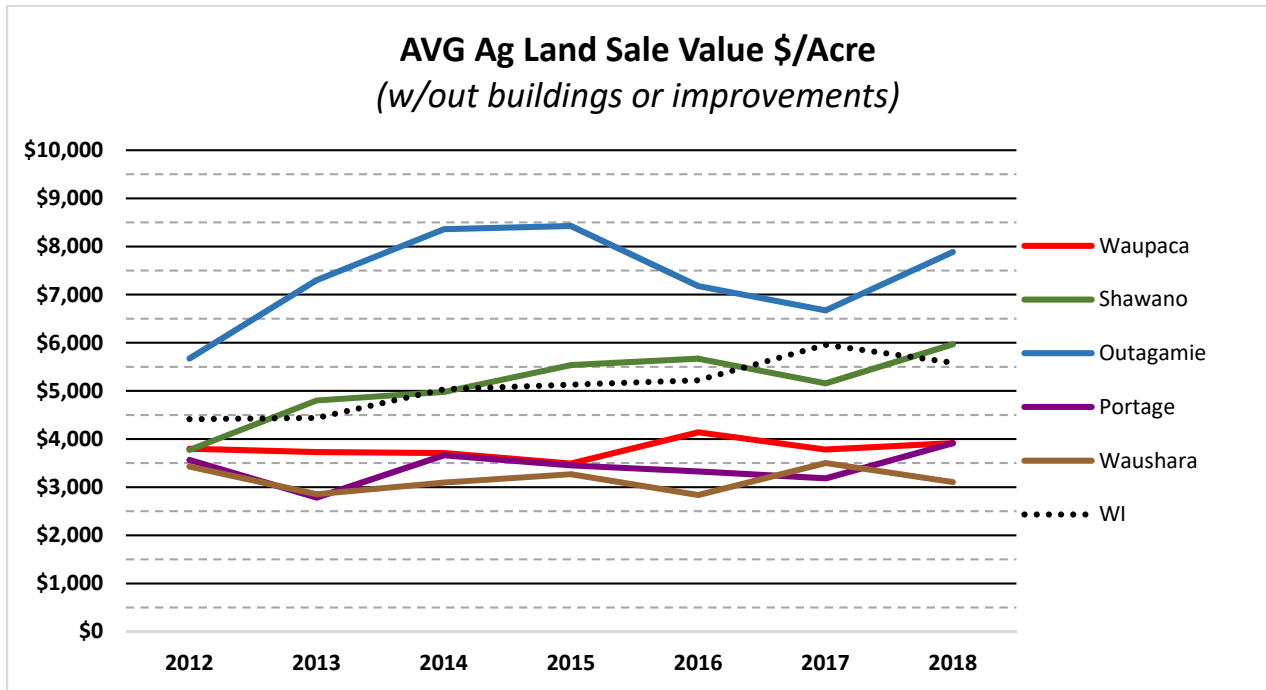


# 2012-2018 Local & Statewide Cropland Value<sup>1</sup>

By Greg Blonde, UW-Madison Extension Agriculture Agent for Waupaca County

Although farmers have struggled with low commodity prices for several consecutive years, the value of Ag land without buildings or improvements (cropland) sold and continuing in agriculture use remains relatively stable or even higher in many areas of WI. The most recent WDATCP WI Ag Land Sales annual summary shows that trend continues in Waupaca and most surrounding counties (see below).



AVG AG LAND SALE VALUE \$/Acre*							
<i>(without buildings or improvements)</i>							
COUNTY	2018	2017	2016	2015	2014	2013	2012
WAUPACA	\$3,914 (13) \$1,659 - \$4,751	\$3,784 (11) \$2,750 - \$5,300	\$4,161 (13) \$2,400 - \$5,575	\$3,493 (8) \$1,800 - \$4,900	\$3,710 (13) \$2,751 - \$5,775	\$3,728 (16) \$2,530 - \$5,925	\$3,799 (22) \$2,500 - \$5,100
SHAWANO	\$5,971 (23) \$3,500 - \$9,000	\$5,158 (18) \$3,100 - \$9,473	\$5,670 (17) \$976 - \$7,900	\$5,539 (18) \$3,000 - \$8,170	\$4,978 (21) \$2,300 - \$8,410	\$4,803 (20) \$1,742 - \$7,364	\$3,777 (35) \$1,240 - \$6,440
OUTAGAMIE	\$7,888 (16) \$3,531 - \$15,000	\$6,675 (16) \$3,400 - \$13,427	\$7,180 (23) \$3,500 - \$12,661	\$8,426 (12) \$4,600 - \$17,200	\$8,359 (22) \$2,750 - \$14,391	\$7,301 (13) \$4,056 - \$10,470	\$5,674 (31) \$2,480 - \$8,670
PORTAGE	\$3,917 (15) \$3,000 - \$4,600	\$3,184 (11) \$2,050 - \$4,800	\$3,328 (12) \$2,200 - \$3,600	\$3,453 (8) \$2,550 - \$4,500	\$3,662 (14) \$1,500 - \$9,700	\$2,785 (18) \$1,826 - \$4,000	\$3,568 (10) \$2,300 - \$4,500
WAUSHARA	\$3,109 (6) \$2,548 - \$10,845	\$3,502 (9) \$2,500 - \$4,200	\$2,839 (8) \$1,600 - \$4,000	\$3,272 (9) \$1,871 - \$5,755	\$3,099 (9) \$2,500 - \$3,830	\$2,855 (16) \$1,000 - \$3,924	\$3,431 (12) \$2,300 - \$4,445
STATEWIDE	\$5,587(964) \$726 - \$27,000	\$5,960(807) \$615 - \$18,300	\$5,221(817) \$786 - \$17,000	\$5,131(854) \$524 - \$17,200	\$5,037(872) \$1000 - \$14,391	\$4,442(1112) \$559 - \$14,926	\$4,414(1432) \$800 - \$14,500

\* Number of recorded sale transactions in parenthesis ( ) with sale price range listed below.

<sup>1</sup> Land sales figures in the WDATCP report include only averages of arm's length transactions reported to and reviewed by the WI Dept. of Revenue, Bureau of Equalization. Sales under abnormal market conditions (such as family sales or foreclosures) are not included in the summary. With each land sale, the buyer is required to file a WI Real Estate Transfer Return, documenting the parcel size, sale price, present use, and intended use of the property. State appraisers inspect the site and verify the transfer return. Sales data in the report are a summary of WI Real Estate Transfer Returns. For the full WDATCP report go to: [https://www.nass.usda.gov/Statistics\\_by\\_State/Wisconsin/Publications/Land\\_Sales/index.php](https://www.nass.usda.gov/Statistics_by_State/Wisconsin/Publications/Land_Sales/index.php)