

Farm real estate accounts for more than 80 percent of the value of all farm assets in the United States. Additionally, farm real estate, totaling approximately \$1.13 trillion, accounts for nearly 95 percent of total farm equity. Farm buildings account for only about one-fifth of farm real estate. The remainder is actual land: cropland, pasture, range, and woodland. The value of land and buildings is a vital indicator of the health of the Kansas farm sector. Real property is often used as collateral to buy additional land and equipment, so the property value determines how much the farmer may borrow. In addition, the value of farmland is a measure of wealth in the agricultural sector and is considered a major determinant of the net worth of the farm sector. Therefore, a shift in property values affects both a farmer's net worth and credit worthiness. Many individuals and institutions rely on estimates of farmland values for guidance in making investment, tax, and other decisions.

Because farmland values are so important, extensive research has been done in this area. This research has used many different data sources. This publication describes a unique data set obtained from the Property Valuation Division of the Kansas Department of Revenue. These data have been, and will continue to be, used extensively in academic research. The data set is rich with information and is an excellent addition to existing data sources. Because of its detailed nature, it is complex to understand and interpret. In this publication, we explain the information contained in these data and discuss some of the potential problem areas of this data set.

## Data

### Base Data

The data set contains all sales of agricultural land in Kansas between 1986 and 2000, more than 100,000 observations. The Property Valuation Division of the Kansas Department of Revenue collected this information. Since 1985, when Use-Value Appraisal for agricultural land in Kansas was adopted, the property valuation division has maintained extensively detailed sales records for each parcel of land in Kansas. Kansas statutes require that any land transaction be reported to the Kansas Department of Revenue. The county appraiser, using a standardized

method<sup>1</sup>, collects these data and provides it to the Kansas Department of Revenue on an annual basis. The data contain information on parcel identification number, county number, sales class, certificate of value, month, year, sale type, sale price, sale validity code, agriculture use type, soil mapping unit, agriculture size, acres, agricultural use value, building value, topographical codes, utility codes, and access codes. Definitions and descriptions of these codes are contained in the KSCAMA Residential/Agricultural Data Collection Course 1-104-2.

The parcel identification number is a 21-character identifier. Embedded within the parcel identification number are fields that specify the county, township, section, quarter section, block, and ownership code for the parcel. Although the township identifier is different than the township and range identifier used in the Public Land Survey System, the physical boundaries are the same. As such, the parcel identification number contains all information normally present in a parcel's legal description. In addition to county information contained in the parcel identification number, the base data also contain the county number of the county in which the parcel is located.

Two sales class identifiers are distinguished in the data set, agricultural rural land and agricultural urban land. Agricultural urban land is defined as agricultural land located within an incorporated area of the county, including agricultural improvements. Agricultural rural land is defined as agricultural land located within an unincorporated area of the county, including agricultural improvements.

The certificate of value is a unique county identifier referred to as a sale number. This reference number is used to identify individual parcels that were sold as a portion of a multi-parcel sale. These sale numbers are unique to a specific county and specific year. All parcels that have the same county number, sale number, sale price, month, and year are part of the same transaction. It is unfortunate that there is no consistency in sale numbering across county lines. As a result, if a single sales transaction involves parcels in separate counties, each county will have a different

<sup>1</sup> KSCAMA Residential/Agricultural Data Collection Course 1-104-2

sales number. This is problematic when aggregating individual parcel data into combined sales data for multi-parcel sales.

Month and year provide the month and year in which the sale occurred. Many parcels were sold more than once during the period contained in the data set.

The sale type is a single-digit numeric code. It indicates whether the parcel sale included land only, buildings only, or a combination of land and buildings.

Sales price represents the total sales price, for all parcels and buildings, for a single sale's transaction. These data are consistent across county lines for multi-parcel sales. Parcels in different counties, belonging to the same transaction, but with different sale numbers, will have the same sale price. As a result individual parcels in different counties, with different sale numbers, but with the same month, year, and sale price might belong in the same multi-parcel sale.

The sale validity code provides additional information about the type of sale. A sale validity code of 1 indicates the sale included multiple parcels. This code can be considered the default for all multi-parcel sales. According to the PVD instruction manual, these sales are all open market, arms-length transaction sales. A value of 2 indicates that the transaction is between unrelated individuals, but is not an open-market sale. A designation of 3 indicates parcels for which significant changes occurred to the property after the sale. Sales to related individuals or corporations are coded as a 4. A designation of 5 indicates a liquidation and/or forced sale. If the sale involved owner financing or a land contract it is coded as a 6. Codes 7, 8, and 9 represent sales for construction cost only, sales including excessive personal property, and unvalidated sales, respectively.

A sales validity code of X represents a validated sale. These sales have been rigorously reviewed by the local appraisal office and verified as an open-market, arms-length transaction sale. These sales can be either single- or multi-parcel sales. The purpose for this special validation is to provide a database for PVDs in-house modeling use.

Agricultural use type, soil-mapping units, agricultural size, and agricultural use value are variables that describe a subunit of the parcel. A soil-mapping unit defines a particular soil type. There are in excess of 250 soil mapping units within Kansas. The agricultural size data defines the acreage associated with the soil-mapping unit, and the agricultural use type provides information on how the subparcel is used. Nonirrigated acreage is use type 2, irrigated acreage is use type 3, tame pasture is use type 4, and native pasture is use

type 5. The agriculture use value provides a monetary measure of the subparcel's appraised value based on its income-generating capacity. Aggregated together, these subparcel components should define the parcel's characteristics. As an example, the sum of the agricultural size variables represents the total acreage of the parcel, whereas the summation of the agricultural use values represents the appraised value of the land. Because of software restrictions, the total number of subparcels has been limited to no more than eight in the base data set. This is problematic when aggregating subparcel data into combined sales data for a single parcel sale.

The building value represents the appraised value of all buildings on the parcel. Acres is the calculated sum of all sub-parcel agricultural size components, as previously discussed. This calculation was used to cross check the accuracy with which all subparcel components are included in the data set. Within the base data set there are several parcels for which the sub-parcel acre components have been reported but the total acres are listed as zero. Of the 130,577 parcels in the data set, approximately 5.6 percent have this problem. This situation was most prevalent in Johnson, Douglas, Sedgwick, and Wyandotte counties. To resolve this issue, Acres have been set equal to the sum of the acres by land use type.

Topographical codes describe whether the parcel is level, rolling, steep, low or swampy.

Utility codes provide information on the type (water, gas, and sewage) and source (public or private) of utilities. Access codes define the types of road access to the parcel. Nine codes are available for county use, but these data contain only three of the nine codes. A parcel with a code of 1 indicates paved road access. A code of 2 indicates a semi-improved road. The code for dirt roads is 3.

## Data Analysis

Duplicate entries within the base data set present a potential bias to analyses. If a parcel is sold to multiple entities and each party files the appropriate paperwork, then the potential for duplication exists. There were approximately 20,000 such duplications. After removing duplicate entries and combining multi-parcel sales by sale number (within counties), the base data set contains 95,327 observations.

Table 1 lists information on the number of sales by district by year. Figure 1 provides the geographic location of each district. The western districts have the fewest numbers of sales, and the central districts have the greatest. Although there are fewer sales in the western part of Kansas, Table 2 reveals that the

average sale in this area consists of considerably more acreage. The sales per year and acreage per sale differ significantly across districts, yet Table 3 indicates that approximately the same amount of land is sold yearly in all areas of the state. Between 2 percent and 2.5 percent of the agricultural farmland changes ownership each year. During the period from 1986 to 2000, approximately 16,839,000 acres were sold, or an amount equal to 34.4 percent of all the farmland in Kansas.

