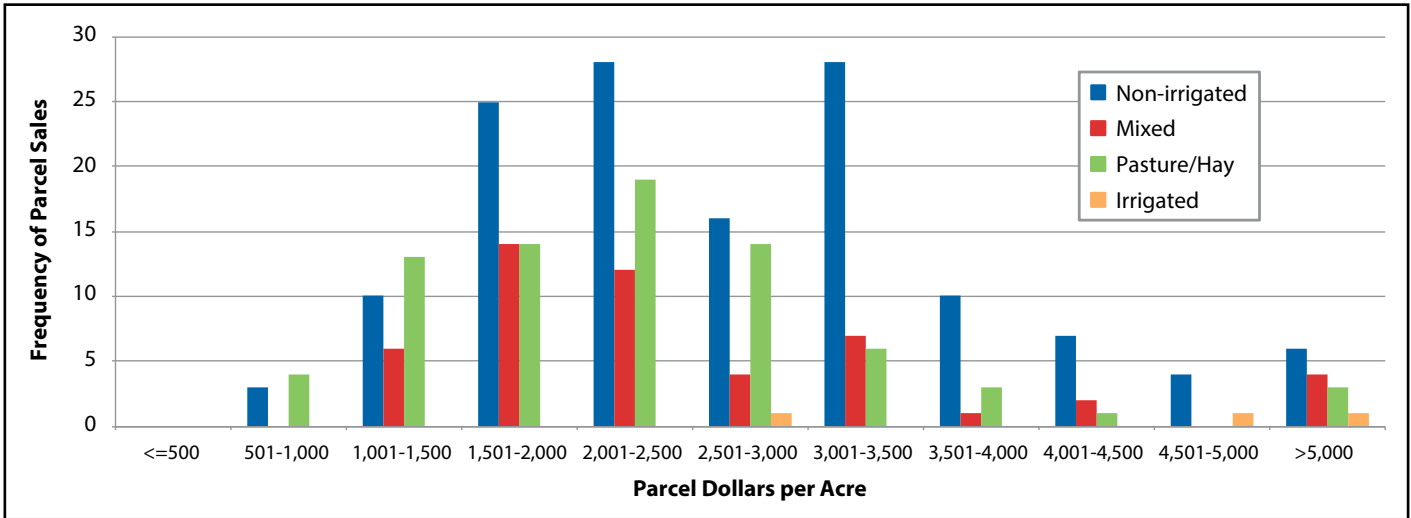
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# 2022 Land Sale Information – By County



## Non-irrigated Cropland

County	Average	Minimum	Maximum
Barton	2,397	1,203	3,652
Dickinson	3,330	1,802	6,321
Ellis	2,593	1,608	3,321
Lincoln	2,584	1,419	4,003
Marion	3,673	2,183	7,050
McPherson	3,802	2,520	5,990
Rice	2,171	1,381	2,569
Rush	1,830	1,211	2,270
Russell	2,299	2,167	2,430
Saline	3,364	2,906	4,248
Total	2,722	1,203	7,050

## Pasture/Hay Ground

County	Average	Minimum	Maximum
Dickinson	2,547	1,662	4,321
Ellis	2,198	1,295	3,152
Lincoln	3,050	1,456	4,484
Marion	3,588	2,011	7,372
McPherson	2,762	1,998	5,560
Rice	2,075	1,281	3,278
Rush	1,693	1,361	2,351
Russell	2,783	2,115	5,349
Saline	2,784	2,285	3,049
Total	2,349	1,281	7,372

Note: Parcels are classified as non-irrigated, irrigated or pasture/hay ground if 70% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if greater than four parcels of the listed category sold in that county in 2022. 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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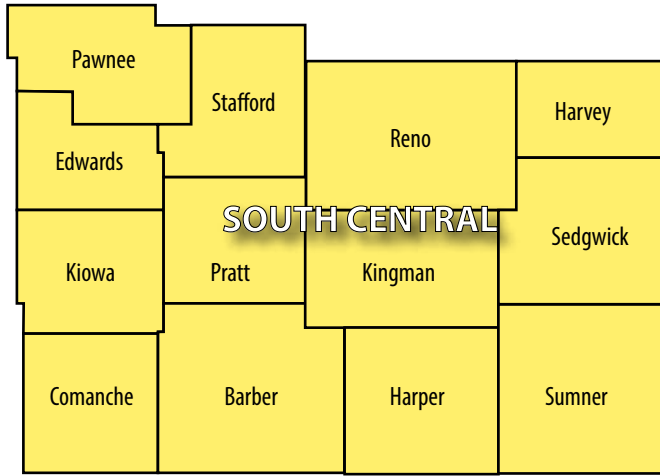
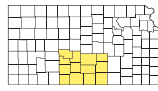


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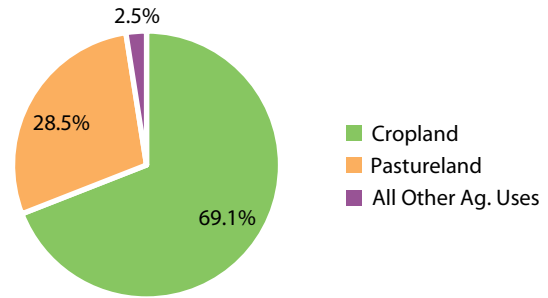


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## Farmland Uses

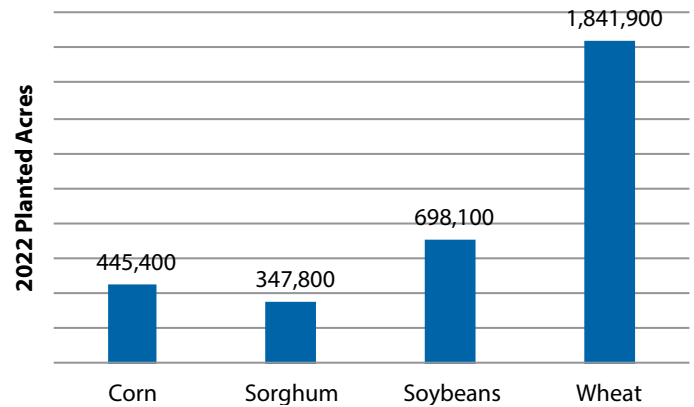


Based on the 2017 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

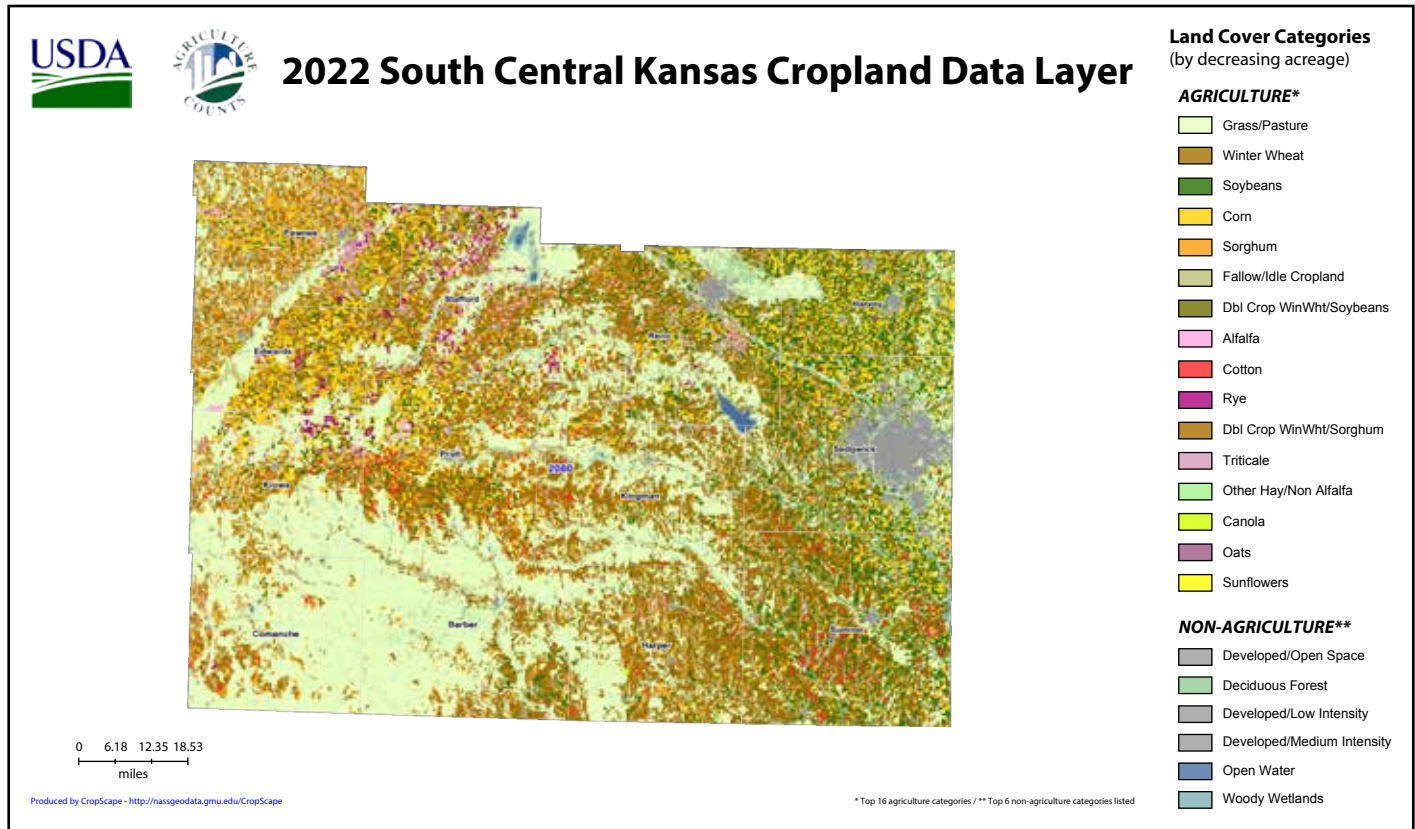
The South Central region of Kansas is comprised of 13 counties with 6,746,527 acres of farmland. Average farm size is 812 acres for the 8,310 farms in this region. Farmland is comprised of 69.1% cropland and 28.5% pasture.

