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- Dryland and irrigated crops
- Pasture, rangeland and cattle herds
- Oil and gas leases
- Wildlife management
- Government farm programs
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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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K-State Agricultural Economics  
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785-532-0964

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 through 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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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 corn and is expected to decline by 18% 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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— Shirley Jacobson
Land Acres Sold – By Region

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

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.
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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## Trends in Non-irrigated Land Value – By Region

<table>
<thead>
<tr>
<th>Region</th>
<th>Average Dollars per Acre</th>
<th>% Change in 2023</th>
<th>Dollars from 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Northwest</td>
<td>1,717</td>
<td>12.5%</td>
<td>2,775</td>
</tr>
<tr>
<td>West Central</td>
<td>1,301</td>
<td>4.5%</td>
<td>2,234</td>
</tr>
<tr>
<td>Southwest</td>
<td>1,201</td>
<td>3.3%</td>
<td>1,976</td>
</tr>
<tr>
<td>North Central</td>
<td>2,239</td>
<td>27.0%</td>
<td>4,180</td>
</tr>
<tr>
<td>Central</td>
<td>1,905</td>
<td>10.5%</td>
<td>3,008</td>
</tr>
<tr>
<td>South Central</td>
<td>1,928</td>
<td>-1.9%</td>
<td>2,822</td>
</tr>
<tr>
<td>Northeast</td>
<td>4,096</td>
<td>3.7%</td>
<td>6,449</td>
</tr>
<tr>
<td>East Central</td>
<td>2,791</td>
<td>4.4%</td>
<td>4,383</td>
</tr>
<tr>
<td>Southeast</td>
<td>2,316</td>
<td>13.5%</td>
<td>3,920</td>
</tr>
</tbody>
</table>
### Trends in Irrigated Land Value – By Region

<table>
<thead>
<tr>
<th>Region</th>
<th>Average Dollars per Acre</th>
<th>% Change in 2023</th>
<th>Dollars from 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2018</td>
<td>2019</td>
<td>2020</td>
</tr>
<tr>
<td>Northwest</td>
<td>4,000</td>
<td>3,728</td>
<td>3,660</td>
</tr>
<tr>
<td>West Central</td>
<td>3,151</td>
<td>2,225</td>
<td>2,819</td>
</tr>
<tr>
<td>Southwest</td>
<td>2,316</td>
<td>2,116</td>
<td>2,634</td>
</tr>
<tr>
<td>South Central</td>
<td>3,592</td>
<td>3,738</td>
<td>4,182</td>
</tr>
</tbody>
</table>

*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

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

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

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

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785-635-0486
### 2023 Land Sale Information – By County

#### Non-irrigated Cropland

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

#### Pasture/Hay Ground

<table>
<thead>
<tr>
<th>County</th>
<th>Minimum</th>
<th>Maximum</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Graham</td>
<td>1,115</td>
<td>2,063</td>
<td>1,403</td>
</tr>
<tr>
<td>Norton</td>
<td>1,200</td>
<td>3,138</td>
<td>2,144</td>
</tr>
<tr>
<td>Rawlins</td>
<td>1,799</td>
<td>3,512</td>
<td>2,655</td>
</tr>
<tr>
<td>Sheridan</td>
<td>1,350</td>
<td>2,754</td>
<td>1,748</td>
</tr>
<tr>
<td>Sherman</td>
<td>1,008</td>
<td>1,300</td>
<td>1,150</td>
</tr>
<tr>
<td>Thomas</td>
<td>1,425</td>
<td>1,564</td>
<td>1,481</td>
</tr>
<tr>
<td>Total</td>
<td>1,008</td>
<td>3,512</td>
<td>1,764</td>
</tr>
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</table>

#### Irrigated Cropland

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

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.
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.
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