Tables 4 through 7 show the average sales price per acre by land use type. Prices are broken down by district by year. Averages were calculated on open-market sales only. In general, sales prices increase from west to east across the state for all use types, except Tame pasture. Here, the South Central district (SC-60) has the highest averages.

The influence of the urban fringe on agricultural land values is well documented in the economic literature. Table 8 illustrates the percentage of acres in the base data set that were classified as agricultural urban land. The western and central sections of Kansas had relatively few acres in this category, but the eastern one third had approximately 10 percent of the sales located in incorporated areas.

The presence and valuation of buildings on a parcel can drastically influence a parcel's sale price per acre. Table 9 provides information about the percentage of acres sold that had a building value greater than zero. The eastern districts had the largest percentage of sales that included buildings. Approximately 25 percent of all sales in the east included buildings.

Tables 10 through 16 provide a breakdown of sales by sales validity code. Overall, 22.4 percent of all sales, or 14.2 percent of all acreage, have been classified as open market transactions, based on a validation code of X. An additional 20.5 percent of all sales are classified as multi-parcel sales, which account for more than 34.5 percent of all acreage sold. Sales that either are classified as not open market or are sales to related entities account for 29.1 percent of total sales, or 25.4 percent of total acreage. Forced or liquidation sales account for 3.4 percent of the sales, or 3.1 percent of the acreage. Only 2.5 percent of the sales involve finance considerations, which account for 2.1 percent of the acreage.

Tables 17 through 20 provide a breakdown of sales by the type of land use. The majority of sales, 75.5 percent, involved non-irrigated acreage, and this type of land accounts for 47.8 percent of the acreage sold. Seven percent of the sales involve irrigated land, which

accounts for 6.4 percent of the total acreage. Tame and native pastures are involved in 21.7 percent and 61.7 percent of the sales, respectively, and account for 3.3 percent and 42.5 percent of the total acreage sold, respectively.

The topographical components of the sales are listed in Table 21 and Table 22. More than 71 percent of the observations included rolling land, accounting for 57.1 percent of the acreage. Level land accounted for 41.9 percent of the acreage and was present in 64.8 percent of the sales. Only 1.2 percent of the acreage was classified as either steep or low. Generally, sales in the western portion of the state consisted of predominantly level land, and the eastern portion of the state was primarily rolling land.

Table 23 and Table 24 provide information on the distribution of sales by acreage size. Large-acreage sales occurred more frequently in western Kansas, whereas small-acreage sales were predominant in the eastern portion of the state. Overall, 51.3 percent of sales were for an acreage less than 150 acres.

### **Data Selection Process**

There are two sources of acre information contained in the data set, a total acreage number and the acreage by land use number. In most instances, within rounding tolerances, the sum of acres by land use and the total acreage are equal. In approximately 25 percent of the observations, this is not true. There are two reasons for these discrepancies. The original data set, in some instances, had all acreage associated with a soil type of "waste" set to 0. Most occurrences of this were minor, but in western Kansas this could prove problematic. The second source for error occurred in sales that included buildings. By definition, all land associated with homesteads, entryways and fronting access, farmstead buildings, septic drainage fields, lagoons, incidental horticulture, and recreation are to be included in the building home site valuation.<sup>2</sup> To resolve these issues, 5,461 observations with a deviation of greater than 3 percent between the acre number and the sum of acres by land use number, were deleted. Of the deleted observations, 20.5 percent had buildings present on the property. Percentages of acres by land use were calculated by using the original sum of the acres by land use. The percentages were used to distribute the corrected total acres into acres by land use.

A final concern about the validity of the total acres mostly occurred with multi-parcel sales. There

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<sup>2</sup> KSCAMA Residential/Agricultural Data Collection course 1-104-2

were two sources of concern. Due to a formatting problem, certain observations of single parcels with multiple sales dates were deleted from the raw data. If an individual parcel sold more times than the number of land use type / soil type combinations, then the excess parcel sales data were inadvertently deleted. If the deleted parcel sale represented a single parcel sale, only a single observation was lost. If the sale number for the deleted parcel ties it to a multi-parcel sale, however, the acreage calculation for the multi-parcel sale would be too low. In this instance, the calculated sale price per acre would be upward biased. The second cause for concern was that there was no way to combine multi-parcel sales across county lines. If a single sale occurred across county lines, the data reflected two sales. In this instance, both observations would be erroneous; the total acreage per sale would be too small and the sales price per acre would be too high.

The presence of buildings on a parcel is an additional cause of concern. There is a very structured method for valuing agricultural land, and it is uniform across county lines. However, there is no such commonality where agricultural buildings are concerned. As a result, the appraised value of a building in one county may differ significantly from the appraised value of a similar building in another county. Also, there is concern about the relationship between appraised value and the building's fair market value. Table 25 and Table 26 provide information on the number of sales with buildings and the average appraised value of buildings in the data set. The small magnitude of these values suggests that they are not consistent with fair market values. In light of these concerns, and because valuing farm buildings was not central to our purpose, 3,610 observations with building values were removed from the data set.

There were obvious errors on sale price. Total sales prices of \$0, \$1, \$10, \$99, or \$100 do not represent the true sales price and should be deleted. Approximately 4.5 percent of the data fell into this category. There were also errors that were not so apparent. For example, during the fall of 1992, in Cowley County (District 90), 155 acres of pastureland sold for \$65,000. This seemed to be a valid sales price. However, we observed, at the same time and in the same county, 1,347 acres of pastureland selling for \$65,000. This seemed to be a fictitious price. This situation can occur when an agent misrepresents the total sales price, or simply through data entry error. It should be apparent that filtering out inaccurate data on sales price per acre requires information not only on the total sales price, but also

relevant information on land use by size and type and an approximation of value.

## Conclusion

We have tried to explain a complex data set in sufficient detail. Considerable time and effort went into determining the appropriate definition of each of the factors in the data set. Time was also spent discovering actual and recommended field practices of individuals who created and are maintaining these data. This publication is an effort to prevent other researchers from duplicating this time, thereby saving valuable time for other studies.

## References

Economic Research Service Web site. *www.ers.usda.gov*.

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## Data Set Abbreviations

These abbreviations are used in the original data set.

ACRES	acres
AR	agricultural rural land
AU	agricultural urban land
BLDG	building value
CLS	sales class
CTY	county number
ERS	farm real estate
KDR	Kansas Department of Revenue
KSCAMA	Kansas Computer-Aided Mass Appraisal
MO	month
PID	parcel identification number
PLSS	Public Land Survey System
PVD	Property Valuation Division
SALENO	certificate of value
SALEP	sales price
SALET	sale type
SALET 1	parcel sale (land only)
SALET 2	parcel sale (buildings only)
SALET 3	parcel sale (land and buildings)
SALEV	sale validity code
YR	year



**Table 1. Number of Sales by District by Year**

Year	District									Total
	10	20	30	40	50	60	70	80	90	
1986	249	166	138	339	331	412	347	445	447	2,874
1987	258	266	204	439	385	461	418	535	689	3,655
1988	393	354	456	599	691	927	601	623	760	5,404
1989	460	537	603	757	1,071	1,096	780	816	992	7,112
1990	559	434	828	943	1,150	1,135	805	813	1,066	7,733
1991	652	493	658	906	1,113	1,153	900	779	963	7,617
1992	594	470	747	1,010	1,232	1,191	812	902	1,187	8,145
1993	477	374	534	810	850	996	682	882	1,085	6,690
1994	471	386	606	798	930	1,120	701	879	1,023	6,914
1995	515	352	544	808	892	983	689	784	1,024	6,591
1996	418	406	583	813	878	1,087	700	852	1,106	6,843
1997	507	424	643	903	975	1,226	764	900	1,156	7,498
1998	525	506	679	841	924	1,121	790	851	1,086	7,323
1999	525	465	521	843	924	1,088	825	999	1,089	7,279
2000	189	333	328	344	354	640	513	428	520	3,649
Total	6,792	5,966	8,072	11,153	12,700	14,636	10,327	11,488	14,193	95,327
Percent	7.1%	6.3%	8.5%	11.7%	13.3%	15.4%	10.8%	12.1%	14.9%	100.0%