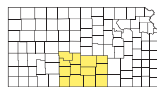
The main cash crop in this region is wheat, with nearly 1.8 million acres planted in 2020. Hay production is also significant in this region, with cotton and canola also becoming more popular cash crops. Main livestock enterprises in this region include beef cattle, dairy, poultry, and sheep.

## Primary Crops

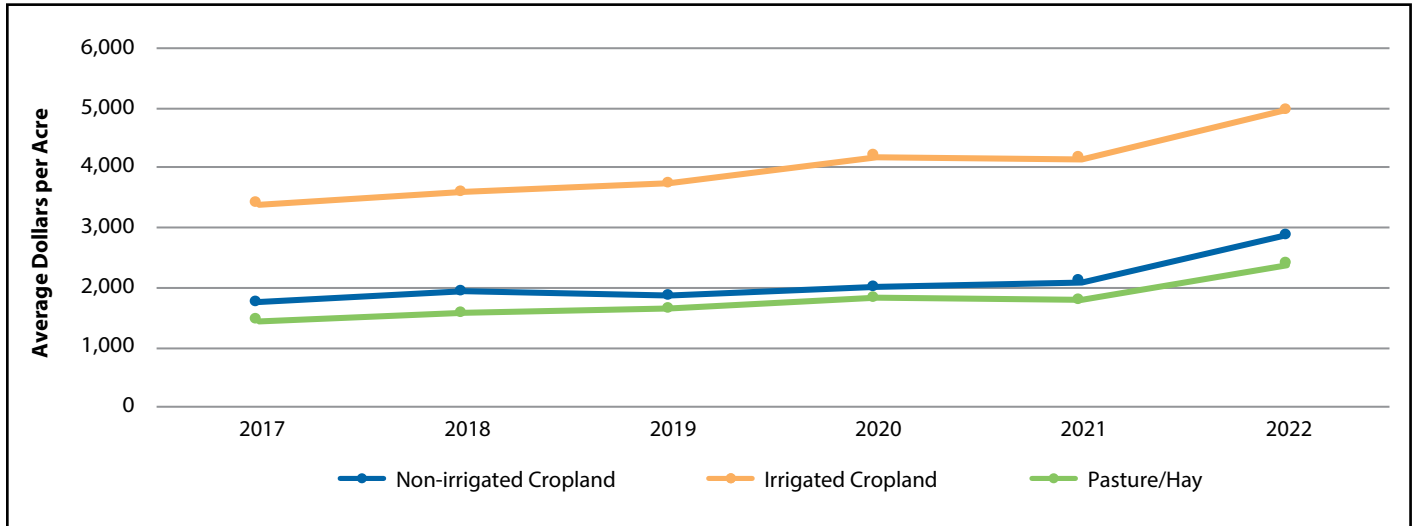


Based on NASS reported planted acres in 2022 compiled from Quick Stats





## Trends in Average Land Value – By Type

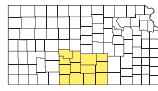


Type	Average Dollars per Acre						% Change in 2022 Dollars from 2021
	2017	2018	2019	2020	2021	2022	
Non-irrigated Cropland	1,760	1,928	1,865	2,002	2,099	2,878	37.1%
Irrigated Cropland	3,402	3,592	3,738	4,182	4,155	4,967	19.5%
Pasture/Hay	1,446	1,580	1,646	1,819	1,784	2,392	34.1%

Non-irrigated cropland value in South Central Kansas saw a new record average value in 2022 at \$2,878 per acre; up 37% from the previous year. Irrigated cropland also saw a 20% increase to a high of \$4,967, on average. Similarly, pasture and hay ground saw a 34% increase over the previous year to a new average high of \$2,392 per acre.

Overall agricultural land sales volume in the South Central region was down from a record amount last year, but still 24% higher than the previous 5-year average. Historically high sales volumes occurred in Kingman, Kiowa, and Pawnee counties. Forty-eight percent of acres sold in 2022 were non-irrigated cropland, 47% native grass, and the remainder being irrigated cropland and a very small amount of tamegrass.

Sedgwick County saw an extremely high average for non-irrigated cropland value, likely due to the proximity to urban areas. Harvey County also had a higher average non-irrigated cropland value. Other counties in this region were more consistent in non-irrigated cropland value. Pasture/hay ground average values were more consistent across the region, ranging from \$1,431 in Kiowa County to \$2,677 in Pawnee County. Irrigated cropland sales were only able to be reported in a handful of counties with Reno County having the highest average sales price per acre.



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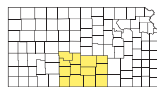
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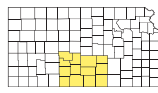




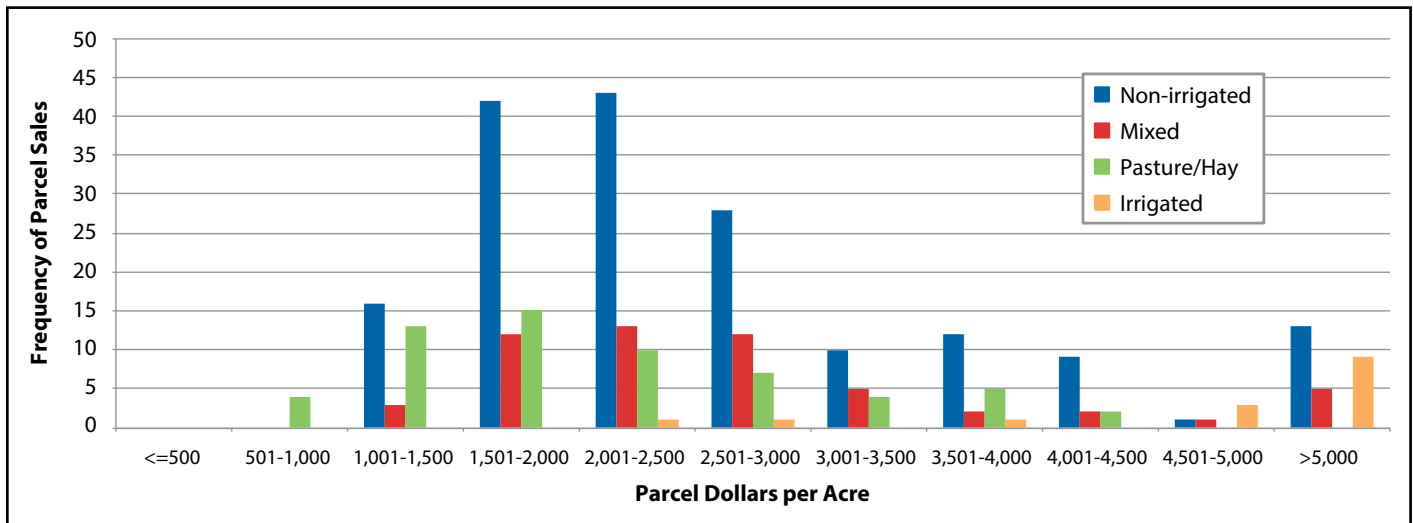
## 2022 Land Sale Information – By County