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

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

## Non-irrigated Cropland

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

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

<table>
<thead>
<tr>
<th>County</th>
<th>Minimum</th>
<th>Maximum</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gove</td>
<td>986</td>
<td>1,685</td>
<td>1,302</td>
</tr>
<tr>
<td>Lane</td>
<td>1,074</td>
<td>1,395</td>
<td>1,264</td>
</tr>
<tr>
<td>Logan</td>
<td>1,087</td>
<td>1,439</td>
<td>1,218</td>
</tr>
<tr>
<td>Ness</td>
<td>984</td>
<td>1,447</td>
<td>1,171</td>
</tr>
<tr>
<td>Trego</td>
<td>1,366</td>
<td>1,739</td>
<td>1,529</td>
</tr>
<tr>
<td>Total</td>
<td>984</td>
<td>1,739</td>
<td>1,363</td>
</tr>
</tbody>
</table>

## Irrigated Cropland

<table>
<thead>
<tr>
<th>County</th>
<th>Minimum</th>
<th>Maximum</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Greeley</td>
<td>4,100</td>
<td>4,449</td>
<td>4,274</td>
</tr>
<tr>
<td>Lane</td>
<td>2,652</td>
<td>3,289</td>
<td>2,970</td>
</tr>
<tr>
<td>Scott</td>
<td>3,738</td>
<td>5,594</td>
<td>4,666</td>
</tr>
<tr>
<td>Wallace</td>
<td>2,474</td>
<td>6,107</td>
<td>4,378</td>
</tr>
<tr>
<td>Wichita</td>
<td>3,412</td>
<td>5,207</td>
<td>4,679</td>
</tr>
<tr>
<td>Total</td>
<td>2,474</td>
<td>6,107</td>
<td>4,193</td>
</tr>
</tbody>
</table>
They don’t make more of it
We make the most of it

Maximize returns to farmland
Our land management services were developed to provide transparency between tenants and landowners. We are experts at maximizing the returns to farmland while minimizing landowner risk through creative lease structures and intelligent utilization of crop insurance.

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vffarms.com

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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. Farm-land 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.
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Dennis Leighty
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Cell (620) 353-8072 • dleighty@pld.com

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Mike Campbell
Land Agent
(281,000 Online Bidders)
109 Thunderbird Dr.
Hutchinson, Ks 67502
(620) 899-6989
390 N. Franklin
Colby, Ks 67701
(785) 821-0619
Email: mike.campbell@bigironrealty.com Website: bigironrealty.com

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(785) 821-0619
Email: mike.campbell@bigironrealty.com Website: bigironrealty.com
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

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

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

## Non-irrigated Cropland

<table>
<thead>
<tr>
<th>County</th>
<th>Minimum</th>
<th>Maximum</th>
<th>Average</th>
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<tbody>
<tr>
<td>Clark</td>
<td>1,120</td>
<td>3,729</td>
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<tr>
<td>Finney</td>
<td>1,238</td>
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<td>2,542</td>
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<tr>
<td>Ford</td>
<td>1,900</td>
<td>5,100</td>
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<td>Grant</td>
<td>1,026</td>
<td>1,618</td>
<td>1,220</td>
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<tr>
<td>Gray</td>
<td>1,886</td>
<td>4,344</td>
<td>2,860</td>
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<tr>
<td>Hamilton</td>
<td>1,189</td>
<td>2,346</td>
<td>1,603</td>
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<tr>
<td>Haskell</td>
<td>1,108</td>
<td>2,711</td>
<td>2,041</td>
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<tr>
<td>Hodgeman</td>
<td>1,243</td>
<td>2,553</td>
<td>1,798</td>
</tr>
<tr>
<td>Kearny</td>
<td>1,090</td>
<td>4,134</td>
<td>2,242</td>
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<tr>
<td>Meade</td>
<td>1,209</td>
<td>2,199</td>
<td>1,647</td>
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<tr>
<td>Morton</td>
<td>751</td>
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<td>911</td>
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<tr>
<td>Seward</td>
<td>1,341</td>
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<td>2,232</td>
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<td>Stanton</td>
<td>930</td>
<td>2,959</td>
<td>1,533</td>
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<td>961</td>
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<td>751</td>
<td>5,100</td>
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## Pasture/Hay Ground