**Table 2. Average Acres per Sale by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	257.9	253.0	235.5	169.2	175.8	190.0	144.4	128.7	145.0
1987	257.8	254.6	363.2	141.9	185.4	186.8	144.3	139.5	142.9
1988	274.7	265.4	253.3	172.2	178.8	145.7	132.5	134.4	157.7
1989	243.3	263.2	295.9	164.7	169.5	166.9	116.2	132.7	195.3
1990	261.2	252.3	258.4	179.5	152.9	160.3	118.5	151.6	171.2
1991	281.4	294.0	300.9	164.2	165.6	177.9	134.5	158.7	190.5
1992	259.0	284.6	354.3	179.2	167.6	148.7	123.7	134.6	181.5
1993	299.9	271.4	274.3	162.1	144.3	142.0	111.6	112.4	167.3
1994	308.4	284.3	274.6	176.5	139.8	146.8	103.6	121.6	141.1
1995	244.5	274.4	319.7	167.7	135.9	146.0	111.3	124.1	149.6
1996	296.4	278.9	259.0	182.3	129.5	148.6	115.1	145.0	173.5
1997	257.4	323.5	297.6	166.8	132.9	131.6	106.3	103.0	139.9
1998	293.9	325.9	264.6	172.1	143.8	148.6	100.9	101.1	141.9
1999	240.3	290.0	222.2	153.4	133.4	198.5	86.5	107.5	128.4
2000	269.1	250.1	299.6	184.3	150.8	134.5	104.0	137.0	167.3
Average	269.7	277.7	284.9	169.1	153.7	158.2	116.9	128.8	159.5

**Table 3. Total Acres(1000's) Sold by District by Year**

Year	District									
	10	20	30	40	50	60	70	80	90	Total
1986	64.2	42.0	32.5	57.4	58.2	78.3	50.1	57.3	64.8	504.8
1987	66.5	67.7	74.1	62.3	71.4	86.1	60.3	74.6	98.4	661.6
1988	107.9	94.0	115.5	103.2	123.5	135.1	79.6	83.7	119.9	962.4
1989	111.9	141.3	178.4	124.6	181.5	183.0	90.7	108.3	193.7	1,313.5
1990	146.0	109.5	213.9	169.2	175.8	182.0	95.4	123.2	182.5	1,397.5
1991	183.5	145.0	198.0	148.8	184.4	205.1	121.1	123.6	183.5	1,492.8
1992	153.8	133.8	264.7	181.0	206.5	177.1	100.4	121.4	215.4	1,554.0
1993	143.0	101.5	146.5	131.3	122.7	141.4	76.1	99.2	181.5	1,143.2
1994	145.3	109.7	166.4	140.9	130.0	164.4	72.6	106.9	144.3	1,180.5
1995	125.9	96.6	173.9	135.5	121.2	143.5	76.7	97.3	153.1	1,123.8
1996	123.9	113.2	151.0	148.2	113.7	161.5	80.6	123.5	191.9	1,207.5
1997	130.5	137.2	191.4	150.6	129.6	161.3	81.2	92.7	161.8	1,236.3
1998	154.3	164.9	179.7	144.8	132.9	166.6	79.7	86.0	154.2	1,263.0
1999	126.1	134.8	115.8	129.3	123.3	215.9	71.4	107.4	139.8	163.9
2000	50.9	83.3	98.3	63.4	53.4	86.1	53.4	58.6	87.0	634.2
Total Acres Sold	1,833.9	1,674.5	2,300.1	1,890.5	1,928.0	2,287.3	1,189.2	1,463.8	2,271.7	16,839.0
Percent	10.9%	9.9%	13.7%	11.2%	11.5%	13.6%	7.1%	8.7%	13.5%	100.0%
Acres in District	4,836.2	4,955.6	7,251.0	5,437.5	5,396.7	6,689.6	3,499.8	4,824.5	6,080.9	48,971.8
Percent of Acres Sold	37.9%	33.8%	31.7%	34.8%	35.7%	34.2%	34.0%	30.3%	37.4%	34.4%
Average	2.5%	2.3%	2.1%	2.3%	2.4%	2.3%	2.3%	2.0%	2.5%	2.3%

**Table 4. Average Sales Price per Acre of Nonirrigated Land, by District by Year**

Year	District									
	10	20	30	40	50	60	70	80	90	
1986	\$460	\$373	\$346	\$588	\$529	\$676	\$673	\$560	\$953	
1987	\$554	\$389	\$393	\$754	\$445	\$583	\$661	\$477	\$594	
1988	\$484	\$434	\$596	\$579	\$582	\$728	\$1,152	\$623	\$567	
1989	\$603	\$477	\$661	\$486	\$746	\$726	\$1,301	\$630	\$632	
1990	\$580	\$505	\$612	\$528	\$598	\$661	\$805	\$854	\$656	
1991	\$442	\$420	\$767	\$673	\$587	\$618	\$1,332	\$601	\$819	
1992	\$528	\$463	\$552	\$663	\$602	\$670	\$1,037	\$757	\$609	
1993	\$473	\$543	\$534	\$639	\$601	\$637	\$842	\$795	\$625	
1994	\$529	\$536	\$437	\$617	\$650	\$741	\$1,213	\$969	\$697	
1995	\$496	\$438	\$424	\$598	\$784	\$759	\$720	\$809	\$712	
1996	\$704	\$514	\$604	\$696	\$726	\$708	\$1,054	\$959	\$779	
1997	\$556	\$379	\$592	\$721	\$752	\$909	\$1,184	\$883	\$880	
1998	\$641	\$502	\$535	\$749	\$1,001	\$1,006	\$1,253	\$1,123	\$877	
1999	\$608	\$536	\$524	\$882	\$985	\$817	\$1,469	\$1,468	\$897	
2000	\$505	\$724	\$528	\$679	\$745	\$1,395	NA	\$1,124	\$957	

Based on sales designated as 'Open Market' by PVD

NA: not sufficient data to produce statistically significant prediction

**Table 5. Average Sales Price per Acre of Irrigated Land, by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	648	442	685	1,412	704	1,108	NA	NA	NA
1987	828	562	756	1,053	NA	773	NA	NA	NA
1988	796	764	722	1,334	1,138	919	NA	NA	NA
1989	909	1,196	932	1,738	1,356	1,157	NA	NA	NA
1990	1,034	392	1,142	1,455	1,146	981	NA	NA	NA
1991	1,039	596	1,535	671	1,139	952	NA	NA	NA
1992	886	600	1,004	946	1,022	1,056	NA	NA	NA
1993	972	1,318	1,214	1,268	1,093	928	NA	NA	NA
1994	823	694	866	1,422	1,187	1,133	NA	NA	NA
1995	1,208	636	961	1,228	1,322	1,041	NA	NA	NA
1996	1,885	829	1,097	NA	879	1,008	NA	NA	NA
1997	1,361	570	1,560	1,406	1,120	1,567	NA	NA	NA
1998	1,729	1,259	1,302	1,357	800	1,671	NA	NA	NA
1999	1,568	991	1,259	1,541	NA	1,586	NA	NA	NA
2000	1,796	660	1,184	1,177	1,035	NA	NA	NA	NA