County	# of Land Tracts Sold (2022)	Total Acres Sold (2022)	Average Annual Acres Sold (2017-2021)	% Change in 2022 Acreage Sales from 2017-2021 Average
Barber	37	8,488	5,077	67.2%
Comanche	19	4,380	7,815	-44.0%
Edwards	17	2,675	4,421	-39.5%
Harper	41	5,838	3,170	84.1%
Harvey	19	1,661	2,093	-20.6%
Kingman	60	8,191	4,065	101.5%
Kiowa	36	11,572	5,049	129.2%
Pawnee	44	8,653	3,596	140.7%
Pratt	26	3,283	4,927	-33.4%
Reno	60	7,041	6,007	17.2%
Sedgwick	13	514	1,918	-73.2%
Stafford	30	4,554	3,905	16.6%
Sumner	49	5,913	6,713	-11.9%
<b>Total</b>	<b>451</b>	<b>72,762</b>	<b>58,757</b>	<b>23.8%</b>

County	Dryland Crop Acres Sold (2022)	Irrigated Crop Acres Sold (2022)	Pasture/Native Hay Acres Sold (2022)	Tamegrass Acres Sold (2022)	Total Acres Sold (2022)
Barber	1,100	78	7,310	0	8,488
Comanche	617	109	3,654	0	4,380
Edwards	1,911	129	636	0	2,675
Harper	2,750	0	3,088	0	5,838
Harvey	1,353	153	133	21	1,661
Kingman	4,121	478	3,592	0	8,191
Kiowa	1,949	224	9,398	0	11,572
Pawnee	6,447	413	1,794	0	8,653
Pratt	2,547	108	627	0	3,283
Reno	4,343	715	1,969	14	7,041
Sedgwick	402	0	113	0	514
Stafford	2,947	519	931	158	4,554
Sumner	4,752	0	1,046	116	5,913
<b>Total</b>	<b>35,237</b>	<b>2,926</b>	<b>34,290</b>	<b>308</b>	<b>72,762</b>



# 2022 Land Sale Information – By County



## Non-irrigated Cropland

County	Average	Minimum	Maximum
Barber	1,840	1,300	2,950
Edwards	2,026	1,111	3,099
Harper	2,271	1,155	3,067
Harvey	4,803	2,440	7,999
Kingman	2,906	2,003	3,900
Kiowa	1,801	1,377	2,972
Pawnee	2,434	2,117	2,965
Pratt	1,921	1,443	3,241
Reno	2,822	1,626	4,246
Sedgwick	7,052	3,926	10,117
Stafford	2,155	1,784	2,596
Sumner	2,555	1,725	4,025
<b>Total</b>	<b>2,878</b>	<b>1,111</b>	<b>10,117</b>

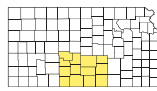
## Pasture/Hay Ground

County	Average	Minimum	Maximum
Barber	1,569	1,106	2,083
Comanche	1,645	1,329	2,087
Harper	1,884	1,082	3,792
Kingman	2,415	1,556	3,763
Kiowa	1,431	1,308	1,555
Pawnee	2,677	1,660	3,694
Pratt	1,730	1,730	1,730
Reno	2,504	1,982	3,006
Stafford	2,448	2,025	2,700
Sumner	2,554	1,788	3,474
<b>Total</b>	<b>2,392</b>	<b>1,082</b>	<b>1,555</b>

## Irrigated Cropland

County	Average	Minimum	Maximum
Harvey	5,826	3,725	8,184
Pawnee	5,033	4,096	6,107
Reno	6,995	4,500	7,993
Stafford	4,584	3,672	5,496
<b>Total</b>	<b>4,967</b>	<b>3,672</b>	<b>8,184</b>

Note: Parcels are classified as non-irrigated, irrigated or pasture/hay ground if 70% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if greater than four parcels of the listed category sold in that county in 2022. 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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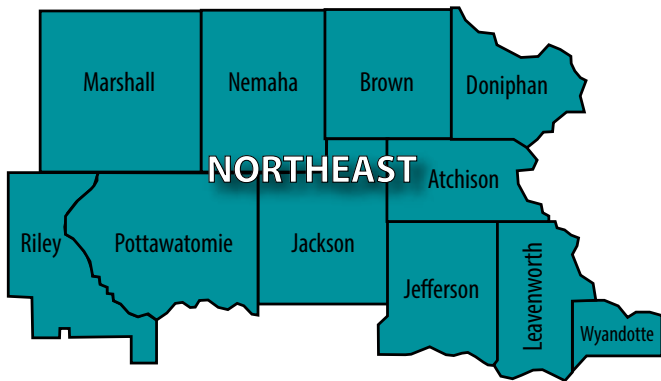
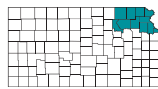
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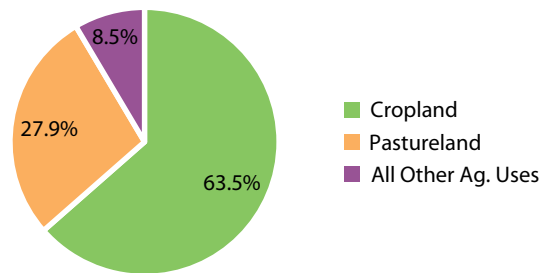
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## Farmland Uses

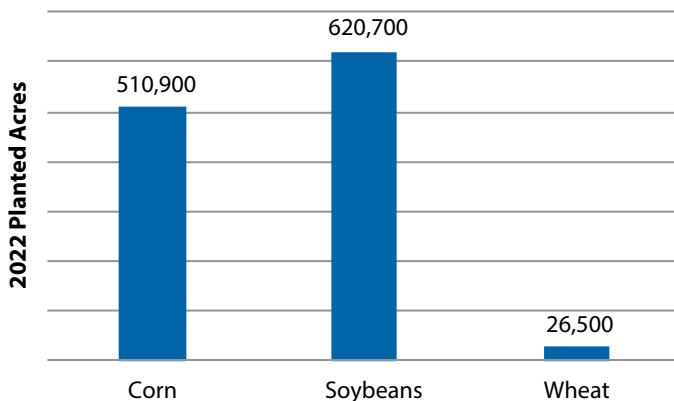


Based on the 2017 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

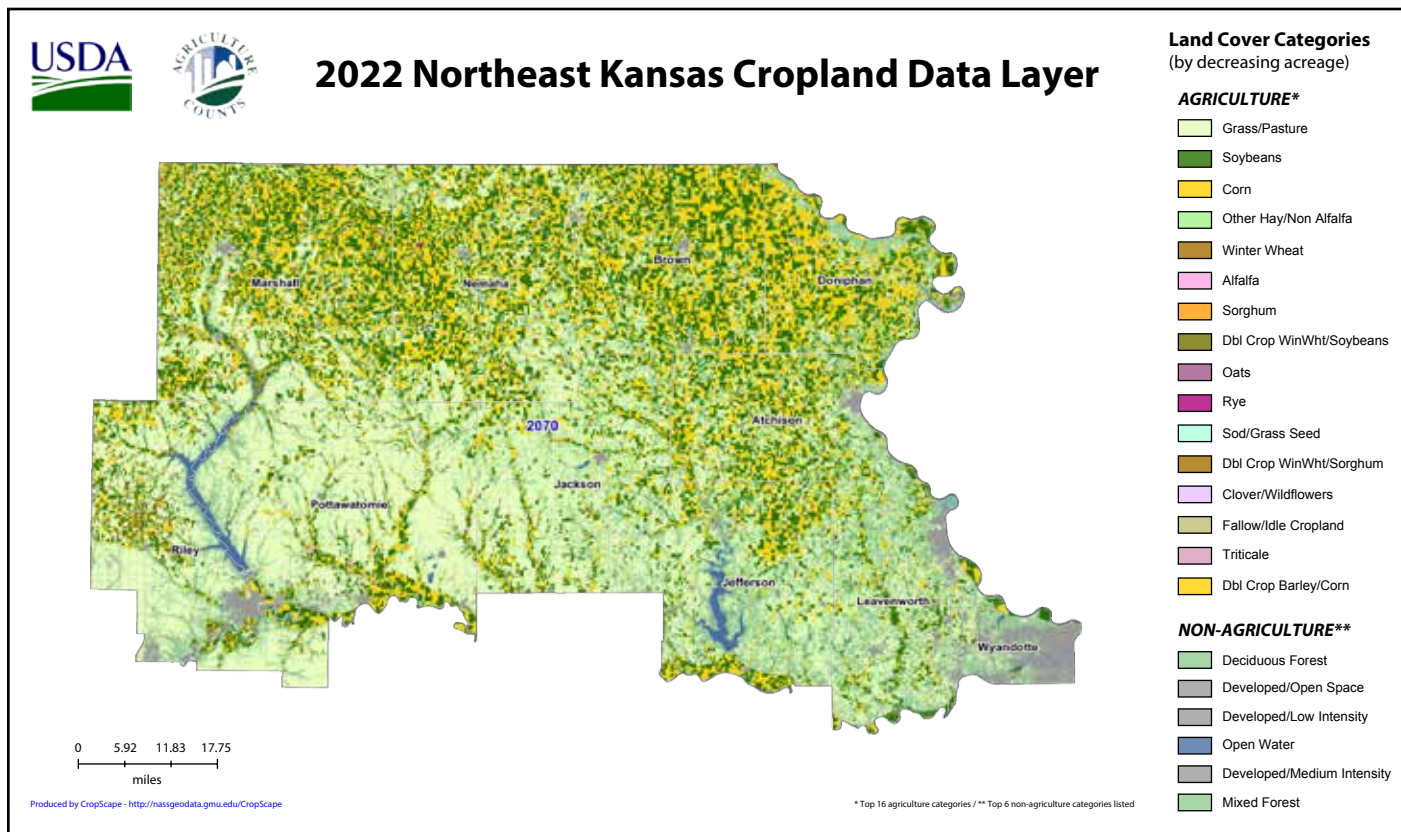
The Northeast region of Kansas is comprised of 11 counties with 3,042,533 acres of farmland, according to the 2017 Census of Agriculture. Average farm size is 391 acres for the 7,779 farms in this region. Farmland is comprised of 63.5% cropland and 27.9% pasture.