<table>
<thead>
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<th>Minimum</th>
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<th>Average</th>
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</thead>
<tbody>
<tr>
<td>Clark</td>
<td>905</td>
<td>2,749</td>
<td>1,550</td>
</tr>
<tr>
<td>Gray</td>
<td>1,422</td>
<td>1,700</td>
<td>1,561</td>
</tr>
<tr>
<td>Hamilton</td>
<td>909</td>
<td>1,620</td>
<td>1,264</td>
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<tr>
<td>Hodgeman</td>
<td>1,016</td>
<td>2,032</td>
<td>1,465</td>
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<tr>
<td>Kearny</td>
<td>953</td>
<td>2,196</td>
<td>1,400</td>
</tr>
<tr>
<td>Meade</td>
<td>1,394</td>
<td>2,695</td>
<td>2,044</td>
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<td>Seward</td>
<td>1,036</td>
<td>2,025</td>
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<tr>
<td>Stevens</td>
<td>949</td>
<td>2,341</td>
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<tr>
<td>Total</td>
<td>905</td>
<td>2,749</td>
<td>1,530</td>
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</table>

## Irrigated Cropland

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

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.

---

Matt Foos, AFM  
Farm Manager, Real Estate Sales  
Licensed to sell real estate in the states of Kansas and Oklahoma.

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- MFoos@FarmersNational.com  
- PO Box 454  
  Spearville, Kansas 67876

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.
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

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

<table>
<thead>
<tr>
<th>County</th>
<th>Dryland Crop Acres Analyzed (2023)</th>
<th>Irrigated Crop Acres Analyzed (2023)</th>
<th>Pasture/Hay Acres Analyzed (2023)</th>
<th>Total Acres Analyzed (2023)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clay</td>
<td>2,994</td>
<td>358</td>
<td>2,363</td>
<td>5,716</td>
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<tr>
<td>Cloud</td>
<td>3,048</td>
<td>150</td>
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<tr>
<td>Jewell</td>
<td>4,122</td>
<td>103</td>
<td>2,094</td>
<td>6,319</td>
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<tr>
<td>Mitchell</td>
<td>3,698</td>
<td>73</td>
<td>894</td>
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<tr>
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<td>1,411</td>
<td>112</td>
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<td>Ottawa</td>
<td>2,138</td>
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<td>4,440</td>
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</tr>
<tr>
<td>Phillips</td>
<td>3,994</td>
<td>172</td>
<td>2,949</td>
<td>7,115</td>
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<tr>
<td>Republic</td>
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<td>780</td>
<td>986</td>
<td>5,139</td>
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<tr>
<td>Rooks</td>
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<td>0</td>
<td>3,767</td>
<td>7,355</td>
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<tr>
<td>Smith</td>
<td>3,401</td>
<td>116</td>
<td>1,070</td>
<td>4,587</td>
</tr>
<tr>
<td>Washington</td>
<td>2,824</td>
<td>671</td>
<td>2,249</td>
<td>5,744</td>
</tr>
<tr>
<td>Total</td>
<td>34,591</td>
<td>2,535</td>
<td>22,686</td>
<td>59,811</td>
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</table>
# 2023 Land Sale Information – By County

## Non-irrigated Cropland

<table>
<thead>
<tr>
<th>County</th>
<th>Minimum</th>
<th>Maximum</th>
<th>Average</th>
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</thead>
<tbody>
<tr>
<td>Clay</td>
<td>2,845</td>
<td>5,938</td>
<td>4,188</td>
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<td>Cloud</td>
<td>4,165</td>
<td>6,702</td>
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<tr>
<td>Jewell</td>
<td>3,200</td>
<td>6,129</td>
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<tr>
<td>Mitchell</td>
<td>2,623</td>
<td>5,246</td>
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<tr>
<td>Osborne</td>
<td>2,954</td>
<td>5,095</td>
<td>3,984</td>
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<tr>
<td>Ottawa</td>
<td>2,988</td>
<td>6,073</td>
<td>3,751</td>
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<tr>
<td>Phillips</td>
<td>2,900</td>
<td>4,241</td>
<td>3,516</td>
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<tr>
<td>Republic</td>
<td>4,655</td>
<td>6,289</td>
<td>5,331</td>
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<tr>
<td>Rooks</td>
<td>1,396</td>
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<td>Smith</td>
<td>3,105</td>
<td>6,210</td>
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<td>Washington</td>
<td>3,927</td>
<td>7,018</td>
<td>5,278</td>
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<td>Total</td>
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<td>7,018</td>
<td>4,180</td>
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## Pasture/Hay Ground