Based on sales designated as 'Open Market' by PVD

NA: not sufficient data to produce statistically significant prediction

**Table 6. Average Sales Price per Acre of Tame Pasture Land, by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	NA	NA	NA	\$136	\$677	NA	\$340	\$413	\$599
1987	NA	NA	NA	\$335	NA	\$1,435	\$327	\$717	\$637
1988	NA	NA	NA	\$273	\$556	\$366	\$790	\$1,333	\$413
1989	NA	NA	NA	\$593	\$311	\$283	\$553	\$802	\$638
1990	NA	NA	NA	NA	\$276	NA	\$871	\$816	\$602
1991	NA	NA	NA	\$567	\$500	\$995	\$954	\$830	\$588
1992	NA	NA	NA	\$749	\$276	\$1,289	\$747	\$1,973	\$447
1993	NA	NA	NA	NA	\$250	\$1,442	\$903	\$1,063	\$477
1994	NA	NA	NA	\$773	NA	\$1,206	\$1,421	\$891	\$641
1995	NA	NA	NA	\$606	\$268	\$2,197	\$834	\$1,061	\$694
1996	NA	NA	NA	\$635	\$127	\$1,022	\$802	\$938	\$632
1997	NA	NA	NA	\$557	\$938	\$3,705	\$868	\$956	\$761
1998	NA	NA	NA	\$681	\$574	\$5,001	\$1,054	\$1,058	\$701
1999	NA	NA	NA	NA	\$520	NA	\$1,142	\$1,417	\$904
2000	NA	NA	NA	NA	\$458	\$3,301	NA	\$1,190	\$901

Based on sales designated as 'Open Market' by PVD

NA: not sufficient data to produce statistically significant prediction



**Table 7. Average Sales Price per Acre of Native Pasture Land, by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	\$271	\$143	\$222	\$473	\$447	\$309	\$329	\$363	\$659
1987	\$323	\$454	\$251	\$617	\$277	\$551	\$247	\$327	\$503
1988	\$205	\$332	\$505	\$413	\$356	\$469	\$731	\$472	\$496
1989	\$476	\$381	\$674	\$395	\$521	\$624	\$1,181	\$340	\$449
1990	\$334	\$301	\$616	\$315	\$364	\$401	\$504	\$398	\$476
1991	\$238	\$268	\$660	\$398	\$465	\$456	\$809	\$382	\$585
1992	\$331	\$233	\$436	\$442	\$450	\$426	\$601	\$547	\$458
1993	\$302	\$554	\$380	\$454	\$393	\$380	\$604	\$624	\$489
1994	\$280	\$454	\$307	\$422	\$414	\$653	\$862	\$643	\$675
1995	\$253	\$267	\$412	\$400	\$713	\$487	\$346	\$601	\$617
1996	\$590	\$323	\$287	\$550	\$412	\$448	\$601	\$783	\$673
1997	\$364	\$188	\$583	\$421	\$543	\$735	\$896	\$617	\$665
1998	\$364	\$252	\$441	\$552	\$670	\$698	\$879	\$915	\$794
1999	\$293	\$363	\$410	\$686	\$703	\$663	\$1,063	\$1,191	\$685
2000	\$215	\$508	\$470	\$364	\$576	\$958	NA	\$362	\$755

Based on sales designated as 'Open Market' by PVD

NA: not sufficient data to produce statistically significant prediction

**Table 8. Percent of Acres Sold with Urban Influence by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	0.02%	0.00%	0.19%	0.01%	0.04%	0.04%	9.96%	7.12%	15.50%
1987	0.01%	0.00%	0.06%	0.04%	0.11%	0.05%	7.76%	7.22%	11.74%
1988	0.00%	0.03%	0.14%	0.04%	0.12%	0.17%	10.38%	8.24%	6.74%
1989	0.05%	0.12%	0.03%	0.06%	0.07%	0.31%	13.68%	1.63%	2.48%
1990	0.01%	0.01%	0.01%	0.07%	0.09%	0.11%	6.88%	5.41%	3.82%
1991	0.02%	0.01%	0.02%	0.13%	0.03%	0.45%	8.57%	7.63%	7.59%
1992	0.29%	0.00%	0.03%	0.08%	0.35%	0.24%	11.71%	3.59%	8.30%
1993	0.03%	0.20%	0.04%	0.26%	0.07%	0.21%	20.62%	10.99%	7.41%
1994	0.01%	0.02%	0.07%	0.15%	0.13%	0.14%	12.26%	4.91%	7.52%
1995	0.02%	0.08%	0.20%	0.07%	0.06%	0.33%	10.19%	13.49%	4.96%
1996	0.01%	0.00%	0.15%	0.06%	0.19%	0.94%	9.86%	9.92%	10.41%
1997	0.13%	0.00%	0.16%	0.06%	0.14%	0.27%	13.79%	9.42%	15.92%
1998	0.02%	0.01%	0.08%	0.12%	0.30%	0.35%	18.03%	5.71%	9.63%
1999	0.02%	0.01%	0.21%	0.18%	0.08%	0.44%	18.12%	7.60%	6.10%
2000	0.00%	0.00%	0.19%	0.03%	0.04%	0.73%	20.83%	10.02%	18.38%
Average	0.04%	0.03%	0.10%	0.09%	0.12%	0.32%	12.84%	7.53%	9.10%

**Table 9. Percent of Acres Sold with Building Influence by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	20.0%	26.3%	13.6%	27.0%	19.4%	21.0%	27.4%	34.2%	38.0%
1987	23.9%	22.1%	27.8%	19.9%	22.9%	18.1%	33.2%	33.7%	37.8%
1988	21.2%	17.1%	10.0%	21.2%	19.5%	20.2%	33.6%	26.6%	28.7%
1989	18.0%	14.5%	9.9%	24.3%	19.9%	21.0%	33.7%	19.7%	32.5%
1990	19.6%	15.5%	9.3%	23.3%	22.2%	15.8%	28.4%	19.9%	31.6%
1991	19.5%	11.5%	9.2%	22.8%	20.2%	18.8%	29.5%	22.1%	31.0%
1992	20.1%	12.5%	20.1%	23.2%	16.4%	14.0%	31.6%	21.6%	25.1%
1993	18.0%	13.4%	9.4%	20.4%	17.4%	20.4%	24.6%	20.1%	26.8%
1994	13.6%	17.1%	10.0%	22.8%	16.2%	13.8%	24.8%	22.2%	27.0%
1995	17.0%	8.2%	30.0%	18.9%	15.7%	17.3%	19.9%	23.5%	22.0%
1996	22.3%	9.8%	13.1%	24.2%	12.5%	19.4%	20.7%	15.3%	20.7%
1997	13.1%	11.1%	9.9%	17.0%	16.6%	11.7%	22.3%	16.9%	19.3%
1998	20.0%	13.6%	8.1%	17.1%	12.5%	17.8%	19.7%	17.6%	19.1%
1999	11.8%	17.8%	6.8%	19.7%	16.5%	6.3%	21.0%	16.0%	18.7%
2000	15.2%	10.2%	6.5%	11.5%	9.8%	8.4%	14.9%	12.5%	21.0%
Average	18.2%	14.7%	12.9%	20.9%	17.2%	16.3%	25.7%	21.5%	26.6%