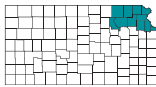
Cash crops in this region are dominated by corn and soybeans with smaller amounts of wheat. Few acres in this region are irrigated. Main livestock enterprises in this region include beef cattle, dairy, swine, and chickens. Pottawatomie County ranks 4th in the state for poultry and eggs. Nemaha County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

## Primary Crops



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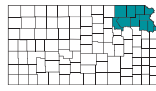
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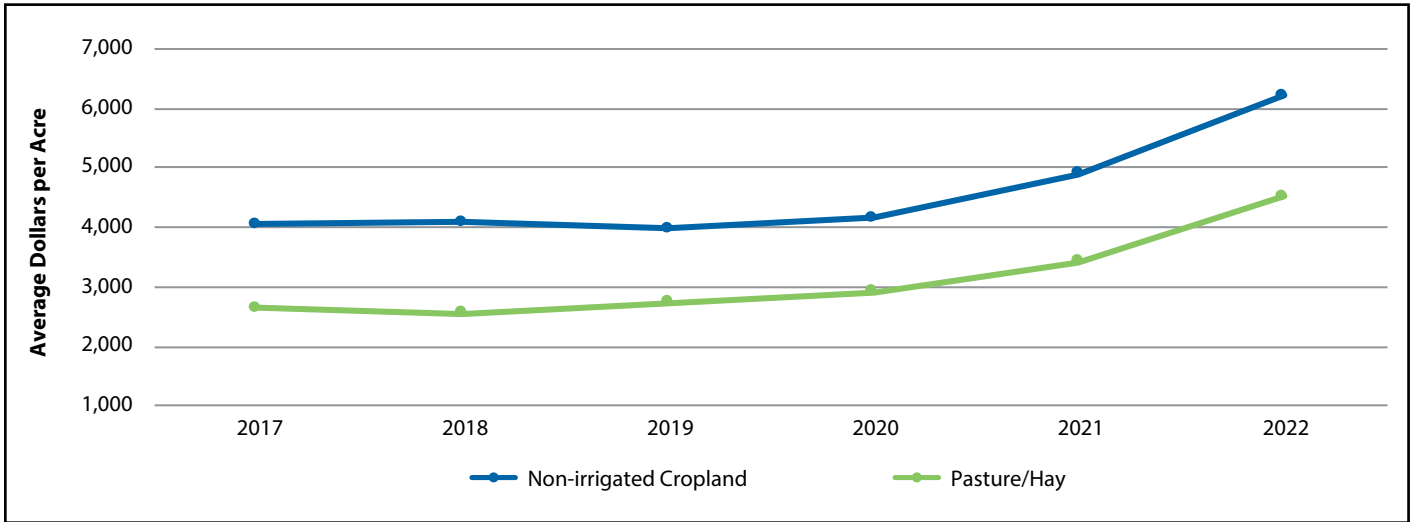
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## Trends in Average Land Value – By Type



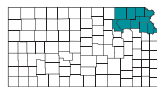
Type	Average Dollars per Acre						% Change in 2022 Dollars from 2021
	2017	2018	2019	2020	2021	2022	
Non-irrigated Cropland	4,060	4,096	3,978	4,154	4,899	6,216	26.9%
Pasture/Hay	2,648	2,554	2,730	2,921	3,418	4,529	32.5%

The Northeast region of Kansas has historically had much higher non-irrigated cropland prices than the rest of the state. Values have increased significantly in 2022 again, being up 27% from 2021 and setting a new high at an average of \$6,216 per acre. Pasture and hay ground saw an increase in 2022 to a new peak of \$4,529 per acre, being up 33% from last year.

Agricultural acreage sold in this region is small relative to other regions of the state, selling just 18,582 acres in 2022. Many counties had decreased sales volume in 2022. Forty-six percent of the acreage sold in this region was non-irrigated cropland with the other half being grass; mostly native prairie.

Non-irrigated crop ground average values were variable across the region, which is driven by fewer sales. Doniphan and Marshall counties had higher non-irrigated land values on average. Pasture and hay ground average values were highest in Jefferson and Leavenworth counties, but had very low sales volume driving those averages.

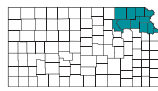




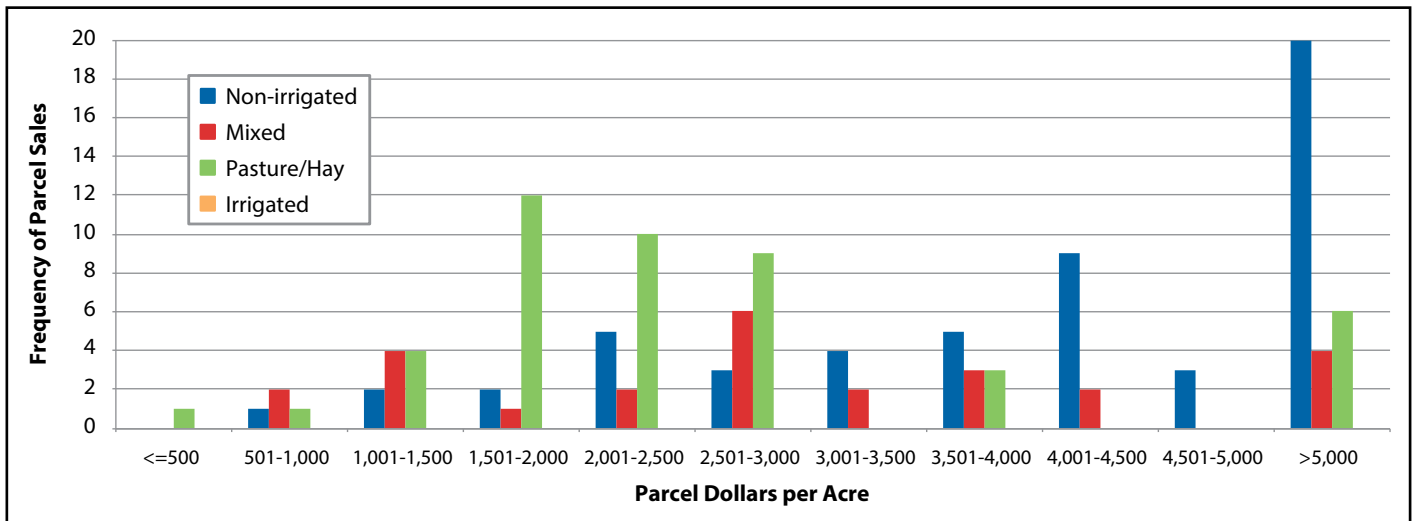
## 2022 Land Sale Information – By County