<table>
<thead>
<tr>
<th>County</th>
<th>Minimum</th>
<th>Maximum</th>
<th>Average</th>
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</thead>
<tbody>
<tr>
<td>Clay</td>
<td>2,336</td>
<td>3,532</td>
<td>2,873</td>
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<tr>
<td>Cloud</td>
<td>2,401</td>
<td>3,127</td>
<td>2,746</td>
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<tr>
<td>Jewell</td>
<td>1,816</td>
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<td>Mitchell</td>
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<td>1,793</td>
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<td>1,212</td>
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<td>2,909</td>
<td>2,426</td>
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<td>Phillips</td>
<td>1,332</td>
<td>2,830</td>
<td>1,987</td>
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<tr>
<td>Rooks</td>
<td>1,345</td>
<td>2,699</td>
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<tr>
<td>Smith</td>
<td>1,584</td>
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<td>Washington</td>
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</tr>
<tr>
<td>Total</td>
<td>1,332</td>
<td>4,239</td>
<td>2,661</td>
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</table>

## Irrigated Cropland

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

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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Abilene
1410 N Buckeye ........................................... 785.263.4778

Lindsborg
118 N Main ........................................... 785.227.3344

Hutchinson
1600 E 17th ........................................... 620.694.4395

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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.

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

**2022 Central Kansas Cropland Data Layer**

* Top 16 agriculture categories / ** Top 6 non-agriculture categories listed
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Kansas Agricultural Land Values and Trends 2023

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$200 Million in Current Listing Volume
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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.

### Table: Average Land Values – By Type

<table>
<thead>
<tr>
<th>Type</th>
<th>Average Dollars per Acre</th>
<th>% Change in 2023 Dollars from 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-irrigated Cropland</td>
<td>1,905 2,136 2,091 2,425 2,722 3,008</td>
<td>10.5%</td>
</tr>
<tr>
<td>Pasture/Hay</td>
<td>1,566 1,600 1,681 1,803 2,349 2,183</td>
<td>-7.0%</td>
</tr>
</tbody>
</table>

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

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

### Dryland Crop Acres Analyzed (2023)

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

## Non-irrigated Cropland

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

## Pasture/Hay Ground

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

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.
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
Trends in Average Land Value – By Type

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.
## 2023 Land Sale Information – By County

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

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

#### Non-irrigated Cropland

<table>
<thead>
<tr>
<th>County</th>
<th>Minimum</th>
<th>Maximum</th>
<th>Average</th>
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<tbody>
<tr>
<td>Barber</td>
<td>1,639</td>
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<tr>
<td>Harper</td>
<td>1,480</td>
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<tr>
<td>Harvey</td>
<td>2,450</td>
<td>7,033</td>
<td>4,274</td>
</tr>
<tr>
<td>Kingman</td>
<td>2,500</td>
<td>4,732</td>
<td>2,976</td>
</tr>
<tr>
<td>Kiowa</td>
<td>1,500</td>
<td>3,078</td>
<td>2,882</td>
</tr>
<tr>
<td>Pawnee</td>
<td>1,230</td>
<td>2,976</td>
<td>1,987</td>
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<tr>
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<td>1,752</td>
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<tr>
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<tr>
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<td>3,715</td>
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<td>2,087</td>
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<tr>
<td>Sumner</td>
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<td>4,896</td>
<td>2,965</td>
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<td>Total</td>
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#### Pasture/Hay Ground

<table>
<thead>
<tr>
<th>County</th>
<th>Minimum</th>
<th>Maximum</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barber</td>
<td>1,300</td>
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<td>1,954</td>
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<tr>
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<td>1,523</td>
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<tr>
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<tr>
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<td>1,082</td>
<td>2,846</td>
<td>2,023</td>
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<tr>
<td>Harvey</td>
<td>2,610</td>
<td>3,858</td>
<td>3,078</td>
</tr>
<tr>
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<td>1,598</td>
<td>3,482</td>
<td>2,562</td>
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<tr>
<td>Kiowa</td>
<td>957</td>
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<td>1,978</td>
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<td>2,055</td>
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<tr>
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</tr>
<tr>
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<td>957</td>
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#### Irrigated Cropland

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

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.