**Table 10 . Percent of Acres Sold as Fair Market Sale by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	37.3%	30.4%	18.9%	19.4%	17.0%	16.4%	9.2%	15.8%	9.7%
1987	21.8%	25.6%	9.7%	24.9%	14.2%	15.5%	5.6%	16.4%	12.6%
1988	26.6%	13.1%	8.4%	14.7%	17.4%	18.6%	7.3%	11.2%	11.9%
1989	22.8%	9.5%	4.1%	12.2%	15.9%	12.9%	6.7%	10.3%	7.5%
1990	19.1%	10.6%	1.6%	7.4%	14.4%	12.6%	8.1%	12.3%	10.6%
1991	16.8%	7.5%	4.4%	10.8%	14.9%	12.6%	6.7%	8.7%	9.4%
1992	17.6%	10.7%	4.2%	12.9%	16.9%	23.6%	10.2%	11.6%	10.0%
1993	19.1%	14.7%	7.4%	16.4%	18.7%	31.0%	13.9%	18.6%	15.4%
1994	15.9%	17.0%	9.8%	14.8%	19.8%	26.9%	14.4%	17.0%	14.8%
1995	22.2%	19.2%	10.4%	20.9%	25.1%	26.6%	18.8%	17.0%	14.1%
1996	13.9%	10.4%	10.9%	15.2%	26.4%	25.3%	20.1%	17.2%	11.8%
1997	20.5%	16.6%	10.7%	16.8%	23.2%	29.5%	16.7%	23.0%	19.7%
1998	20.4%	15.8%	11.2%	17.1%	23.0%	24.8%	17.1%	19.6%	15.0%
1999	22.2%	14.1%	15.8%	17.8%	21.4%	14.8%	23.0%	20.1%	20.8%
2000	10.4%	10.1%	5.1%	12.5%	17.8%	17.4%	16.1%	5.3%	9.2%
Average	20.4%	15.0%	8.8%	15.6%	19.1%	20.6%	12.9%	14.9%	12.8%

**Table 11. Percent of Acres Sold as Multi Parcel by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	20.9%	30.0%	26.0%	21.1%	15.1%	17.3%	13.1%	35.1%	29.2%
1987	30.7%	25.2%	52.4%	13.4%	9.7%	21.6%	12.3%	35.1%	32.4%
1988	34.4%	38.4%	54.1%	21.3%	10.5%	21.9%	17.6%	37.6%	37.4%
1989	34.4%	31.6%	59.6%	23.0%	25.0%	31.6%	27.3%	33.8%	48.8%
1990	22.3%	23.4%	55.7%	28.6%	18.5%	30.0%	26.2%	26.2%	47.1%
1991	29.7%	34.7%	57.3%	26.7%	23.5%	28.9%	21.0%	40.2%	60.0%
1992	27.1%	36.2%	61.5%	32.5%	24.0%	20.0%	23.3%	44.8%	54.1%
1993	36.2%	30.5%	39.8%	30.4%	20.9%	26.0%	30.2%	28.1%	51.6%
1994	42.9%	30.8%	44.2%	28.7%	21.1%	27.7%	25.8%	42.4%	43.4%
1995	33.5%	25.9%	55.6%	26.7%	22.5%	31.7%	29.6%	47.1%	42.3%
1996	41.3%	28.7%	45.8%	33.8%	18.5%	37.6%	26.1%	48.4%	56.1%
1997	32.3%	30.2%	50.2%	31.8%	19.1%	21.1%	35.7%	35.0%	40.5%
1998	34.9%	28.5%	49.5%	29.2%	24.1%	29.4%	32.9%	30.9%	44.8%
1999	27.2%	29.6%	48.8%	28.0%	18.7%	56.1%	23.3%	36.7%	44.3%
2000	16.2%	24.0%	59.1%	34.4%	16.2%	27.9%	18.5%	40.1%	40.2%
Average	30.9%	29.9%	50.6%	27.3%	19.2%	28.6%	24.2%	37.4%	44.8%

**Table 12. Percent of Acres Sold as Changed after Sale by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	8.6%	6.7%	4.6%	12.5%	4.8%	6.4%	5.0%	12.3%	11.8%
1987	7.7%	13.1%	1.9%	7.8%	9.8%	6.8%	5.5%	10.5%	13.8%
1988	6.0%	4.5%	2.7%	5.8%	8.2%	5.0%	6.2%	13.6%	11.6%
1989	5.2%	3.4%	5.2%	6.8%	7.0%	3.3%	9.1%	11.2%	7.9%
1990	5.1%	5.0%	2.4%	2.3%	3.6%	1.6%	5.9%	9.2%	10.2%
1991	6.5%	4.3%	2.5%	4.2%	3.5%	3.3%	4.3%	7.8%	8.0%
1992	4.8%	7.4%	1.9%	6.8%	7.2%	5.0%	5.8%	8.3%	8.2%
1993	4.1%	4.6%	3.6%	6.5%	8.5%	5.3%	9.5%	13.1%	8.2%
1994	5.4%	3.7%	2.5%	6.4%	7.9%	4.2%	9.1%	10.1%	9.2%
1995	6.4%	7.9%	2.5%	6.5%	6.5%	4.9%	8.9%	8.9%	8.4%
1996	4.4%	7.6%	3.0%	7.4%	7.4%	4.3%	6.5%	5.1%	6.0%
1997	5.1%	8.4%	1.1%	3.2%	3.7%	3.8%	7.1%	6.3%	4.7%
1998	5.0%	9.0%	1.4%	2.4%	3.6%	2.5%	6.3%	4.7%	3.6%
1999	2.1%	5.3%	2.6%	2.7%	4.7%	0.4%	2.5%	3.4%	1.1%
2000	0.0%	2.8%	0.0%	0.1%	0.3%	0.2%	4.0%	0.0%	0.0%
Average	5.01%	6.24%	2.53%	5.41%	5.79%	3.79%	6.38%	8.31%	7.51%

**Table 13. Percent of Acres Sold as Not Open Market by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	4.6%	3.9%	8.4%	6.8%	3.6%	24.7%	6.0%	3.1%	2.9%
1987	6.5%	3.6%	3.7%	9.4%	6.6%	16.4%	9.1%	3.7%	5.4%
1988	4.5%	1.2%	2.7%	15.2%	6.2%	16.9%	10.2%	5.9%	6.7%
1989	5.3%	6.3%	3.4%	12.1%	3.0%	13.0%	9.6%	7.3%	5.6%
1990	6.1%	7.5%	6.0%	10.6%	6.0%	12.8%	6.9%	7.1%	9.4%
1991	4.8%	9.7%	3.8%	12.6%	8.2%	11.9%	7.8%	9.8%	6.2%
1992	5.2%	5.6%	2.8%	8.3%	8.9%	10.2%	11.5%	9.8%	8.1%
1993	10.7%	10.8%	9.3%	12.7%	14.0%	7.1%	11.3%	14.8%	7.9%
1994	7.6%	5.1%	10.4%	12.6%	12.8%	11.0%	10.3%	10.6%	7.4%
1995	10.8%	11.5%	7.6%	13.1%	18.0%	10.8%	11.2%	10.1%	8.6%
1996	10.1%	9.6%	9.4%	13.3%	9.5%	11.8%	14.1%	10.4%	6.5%
1997	13.6%	11.9%	9.3%	16.1%	12.1%	13.5%	10.6%	11.1%	8.7%
1998	10.8%	8.8%	9.3%	12.1%	14.9%	17.6%	12.0%	12.6%	10.5%
1999	17.2%	11.8%	9.1%	15.7%	20.9%	11.1%	17.7%	9.7%	7.4%
2000	22.4%	15.7%	4.7%	7.9%	19.4%	10.4%	18.0%	6.8%	4.5%
Average	9.3%	8.2%	6.7%	11.9%	10.9%	13.3%	11.1%	8.8%	7.1%