County	# of Land Tracts Sold (2022)	Total Acres Sold (2022)	Average Annual Acres Sold (2017-2021)	% Change in 2022 Acreage Sales from 2017-2021 Average
Atchison	17	1,675	2,026	-17.3%
Brown	14	1,696	2,403	-29.4%
Doniphan	9	539	1,229	-56.1%
Jackson	30	2,928	2,941	-0.5%
Jefferson	16	1,190	1,571	-24.2%
Leavenworth	13	841	651	29.3%
Marshall	25	2,331	2,094	11.3%
Nemaha	24	2,566	3,588	-28.5%
Pottawatomie	28	3,602	2,745	31.2%
Riley	14	1,214	1,800	-32.6%
Total	190	18,582	21,049	-11.7%

County	Dryland Crop Acres Sold (2022)	Irrigated Crop Acres Sold (2022)	Pasture/Native Hay Acres Sold (2022)	Tamegrass Acres Sold (2022)	Total Acres Sold (2022)
Atchison	1,002	0	223	450	1,675
Brown	934	0	362	400	1,696
Doniphan	379	0	0	160	539
Jackson	749	0	1,723	456	2,928
Jefferson	561	0	399	231	1,190
Leavenworth	456	0	222	163	841
Marshall	1,832	0	446	53	2,331
Nemaha	2,035	0	150	381	2,566
Pottawatomie	316	0	3,165	121	3,602
Riley	200	0	1,014	0	1,214
Total	8,463	0	7,703	2,415	18,582



# 2022 Land Sale Information – By County



## Non-irrigated Cropland

County	Average	Minimum	Maximum
Atchison	5,613	3,535	7,818
Brown	6,180	5,000	8,217
Doniphan	7,582	5,590	9,095
Jackson	4,764	2,677	7,740
Jefferson	5,481	5,329	5,632
Marshall	7,451	3,611	10,702
Nemaha	6,072	2,981	13,287
Riley	4,115	3,025	5,545
Total	6,216	2,677	13,287

## Pasture/Hay Ground

County	Average	Minimum	Maximum
Atchison	3,689	2,743	4,304
Jackson	3,955	3,366	5,130
Jefferson	4,739	3,730	5,855
Leavenworth	7,389	6,593	8,786
Nemaha	3,634	2,600	4,987
Pottawatomie	3,664	2,250	6,019
Riley	3,530	3,040	4,927
Total	4,529	2,250	8,786

Note: Parcels are classified as non-irrigated, irrigated or pasture/hay ground if 70% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if greater than four parcels of the listed category sold in that county in 2022. Prices are reported in dollars per parcel acre. Minimum and maximum have not been independently verified and may be subject to special circumstances.



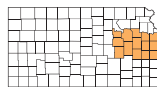
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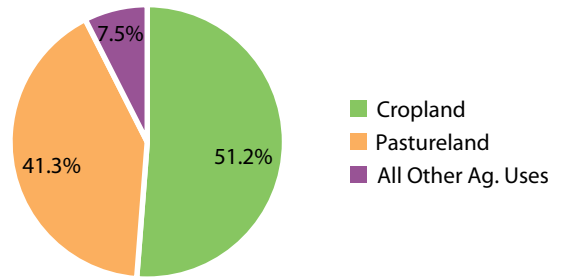
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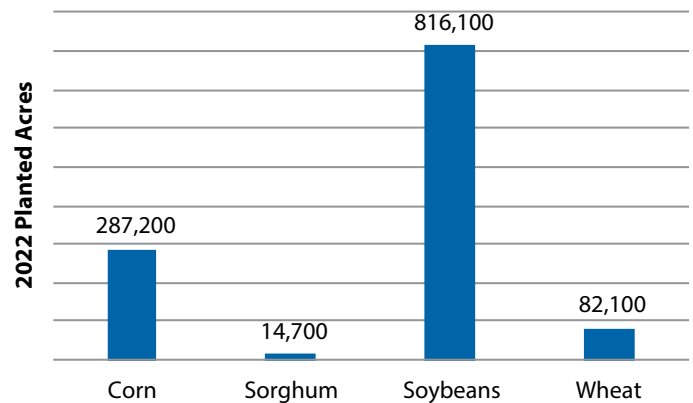


Based on the 2017 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

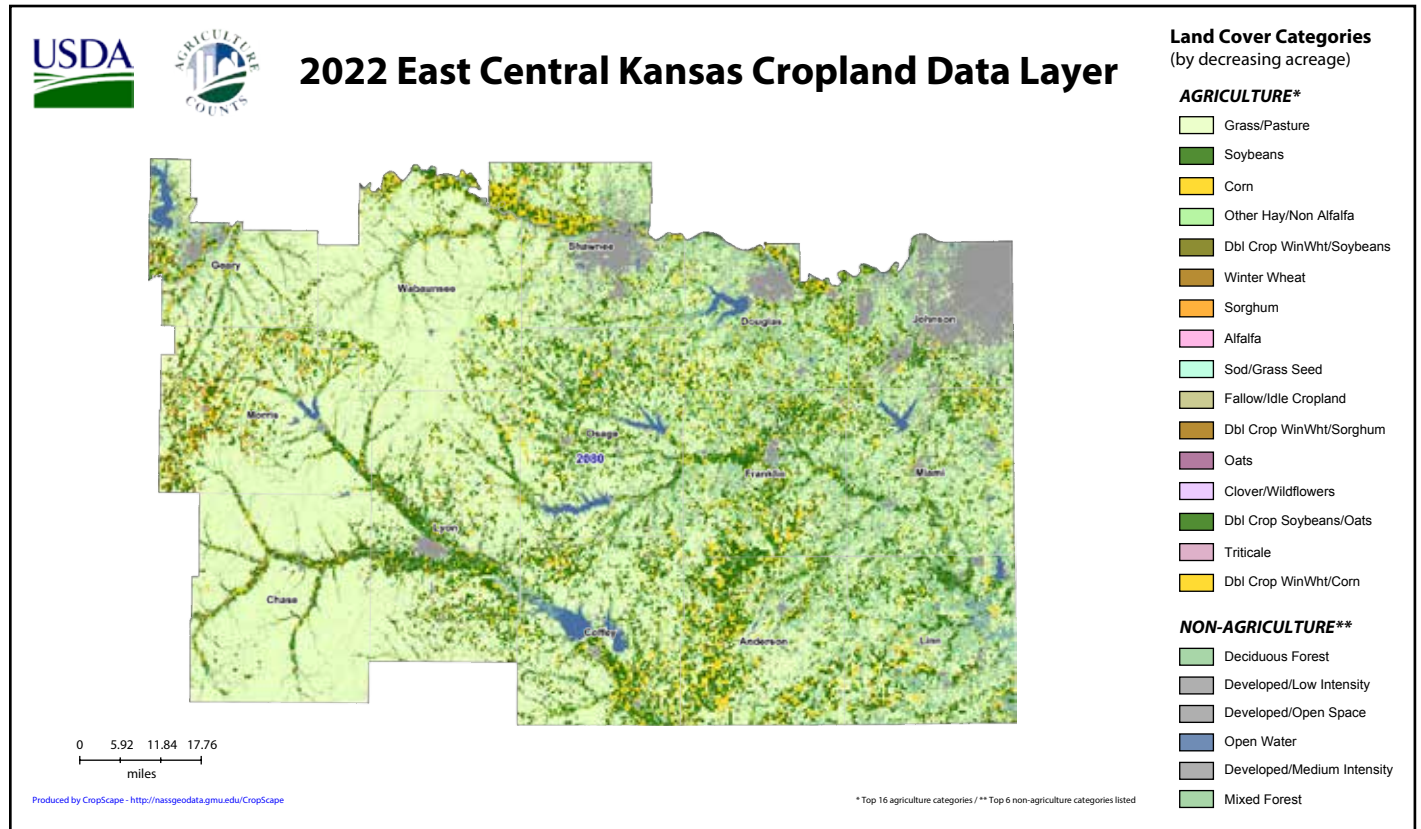
The East Central region of Kansas is comprised of 14 counties with 4,488,974 acres of farmland, according to the 2017 Census of Agriculture. Average farm size is 430 acres for the 10,431 farms in this region. Farmland is comprised of 51.2% cropland and 41.3% pasture.

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.