---

**Richard Boyles, CGA**

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- **E-mail:** RBoyles@FarmersNational.com
- **Address:** 623 Ash Road
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- Bill Pay/Record Keeping
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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.
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NORTHEAST REGION

Trends in Average Land Value – By Type

<table>
<thead>
<tr>
<th>Type</th>
<th>Average Dollars per Acre</th>
<th>% Change in 2023</th>
<th>Dollars from 2022</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-irrigated Cropland</td>
<td>2018</td>
<td>4,096</td>
<td>6,449</td>
</tr>
<tr>
<td></td>
<td>2019</td>
<td>3,978</td>
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<tr>
<td></td>
<td>2020</td>
<td>4,154</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2021</td>
<td>4,899</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2022</td>
<td>6,216</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2023</td>
<td>6,449</td>
<td></td>
</tr>
<tr>
<td>Pasture/Hay</td>
<td>2018</td>
<td>2,554</td>
<td>4,233</td>
</tr>
<tr>
<td></td>
<td>2019</td>
<td>2,730</td>
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<td>2,921</td>
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<tr>
<td></td>
<td>2022</td>
<td>4,529</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2023</td>
<td>4,233</td>
<td></td>
</tr>
</tbody>
</table>

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

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

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

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## 2023 Land Sale Information – By County

### Non-irrigated Cropland

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

### Pasture/Hay Ground

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

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.
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.
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 $3,877 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

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

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

### Non-irrigated Cropland

<table>
<thead>
<tr>
<th>County</th>
<th>Minimum</th>
<th>Maximum</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anderson</td>
<td>3,495</td>
<td>4,601</td>
<td>3,823</td>
</tr>
<tr>
<td>Coffey</td>
<td>3,597</td>
<td>4,210</td>
<td>3,983</td>
</tr>
<tr>
<td>Franklin</td>
<td>4,764</td>
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<td>5,231</td>
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<tr>
<td>Linn</td>
<td>4,100</td>
<td>6,039</td>
<td>4,676</td>
</tr>
<tr>
<td>Lyon</td>
<td>2,949</td>
<td>4,535</td>
<td>3,818</td>
</tr>
<tr>
<td>Osage</td>
<td>3,321</td>
<td>3,579</td>
<td>3,450</td>
</tr>
<tr>
<td>Shawnee</td>
<td>3,943</td>
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<td>Total</td>
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<td>6,523</td>
<td>4,383</td>
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</table>

### Pasture/Hay Ground

<table>
<thead>
<tr>
<th>County</th>
<th>Minimum</th>
<th>Maximum</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anderson</td>
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<tr>
<td>Chase</td>
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</tr>
<tr>
<td>Coffey</td>
<td>2,353</td>
<td>5,278</td>
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</tr>
<tr>
<td>Douglas</td>
<td>3,405</td>
<td>7,600</td>
<td>5,062</td>
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<tr>
<td>Franklin</td>
<td>1,901</td>
<td>5,557</td>
<td>3,768</td>
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<td>Geary</td>
<td>2,856</td>
<td>2,978</td>
<td>2,917</td>
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<td>Linn</td>
<td>2,378</td>
<td>6,418</td>
<td>4,721</td>
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<td>Lyon</td>
<td>1,725</td>
<td>4,871</td>
<td>2,830</td>
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<td>Miami</td>
<td>3,786</td>
<td>13,443</td>
<td>8,132</td>
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<tr>
<td>Morris</td>
<td>2,391</td>
<td>3,933</td>
<td>2,926</td>
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<tr>
<td>Osage</td>
<td>2,333</td>
<td>4,932</td>
<td>3,513</td>
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<tr>
<td>Wabaunsee</td>
<td>2,101</td>
<td>3,651</td>
<td>2,885</td>
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<tr>
<td>Total</td>
<td>1,725</td>
<td>13,443</td>
<td>3,877</td>
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</table>

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.