**Table 14. Percent of Acres Sold as Related Entities by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	6.8%	8.1%	4.3%	11.4%	22.7%	9.5%	22.3%	3.4%	9.5%
1987	10.4%	4.5%	3.8%	8.6%	19.0%	12.1%	21.6%	4.2%	3.9%
1988	12.9%	19.1%	5.3%	10.2%	31.3%	13.6%	30.7%	7.9%	5.9%
1989	15.5%	20.3%	5.9%	18.6%	28.0%	18.3%	25.8%	14.1%	5.8%
1990	12.7%	19.4%	12.3%	23.8%	35.2%	19.0%	35.6%	23.9%	7.4%
1991	17.0%	18.8%	11.8%	22.4%	33.2%	25.2%	49.6%	17.5%	5.5%
1992	17.5%	18.8%	13.2%	23.5%	25.8%	21.5%	37.4%	10.5%	5.9%
1993	21.3%	21.5%	21.7%	20.7%	19.6%	15.7%	17.6%	6.7%	5.2%
1994	17.8%	25.1%	16.2%	24.8%	20.9%	12.8%	20.0%	8.9%	6.2%
1995	17.3%	19.2%	11.0%	18.9%	14.4%	14.2%	15.6%	7.6%	8.0%
1996	17.2%	22.1%	14.0%	18.6%	17.5%	9.4%	14.8%	9.6%	5.5%
1997	17.3%	17.6%	14.0%	15.9%	21.0%	17.4%	9.4%	13.1%	9.8%
1998	16.7%	16.5%	12.6%	24.8%	15.2%	12.0%	19.1%	17.7%	9.0%
1999	16.4%	20.1%	10.6%	20.3%	16.6%	7.7%	14.5%	15.9%	7.2%
2000	7.6%	14.4%	8.4%	16.0%	8.6%	9.5%	12.3%	2.2%	4.3%
Average	14.9%	17.7%	11.0%	18.6%	21.9%	14.5%	23.1%	10.9%	6.6%

**Table 15. Percent of Acres Sold as Forced Sale by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	8.4%	6.6%	3.6%	15.2%	5.0%	13.1%	16.7%	7.7%	5.1%
1987	3.7%	6.0%	6.6%	13.1%	13.3%	10.9%	17.5%	9.6%	5.6%
1988	6.1%	6.0%	5.2%	13.2%	7.1%	5.5%	8.7%	5.5%	4.4%
1989	4.5%	7.2%	3.3%	6.0%	7.5%	4.4%	8.2%	4.0%	4.2%
1990	7.4%	9.3%	2.4%	3.3%	7.2%	5.7%	4.3%	3.3%	2.9%
1991	3.8%	3.5%	2.5%	4.6%	3.5%	8.3%	2.8%	2.4%	1.6%
1992	3.7%	1.2%	3.1%	2.7%	4.8%	9.8%	1.6%	2.2%	1.7%
1993	1.4%	0.7%	2.6%	1.0%	1.4%	2.0%	3.5%	1.6%	1.3%
1994	1.1%	1.0%	1.9%	0.8%	2.0%	2.1%	3.0%	1.5%	0.8%
1995	1.1%	1.3%	2.2%	1.6%	2.6%	0.9%	0.6%	0.5%	1.3%
1996	1.8%	0.7%	0.4%	1.0%	2.6%	0.2%	1.3%	0.8%	0.4%
1997	1.4%	0.5%	1.0%	1.1%	2.8%	0.3%	0.8%	0.7%	0.8%
1998	1.0%	1.6%	0.2%	1.7%	0.9%	0.8%	0.9%	0.7%	0.5%
1999	1.2%	0.4%	0.3%	0.5%	0.1%	0.7%	1.7%	0.6%	0.4%
2000	0.6%	0.0%	0.0%	1.0%	0.7%	0.3%	1.3%	0.3%	0.3%
Average	3.2%	3.1%	2.4%	4.4%	4.1%	4.3%	4.9%	2.8%	2.1%

**Table 16. Percent of Acres Sold as Owner Financed Sale by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	1.8%	1.7%	6.4%	2.3%	4.1%	2.0%	2.0%	2.0%	5.0%
1987	2.7%	4.1%	1.1%	8.1%	5.1%	1.8%	6.6%	4.7%	4.3%
1988	1.4%	4.0%	1.1%	3.9%	1.8%	3.5%	3.1%	2.6%	2.6%
1989	1.9%	1.3%	2.1%	5.1%	1.6%	1.1%	3.9%	4.2%	1.7%
1990	1.3%	2.9%	1.2%	2.3%	2.4%	0.9%	2.7%	5.1%	0.7%
1991	1.1%	1.5%	1.4%	1.6%	3.4%	1.3%	1.9%	3.0%	1.1%
1992	1.2%	1.2%	1.4%	2.1%	3.4%	2.0%	3.2%	2.7%	1.4%
1993	0.8%	1.9%	0.8%	3.4%	3.6%	1.8%	2.3%	3.5%	1.9%
1994	1.8%	5.1%	3.4%	3.1%	3.1%	1.8%	2.4%	0.8%	1.5%
1995	1.2%	0.8%	0.9%	2.6%	1.6%	2.0%	2.1%	1.6%	2.6%
1996	1.2%	2.5%	0.6%	1.4%	4.1%	1.6%	2.6%	1.2%	1.5%
1997	1.7%	0.6%	0.7%	3.6%	2.4%	1.6%	2.0%	0.9%	2.5%
1998	5.0%	2.7%	0.9%	1.7%	2.3%	1.4%	1.1%	1.5%	1.3%
1999	3.0%	3.1%	0.4%	2.0%	2.5%	1.2%	2.0%	1.6%	1.1%
2000	2.1%	0.6%	0.2%	1.2%	1.3%	0.9%	0.5%	0.5%	0.6%
Average	1.9%	2.3%	1.5%	3.0%	2.9%	1.7%	2.6%	2.4%	2.0%

**Table 17. Percent of Acres Sold That Were Non-Irrigated by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	54.1%	66.8%	50.4%	54.2%	57.8%	58.7%	52.5%	30.1%	25.7%
1987	49.7%	59.5%	36.7%	58.6%	54.0%	52.2%	56.4%	34.0%	32.4%
1988	57.3%	64.1%	47.3%	54.6%	55.8%	64.1%	45.8%	31.5%	28.5%
1989	58.1%	59.4%	43.3%	54.8%	56.2%	52.5%	45.0%	29.5%	22.7%
1990	56.2%	64.0%	42.9%	52.9%	57.3%	60.1%	44.3%	24.8%	24.6%
1991	57.7%	65.1%	42.1%	55.2%	53.6%	56.4%	42.8%	23.6%	20.2%
1992	56.0%	61.0%	40.6%	56.4%	58.1%	66.9%	43.5%	26.4%	22.2%
1993	57.8%	69.5%	49.7%	53.8%	58.4%	60.3%	43.3%	30.3%	21.9%
1994	51.6%	61.9%	47.1%	55.4%	62.8%	57.3%	48.4%	25.2%	24.1%
1995	56.5%	60.1%	35.7%	56.5%	61.5%	58.3%	39.8%	29.9%	23.1%
1996	49.7%	67.8%	50.3%	57.6%	57.4%	55.2%	46.7%	24.9%	22.5%
1997	59.4%	56.4%	47.7%	55.1%	58.1%	56.8%	46.8%	30.2%	28.1%
1998	57.7%	61.3%	56.9%	57.1%	56.9%	57.1%	43.1%	29.0%	23.6%
1999	58.6%	62.0%	50.5%	57.0%	57.5%	38.5%	42.5%	24.8%	26.3%
2000	47.6%	61.8%	46.0%	51.6%	54.4%	54.6%	49.2%	26.4%	25.0%
Average	55.2%	62.7%	45.8%	55.4%	57.3%	56.6%	46.0%	28.0%	24.7%