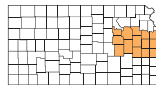


## Primary Crops




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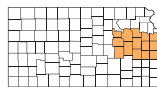



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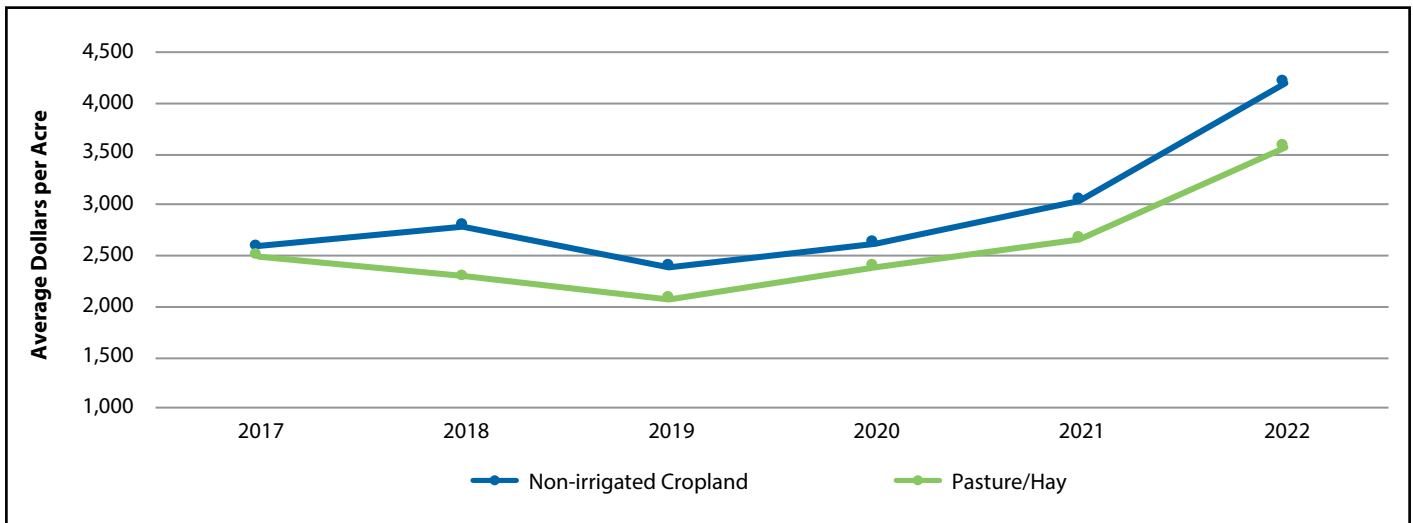


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## Trends in Average Land Value – By Type

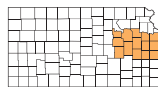


Type	Average Dollars per Acre						% Change in 2022 Dollars from 2021
	2017	2018	2019	2020	2021	2022	
Non-irrigated Cropland	2,591	2,791	2,393	2,623	3,045	4,197	37.8%
Pasture/Hay	2,494	2,295	2,073	2,387	2,667	3,571	33.9%

The East Central region saw another year of strong growth in non-irrigated cropland value, reaching a new average high in 2022 at \$4,197 per acre. Pasture and hay ground also saw a new high at \$3,571 per acre, up 34% from the previous year.

Agricultural land volume was 50,212 acres, up 34% from the previous 5-year average but slightly less than the previous year. Chase County saw some large land sales in 2022 with Coffey and Lyon counties also having historically large sales volume. Unlike many other regions, the majority of acres sold in the East Central region are grassland. In 2022, native grass made up 69% of all sale acres and total grassland accounted for 75% of all sale acres.

Few counties in this region had sufficient sales to report an average value for non-irrigated cropland. For the counties that did, averages ranged from \$6,812 in Miami County to \$3,783 in Anderson County. Pasture/Hay ground saw significantly higher average values in Shawnee and Miami counties than others in the region. It is worth noting that some counties show a higher pasture/hay ground value than non-irrigated cropland, which is likely influenced by limited non-irrigated sales in this region.

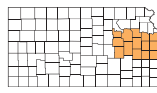


## 2022 Land Sale Information – By County

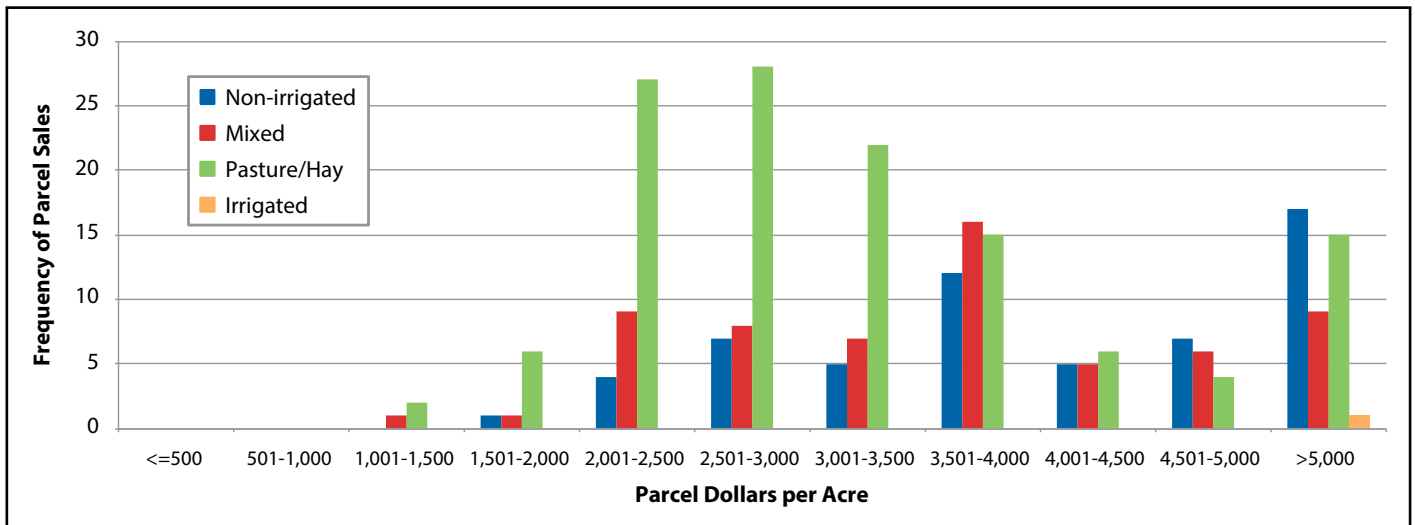
County	# of Land Tracts Sold (2022)	Total Acres Sold (2022)	Average Annual Acres Sold (2017-2021)	% Change in 2022 Acreage Sales from 2017-2021 Average
Anderson	32	3,449	3,521	-2.1%
Chase	33	12,422	5,354	132.0%
Coffey	62	7,273	3,008	141.8%
Douglas	11	655	1,414	-53.7%
Franklin	46	4,654	2,940	58.3%
Geary	18	1,922	1,643	17.0%
Linn	24	1,810	2,488	-27.3%
Lyon	40	5,294	2,196	141.1%
Miami	29	2,461	2,002	22.9%
Morris	11	789	1,693	-53.4%
Osage	62	6,785	6,197	9.5%
Shawnee	6	276	1,653	-83.3%
Wabaunsee	15	2,422	3,274	-26.0%
<b>Total</b>	<b>389</b>	<b>50,212</b>	<b>37,428</b>	<b>34.2%</b>

County	Dryland Crop Acres Sold (2022)	Irrigated Crop Acres Sold (2022)	Pasture/Native Hay Acres Sold (2022)	Tamegrass Acres Sold (2022)	Total Acres Sold (2022)
Anderson	1,210	0	1,959	280	3,449
Chase	159	0	12,176	87	12,422
Coffey	2,441	0	4,389	443	7,273
Douglas	201	0	365	90	655
Franklin	2,221	32	2,232	169	4,654
Geary	210	94	1,618	0	1,922
Linn	698	0	927	184	1,810
Lyon	793	0	4,257	244	5,294
Miami	1,159	0	501	801	2,461
Morris	239	0	545	5	789
Osage	2,403	33	3,868	480	6,785
Shawnee	174	0	103	0	276
Wabaunsee	522	0	1,894	6	2,422
<b>Total</b>	<b>12,429</b>	<b>159</b>	<b>34,834</b>	<b>2,789</b>	<b>50,212</b>





## 2022 Land Sale Information – By County



### Non-irrigated Cropland

County	Average	Minimum	Maximum
Anderson	3,783	2,783	4,951
Coffey	4,284	2,080	6,520
Franklin	4,143	3,007	5,862
Lyon	3,918	3,125	4,500
Miami	6,812	4,599	9,444
Wabaunsee	3,956	2,082	5,829
<b>Total</b>	<b>4,197</b>	<b>2,080</b>	<b>9,444</b>