---

### Keith Tucker, AFM
Farm Manager, Real Estate Sales, Crop Insurance
Licensed to sell real estate in the states of Kansas and Missouri.

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KTucker@FarmersNational.com
PO Box 548
Baldwin City, Kansas 66006

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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.
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

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

<table>
<thead>
<tr>
<th>County</th>
<th>Dryland Crop Acres Analyzed (2023)</th>
<th>Irrigated Crop Acres Analyzed (2023)</th>
<th>Pasture/Hay Acres Analyzed (2023)</th>
<th>Total Acres Analyzed (2023)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allen</td>
<td>2,127</td>
<td>0</td>
<td>2,205</td>
<td>4,332</td>
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<tr>
<td>Bourbon</td>
<td>2,120</td>
<td>0</td>
<td>7,431</td>
<td>9,551</td>
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<tr>
<td>Butler</td>
<td>2,599</td>
<td>0</td>
<td>7,934</td>
<td>10,532</td>
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<tr>
<td>Chautauqua</td>
<td>47</td>
<td>0</td>
<td>10,274</td>
<td>10,321</td>
</tr>
<tr>
<td>Cherokee</td>
<td>2,204</td>
<td>124</td>
<td>2,055</td>
<td>4,382</td>
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<tr>
<td>Cowley</td>
<td>3,161</td>
<td>130</td>
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<tr>
<td>Crawford</td>
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<td>2,793</td>
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<tr>
<td>Elk</td>
<td>1,502</td>
<td>0</td>
<td>8,245</td>
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<tr>
<td>Greenwood</td>
<td>826</td>
<td>0</td>
<td>9,791</td>
<td>10,617</td>
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<tr>
<td>Labette</td>
<td>1,153</td>
<td>0</td>
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<td>3,887</td>
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<td>Montgomery</td>
<td>1,961</td>
<td>107</td>
<td>5,014</td>
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<tr>
<td>Neosho</td>
<td>1,224</td>
<td>0</td>
<td>2,315</td>
<td>3,539</td>
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<tr>
<td>Wilson</td>
<td>2,223</td>
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<td>4,116</td>
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<tr>
<td>Woodson</td>
<td>1,370</td>
<td>0</td>
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<td>5,933</td>
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<tr>
<td>Total</td>
<td>24,063</td>
<td>362</td>
<td>73,997</td>
<td>98,421</td>
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# 2023 Land Sale Information – By County

## Non-irrigated Cropland

<table>
<thead>
<tr>
<th>County</th>
<th>Minimum</th>
<th>Maximum</th>
<th>Average</th>
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<tbody>
<tr>
<td>Butler</td>
<td>3,376</td>
<td>7,660</td>
<td>5,361</td>
</tr>
<tr>
<td>Cherokee</td>
<td>2,445</td>
<td>5,078</td>
<td>3,911</td>
</tr>
<tr>
<td>Cowley</td>
<td>2,876</td>
<td>6,061</td>
<td>3,653</td>
</tr>
<tr>
<td>Crawford</td>
<td>4,435</td>
<td>5,465</td>
<td>4,828</td>
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<tr>
<td>Labette</td>
<td>3,152</td>
<td>5,240</td>
<td>4,005</td>
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<tr>
<td>Montgomery</td>
<td>2,143</td>
<td>3,639</td>
<td>2,747</td>
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<tr>
<td>Neosho</td>
<td>3,339</td>
<td>3,343</td>
<td>3,341</td>
</tr>
<tr>
<td>Wilson</td>
<td>2,849</td>
<td>4,124</td>
<td>3,512</td>
</tr>
<tr>
<td>Total</td>
<td>2,143</td>
<td>7,660</td>
<td>3,920</td>
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## Pasture/Hay Ground