**Table 18. Percent of Acres Sold That Were Irrigated by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	12.8%	6.3%	23.5%	3.7%	1.9%	12.0%	0.0%	0.3%	0.3%
1987	14.1%	6.9%	17.1%	3.3%	2.0%	9.6%	0.3%	0.2%	0.4%
1988	8.6%	7.9%	24.6%	1.7%	1.8%	13.2%	0.5%	0.4%	0.5%
1989	12.1%	6.5%	21.4%	2.1%	2.2%	8.4%	0.6%	0.6%	0.1%
1990	7.2%	5.4%	28.7%	2.0%	1.8%	9.5%	0.9%	0.8%	0.1%
1991	8.5%	5.0%	27.1%	2.0%	1.7%	7.3%	1.1%	0.9%	0.0%
1992	9.1%	8.1%	19.6%	1.3%	1.8%	8.5%	0.3%	0.9%	0.2%
1993	8.3%	6.1%	21.6%	2.5%	1.5%	9.4%	0.9%	0.6%	0.0%
1994	9.7%	8.4%	23.9%	1.2%	1.2%	10.2%	1.1%	0.1%	0.0%
1995	10.2%	7.2%	17.0%	2.1%	1.6%	12.8%	1.3%	0.2%	0.1%
1996	9.5%	4.8%	20.3%	3.1%	1.7%	7.2%	0.6%	0.6%	0.1%
1997	5.7%	6.0%	19.7%	2.9%	1.8%	9.1%	0.4%	0.5%	0.1%
1998	7.8%	5.1%	22.1%	1.9%	0.9%	9.5%	0.6%	0.3%	0.1%
1999	9.1%	4.5%	24.0%	3.5%	1.0%	4.5%	0.4%	0.1%	0.0%
2000	7.6%	4.7%	25.4%	1.6%	0.6%	6.2%	0.8%	0.4%	0.3%
Average	9.4%	6.2%	22.4%	2.3%	1.6%	9.2%	0.7%	0.5%	0.2%

**Table 19. Percent of Acres Sold That Were Tame Pasture by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	0.0%	0.0%	0.0%	1.2%	0.4%	0.1%	11.7%	10.9%	10.7%
1987	0.0%	0.0%	0.0%	1.0%	0.8%	0.2%	9.9%	9.4%	10.9%
1988	0.0%	0.0%	0.0%	1.3%	1.3%	0.3%	12.6%	9.9%	11.1%
1989	0.0%	0.0%	0.1%	1.1%	0.8%	0.3%	11.8%	9.3%	8.7%
1990	0.0%	0.0%	0.1%	0.8%	1.0%	0.2%	12.4%	9.0%	8.7%
1991	0.1%	0.0%	0.0%	0.9%	1.3%	0.1%	10.9%	8.5%	7.9%
1992	0.0%	0.0%	0.0%	0.8%	1.0%	0.3%	12.3%	8.7%	9.3%
1993	0.0%	0.0%	0.2%	0.9%	1.3%	0.4%	13.4%	10.6%	10.9%
1994	0.0%	0.0%	0.0%	0.8%	1.1%	0.6%	14.4%	12.0%	9.0%
1995	0.0%	0.0%	0.0%	1.0%	1.2%	0.3%	12.5%	10.6%	7.7%
1996	0.0%	0.0%	0.0%	1.0%	1.0%	0.4%	14.9%	8.6%	9.3%
1997	0.0%	0.0%	0.0%	1.0%	1.0%	0.4%	11.8%	11.0%	10.8%
1998	0.0%	0.0%	0.0%	0.7%	1.3%	0.4%	15.8%	13.2%	10.1%
1999	0.0%	0.0%	0.0%	0.9%	1.2%	0.3%	17.0%	11.2%	9.5%
2000	0.0%	0.0%	0.5%	0.6%	0.8%	0.4%	11.9%	8.7%	8.6%
Average	0.0%	0.0%	0.1%	0.9%	1.0%	0.3%	12.9%	10.1%	9.5%

**Table 20. Percent of Acres Sold That Were Native Pasture by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	29.5%	23.4%	24.1%	32.8%	35.1%	25.1%	28.9%	54.5%	54.1%
1987	31.6%	28.0%	41.6%	31.3%	37.5%	33.2%	25.9%	48.7%	50.0%
1988	30.4%	25.6%	25.7%	33.7%	34.1%	18.5%	33.7%	52.8%	54.3%
1989	26.3%	27.8%	31.8%	33.1%	35.1%	34.7%	33.0%	57.7%	62.9%
1990	34.7%	26.6%	26.7%	37.5%	34.4%	26.1%	32.8%	60.5%	61.4%
1991	29.3%	27.4%	28.7%	35.4%	38.2%	32.6%	37.5%	63.2%	67.0%
1992	31.3%	26.2%	36.2%	33.6%	35.2%	21.4%	36.0%	60.7%	63.7%
1993	29.2%	22.0%	26.0%	37.3%	34.2%	25.4%	34.3%	55.6%	61.7%
1994	34.7%	26.3%	26.8%	36.4%	31.5%	29.0%	30.4%	60.4%	61.3%
1995	29.7%	30.3%	43.8%	34.2%	31.3%	27.3%	39.4%	58.2%	63.5%
1996	35.7%	23.6%	27.5%	29.9%	36.5%	35.1%	31.1%	64.5%	63.0%
1997	33.6%	34.1%	30.2%	34.6%	35.7%	31.0%	32.9%	56.5%	55.7%
1998	32.1%	27.8%	19.7%	34.0%	34.5%	30.3%	32.8%	57.1%	60.6%
1999	29.7%	29.7%	22.8%	33.2%	33.9%	53.7%	35.0%	67.0%	59.1%
2000	43.9%	31.0%	26.8%	40.8%	36.9%	33.1%	31.8%	62.1%	59.7%
Average	32.1%	27.3%	29.2%	34.5%	34.9%	30.4%	33.0%	58.6%	59.9%

**Table 21. Percent of Acres Sold That Were Level by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	57.0%	21.5%	69.8%	23.0%	37.6%	53.6%	40.9%	30.6%	34.4%
1987	53.8%	20.7%	50.1%	17.6%	33.2%	51.3%	36.6%	30.5%	41.3%
1988	53.7%	22.0%	66.2%	20.2%	38.5%	55.3%	40.0%	30.5%	42.1%
1989	56.2%	24.8%	68.7%	19.4%	41.2%	46.8%	42.1%	26.7%	35.5%
1990	51.0%	25.4%	73.3%	17.1%	41.9%	49.8%	41.2%	22.7%	34.4%
1991	56.8%	25.3%	65.8%	19.4%	44.7%	54.4%	41.9%	26.6%	36.3%
1992	62.9%	23.6%	49.6%	22.3%	38.5%	53.9%	42.6%	26.0%	34.8%
1993	65.5%	26.0%	62.2%	20.5%	40.5%	56.5%	40.9%	30.2%	35.1%
1994	62.1%	27.0%	67.7%	18.4%	45.0%	56.2%	44.9%	23.9%	38.4%
1995	63.0%	25.2%	46.4%	18.2%	45.1%	55.1%	44.2%	28.2%	35.5%
1996	59.9%	28.2%	63.4%	20.3%	44.1%	51.9%	41.5%	21.8%	30.9%
1997	65.4%	22.3%	64.5%	18.3%	44.2%	52.6%	43.3%	27.9%	43.0%
1998	69.2%	22.6%	70.7%	18.2%	45.6%	48.3%	42.5%	31.1%	39.9%
1999	65.5%	28.3%	68.2%	21.9%	43.3%	40.8%	40.7%	29.0%	39.0%
2000	59.8%	25.6%	66.8%	19.5%	40.5%	46.7%	44.0%	25.4%	38.3%
Average	60.1%	24.6%	63.6%	19.6%	41.6%	51.5%	41.8%	27.4%	37.2%