### Pasture/Hay Ground

County	Average	Minimum	Maximum
Anderson	2,969	1,618	4,114
Chase	2,295	1,583	2,896
Coffey	3,068	1,740	5,930
Douglas	5,142	2,349	6,919
Franklin	4,184	2,316	5,893
Geary	1,773	1,057	3,154
Linn	3,526	2,004	6,525
Lyon	2,652	1,861	4,446
Miami	6,855	3,786	10,999
Morris	3,006	2,050	4,200
Osage	3,058	1,784	4,849
Shawnee	6,861	3,721	9,566
Wabaunsee	2,507	1,996	2,756
<b>Total</b>	<b>3,571</b>	<b>1,057</b>	<b>10,999</b>

Note: Parcels are classified as non-irrigated, irrigated or pasture/hay ground if 70% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if greater than four parcels of the listed category sold in that county in 2022. 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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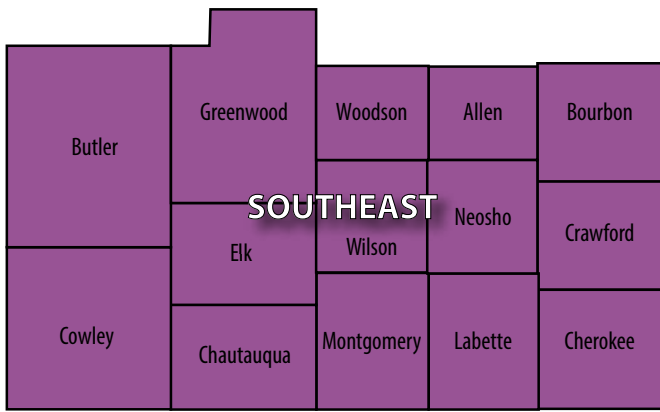
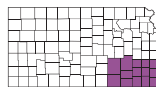


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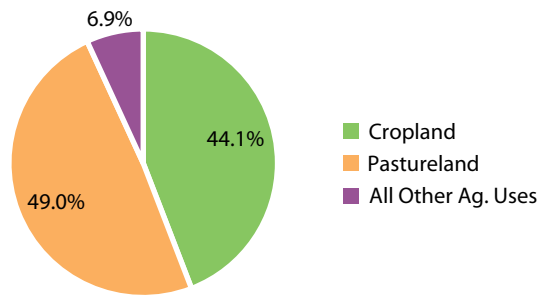
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### SOUTHEAST

## Farmland Uses

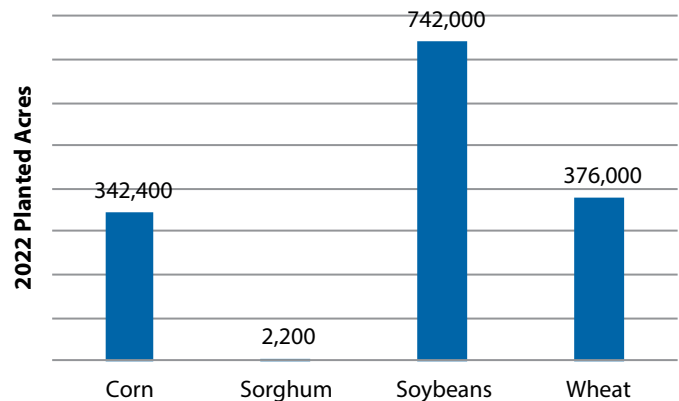


Based on the 2017 Census of Agriculture, All Other Ag. Uses includes "Woodland" and "Other Uses" acreage

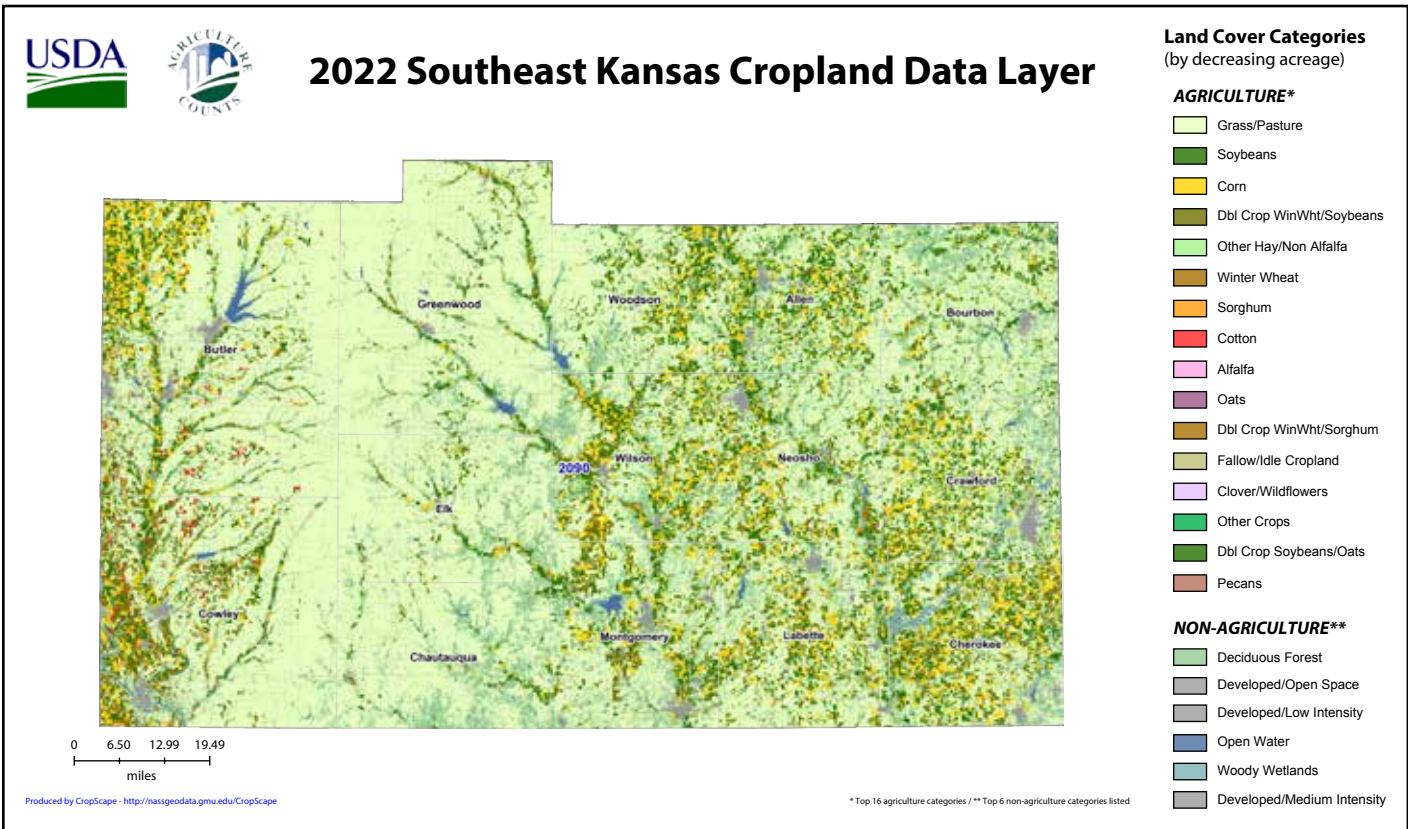
The Southeast region of Kansas is comprised of 14 counties with 5,401,506 acres of farmland. Average farm size is 548 acres for the 9,851 farms in this region. Farmland is comprised of 44.1% cropland and 49% pasture.

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.