<table>
<thead>
<tr>
<th>County</th>
<th>Minimum</th>
<th>Maximum</th>
<th>Average</th>
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<tbody>
<tr>
<td>Allen</td>
<td>2,224</td>
<td>4,197</td>
<td>3,367</td>
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<tr>
<td>Bourbon</td>
<td>2,610</td>
<td>5,729</td>
<td>4,158</td>
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<tr>
<td>Butler</td>
<td>2,046</td>
<td>8,169</td>
<td>3,725</td>
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<tr>
<td>Chautauqua</td>
<td>1,900</td>
<td>4,346</td>
<td>2,651</td>
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<tr>
<td>Cherokee</td>
<td>1,983</td>
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<td>Cowley</td>
<td>2,111</td>
<td>3,893</td>
<td>2,497</td>
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<td>Crawford</td>
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<td>Elk</td>
<td>1,694</td>
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<td>1,989</td>
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<td>4,606</td>
<td>3,103</td>
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<td>2,266</td>
<td>3,731</td>
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<td>Wilson</td>
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<td>Woodson</td>
<td>1,889</td>
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<td>2,484</td>
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<tr>
<td>Total</td>
<td>1,694</td>
<td>8,169</td>
<td>3,074</td>
</tr>
</tbody>
</table>

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---

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<thead>
<tr>
<th>Name</th>
<th>Title</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>ANDY HUBERT, AFM</td>
<td>Area Vice President</td>
<td>Geneva, Nebraska</td>
</tr>
<tr>
<td>Richard Boyles</td>
<td>Agent/CGA</td>
<td>Esbon, Kansas</td>
</tr>
<tr>
<td>Jason Buschbom</td>
<td>Agent</td>
<td>McPherson, Kansas</td>
</tr>
<tr>
<td>Mark Callender</td>
<td>Agent</td>
<td>Dighton, Kansas</td>
</tr>
<tr>
<td>Matt Dowell</td>
<td>AFM/Agent</td>
<td>Belleville, Kansas</td>
</tr>
<tr>
<td>Matt Foos</td>
<td>AFM/Agent</td>
<td>Spearville, Kansas</td>
</tr>
<tr>
<td>Greg Knedlik</td>
<td>Agent</td>
<td>Paola, Kansas</td>
</tr>
<tr>
<td>Gale Longenecker</td>
<td>Agent</td>
<td>Concordia, Kansas</td>
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<tr>
<td>Fred Olsen</td>
<td>AFM/Agent</td>
<td>Manhattan, Kansas</td>
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<tr>
<td>Jordan Olsen</td>
<td>Agent</td>
<td>Baldwin City, Kansas</td>
</tr>
<tr>
<td>Chris Ostmeyer</td>
<td>AFM/Agent</td>
<td>Kechi, Kansas</td>
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<tr>
<td>Cole Owens</td>
<td>Agent</td>
<td>Garden City, Kansas</td>
</tr>
<tr>
<td>Lance Pachta</td>
<td>Agent</td>
<td>Hebron, Nebraska</td>
</tr>
<tr>
<td>Mandy Quinn</td>
<td>AFM/Agent</td>
<td>Shawnee, Kansas</td>
</tr>
<tr>
<td>Ryan Sadler</td>
<td>AFM/Agent</td>
<td>Maryville, Missouri</td>
</tr>
<tr>
<td>Van Schmidt</td>
<td>Agent/Auctioneer</td>
<td>Newton, Kansas</td>
</tr>
<tr>
<td>STEVE MORGAN</td>
<td>Area Sales Manager</td>
<td>Benton, Kansas</td>
</tr>
<tr>
<td>Gavin Seiler</td>
<td>Agent</td>
<td>Andale, Kansas</td>
</tr>
<tr>
<td>Stacy Simon</td>
<td>Agent</td>
<td>McPherson, Kansas</td>
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<td>AFM/Agent</td>
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<td>AFM/Agent</td>
<td>Winfield, Kansas</td>
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<tr>
<td>Keith Tucker</td>
<td>AFM/Agent</td>
<td>Baldwin City, Kansas</td>
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<td>Dustin Unruh</td>
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<td>Garden City, Kansas</td>
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<tr>
<td>Garet Walker</td>
<td>Farm Manager Trainee</td>
<td>Cimarron, Kansas</td>
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