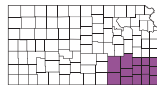
## Primary Crops



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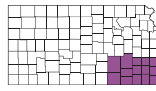
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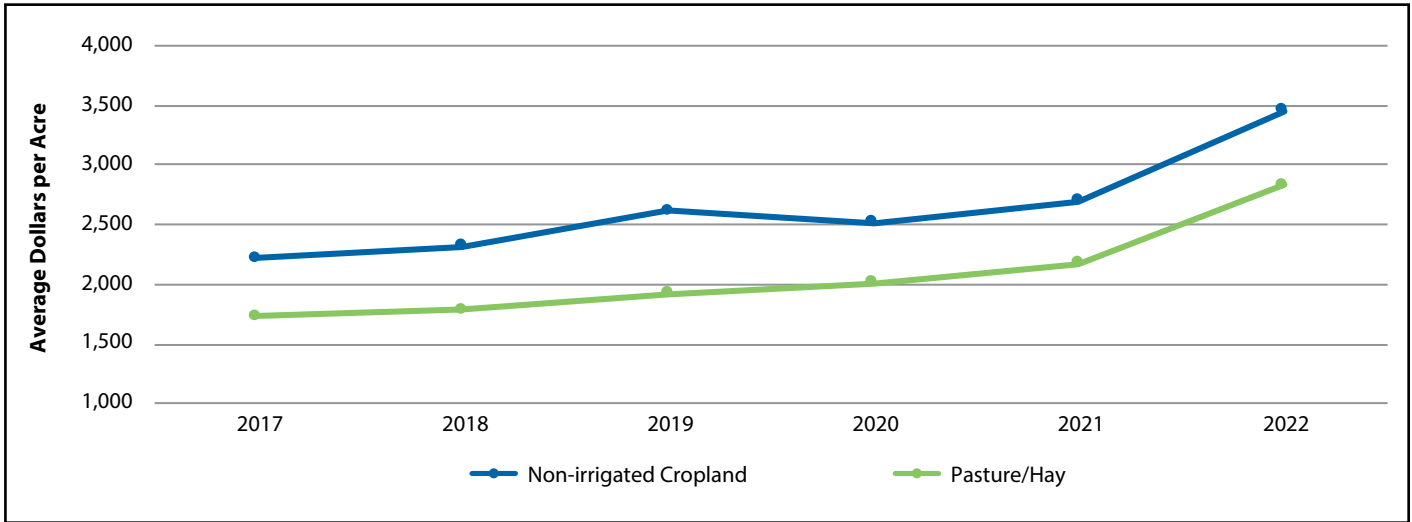
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## Trends in Average Land Value – By Type

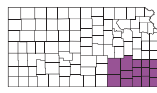


Type	Average Dollars per Acre						% Change in 2022 Dollars from 2021
	2017	2018	2019	2020	2021	2022	
Non-irrigated Cropland	2,223	2,316	2,614	2,513	2,697	3,453	28.0%
Pasture/Hay	1,732	1,782	1,918	2,011	2,175	2,831	30.2%

Non-irrigated cropland in the Southeast region increased 28% over the previous year average to a new high of \$3,453 per acre. Most agricultural acres in this region are grassland however, which also continues to show strong growth to a new high of \$2,831 per acre in 2022.

Agricultural land sales volume in the Southeast region was fairly equal to from the previous 5-year average at 54,311 total acres, but down considerably from a large volume year in 2021. Only 18.5% of sales in this region were non-irrigated cropland. The majority of sales were of native grass, making up over 70% of the sales volume in 2022.

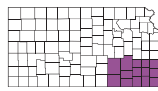
Non-irrigated cropland value, on average, was highest in Butler County, although limited counties had sufficient non-irrigated cropland sales to report an average. Pasture and hay ground values were highest in Butler and Crawford counties with Chautauqua County having the lowest average value.



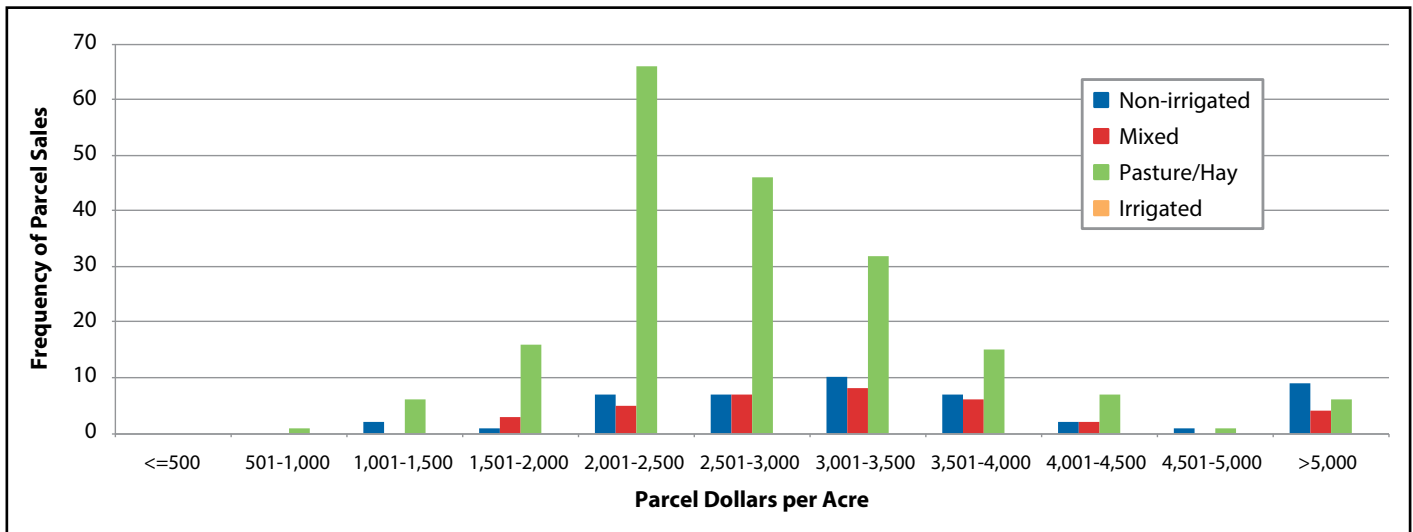
## 2022 Land Sale Information – By County

County	# of Land Tracts Sold (2022)	Total Acres Sold (2022)	Average Annual Acres Sold (2017-2021)	% Change in 2022 Acreage Sales from 2017-2021 Average
Allen	28	3,226	2,115	52.5%
Bourbon	35	4,576	5,455	-16.1%
Butler	35	3,989	6,929	-42.4%
Chautauqua	46	8,718	4,947	76.2%
Cherokee	17	1,891	1,694	11.6%
Cowley	30	3,377	6,037	-44.1%
Crawford	32	2,492	3,661	-31.9%
Elk	18	3,684	2,294	60.6%
Greenwood	37	5,899	6,176	-4.5%
Labette	6	1,397	3,253	-57.1%
Montgomery	41	3,223	4,583	-29.7%
Neosho	27	2,352	1,845	27.5%
Wilson	32	3,991	1,965	103.2%
Woodson	39	5,498	2,061	166.8%
<b>Total</b>	<b>423</b>	<b>54,311</b>	<b>53,016</b>	<b>2.4%</b>

County	Dryland Crop Acres Sold (2022)	Irrigated Crop Acres Sold (2022)	Pasture/Native Hay Acres Sold (2022)	Tamegrass Acres Sold (2022)	Total Acres Sold (2022)
Allen	1,546	0	1,048	632	3,226
Bourbon	684	0	3,280	612	4,576
Butler	511	35	3,229	215	3,989
Chautauqua	195	0	8,188	334	8,718
Cherokee	911	0	936	44	1,891
Cowley	1,031	0	2,149	197	3,377
Crawford	1,175	0	810	507	2,492
Elk	152	0	3,532	0	3,684
Greenwood	658	0	4,911	330	5,899
Labette	51	0	685	661	1,397
Montgomery	926	0	1,549	748	3,223
Neosho	601	0	1,051	701	2,352
Wilson	716	0	2,947	328	3,991
Woodson	874	0	4,477	147	5,498
<b>Total</b>	<b>10,031</b>	<b>35</b>	<b>38,791</b>	<b>5,454</b>	<b>54,311</b>



## 2022 Land Sale Information – By County



### Non-irrigated Cropland

County	Average	Minimum	Maximum
Allen	3,702	3,022	4,859
Bourbon	3,173	2,275	3,756
Butler	6,057	5,772	6,400
Cherokee	3,558	2,504	4,446
Cowley	3,981	2,579	6,018
Greenwood	4,826	3,448	5,529
Montgomery	2,829	2,187	3,543
Wilson	2,942	2,500	3,854
Woodson	3,519	2,820	6,128
<b>Total</b>	<b>3,453</b>	<b>2,187</b>	<b>6,400</b>

Note: Parcels are classified as non-irrigated, irrigated or pasture/hay ground if 70% or greater of the parcel acres are of that category. County averages, minimums, and maximums are only displayed if greater than four parcels of the listed category sold in that county in 2022. 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	Average	Minimum	Maximum
Allen	2,793	2,187	4,075
Bourbon	3,127	2,472	4,471
Butler	4,257	2,920	8,169
Chautauqua	2,457	1,798	4,187
Cherokee	3,281	1,092	4,653
Cowley	2,855	2,079	5,396
Crawford	3,736	2,400	6,446
Elk	2,718	2,046	3,360
Greenwood	2,896	2,003	4,803
Labette	2,630	1,977	4,523
Montgomery	2,628	1,627	4,031
Neosho	2,508	1,593	3,751
Wilson	2,616	1,898	3,681
Woodson	2,886	2,239	3,984
<b>Total</b>	<b>2,831</b>	<b>1,092</b>	<b>8,169</b>



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