**Table 22. Percent of Acres Sold That Were Rolling by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	42.6%	78.5%	28.7%	76.3%	58.8%	46.4%	57.8%	67.9%	64.8%
1987	45.4%	79.3%	49.7%	80.8%	65.6%	48.4%	62.3%	68.0%	57.5%
1988	46.0%	77.8%	33.7%	78.2%	60.8%	44.6%	59.4%	68.5%	56.5%
1989	43.6%	75.2%	29.8%	79.5%	57.6%	52.7%	56.4%	71.9%	63.5%
1990	48.5%	74.6%	26.2%	81.0%	57.5%	49.9%	57.2%	72.4%	63.5%
1991	42.3%	74.1%	33.5%	80.3%	54.9%	45.6%	56.6%	71.0%	62.4%
1992	36.5%	76.4%	49.9%	77.5%	60.2%	45.6%	57.2%	70.4%	64.4%
1993	34.0%	74.1%	36.9%	76.6%	58.4%	42.8%	58.2%	68.7%	64.0%
1994	37.6%	72.8%	31.5%	80.0%	54.1%	43.5%	52.1%	74.5%	59.8%
1995	36.5%	74.7%	53.4%	79.2%	54.8%	44.7%	54.9%	71.2%	62.4%
1996	37.8%	71.8%	35.6%	79.1%	55.6%	48.1%	57.8%	75.8%	66.8%
1997	34.0%	77.7%	35.0%	80.6%	55.3%	46.8%	56.3%	70.0%	55.2%
1998	30.2%	77.4%	29.0%	80.2%	52.7%	51.3%	56.3%	67.9%	57.9%
1999	34.1%	71.7%	30.7%	76.1%	56.1%	58.8%	58.1%	68.7%	59.6%
2000	40.2%	74.4%	33.0%	78.5%	58.3%	53.1%	55.3%	74.5%	60.2%
Average	39.3%	75.4%	35.8%	78.9%	57.4%	48.2%	57.1%	70.8%	61.2%



**Table 23. Distribution of Sales by Size (percentage)**

<b>Size(acres)</b>	<b>District</b>								
	10	20	30	40	50	60	70	80	90
0 - 25	3.7%	3.3%	5.8%	9.1%	15.7%	20.6%	20.6%	19.2%	13.0%
25 - 50	2.0%	1.7%	2.3%	9.0%	8.2%	12.2%	12.2%	14.5%	13.7%
50 - 100	8.1%	8.5%	7.6%	27.1%	24.1%	26.5%	26.5%	26.1%	26.6%
100 - 150	6.2%	5.2%	5.3%	10.4%	8.9%	10.4%	10.4%	10.6%	10.6%
150 - 200	38.5%	39.7%	42.0%	26.7%	27.3%	17.6%	17.6%	15.0%	17.3%
200 - 250	4.2%	3.3%	3.2%	4.6%	3.6%	4.7%	4.7%	4.2%	5.1%
250 - 300	2.7%	2.1%	1.8%	1.7%	1.4%	1.5%	1.5%	1.8%	2.3%
300 - 350	16.6%	19.1%	14.9%	5.8%	5.3%	2.9%	2.9%	3.3%	3.9%
350 - 400	2.0%	1.1%	1.2%	1.0%	0.8%	0.9%	0.9%	1.1%	1.4%
400 - 500	5.4%	5.0%	5.3%	1.4%	1.6%	1.0%	1.0%	1.4%	2.1%
500 - 1000	8.6%	8.7%	7.8%	2.5%	2.2%	1.4%	1.4%	1.9%	2.8%
1000 - 2000	1.7%	1.7%	1.9%	0.5%	0.6%	0.3%	0.3%	0.7%	0.8%
2000 - 5000	0.4%	0.6%	0.7%	0.2%	0.2%	0.1%	0.1%	0.2%	0.4%
Over 5000	0.0%	0.1%	0.2%	0.0%	0.1%	0.0%	0.0%	0.0%	0.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

**Table 24. Distribution of Sales by Size (numbers)**

<b>Size(acres)</b>	<b>District</b>								
	10	20	30	40	50	60	70	80	90
0 - 25	248	194	467	831	1,157	2,299	2,130	2,207	1,842
25 - 50	135	103	183	657	1,144	1,204	1,262	1,669	1,937
50 - 100	552	507	615	2,503	3,440	3,519	2,731	2,994	3,778
100 - 150	423	309	427	1,032	1,322	1,305	1,073	1,214	1,500
150 - 200	2,617	2,367	3,390	3,445	3,394	3,998	1,813	1,718	2,458
200 - 250	282	196	261	780	585	532	488	485	729
250 - 300	183	127	147	280	214	201	157	202	332
300 - 350	1124	1138	1204	794	741	776	296	380	550
350 - 400	134	68	94	238	128	118	90	125	194
400 - 500	368	297	430	238	177	233	100	164	301
500 - 1000	583	516	628	303	313	317	140	221	395
1000 - 2000	113	101	156	44	66	84	35	78	113
2000 - 5000	28	33	54	8	19	30	8	25	49
Over 5000	1	4	16	0	0	19	0	5	15
Total	6,791	5,960	8,072	11,153	12,700	14,635	10,323	11,487	14,193

**Table 25. Distribution of Sales with Buildings by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	10	6	5	13	7	10	12	16	18
1987	11	8	4	9	12	11	13	14	27
1988	15	13	3	18	10	26	12	20	45
1989	18	8	18	23	26	27	27	18	53
1990	14	13	18	25	34	23	25	29	70
1991	23	8	15	32	39	45	26	28	80
1992	27	9	25	30	46	38	31	30	78
1993	15	9	10	25	32	42	24	33	76
1994	19	11	9	29	25	50	33	41	61
1995	24	5	20	25	26	30	26	33	67
1996	19	7	11	25	28	51	23	27	64
1997	16	9	20	34	30	50	39	28	76
1998	23	12	28	32	31	42	36	44	87
1999	16	16	12	32	31	60	33	59	90
2000	5	8	9	12	6	29	12	17	24
Total	255	142	207	364	383	534	372	437	916

**Table 26. Average Building Value by District by Year**

Year	District								
	10	20	30	40	50	60	70	80	90
1986	\$2,242	\$2,395	\$2,818	\$1,142	\$2,059	\$2,079	\$1,783	\$2,731	\$1,776
1987	\$1,307	\$1,215	\$270	\$1,546	\$2,118	\$1,789	\$2,512	\$1,560	\$1,691
1988	\$2,325	\$1,765	\$4,973	\$1,857	\$1,055	\$2,585	\$1,091	\$1,613	\$1,979
1989	\$2,579	\$684	\$2,730	\$2,389	\$2,350	\$3,024	\$2,505	\$2,042	\$2,486
1990	\$1,597	\$2,645	\$2,230	\$1,025	\$1,410	\$1,465	\$1,385	\$2,208	\$1,262
1991	\$2,950	\$1,584	\$1,741	\$862	\$1,273	\$1,987	\$1,844	\$1,873	\$1,796
1992	\$1,593	\$2,366	\$2,593	\$1,184	\$979	\$1,746	\$1,982	\$1,433	\$1,530
1993	\$2,385	\$2,313	\$2,197	\$1,844	\$1,723	\$1,402	\$2,055	\$2,288	\$1,801
1994	\$2,190	\$1,772	\$2,254	\$1,797	\$1,660	\$1,655	\$1,836	\$2,304	\$1,141
1995	\$2,491	\$1,610	\$2,685	\$2,316	\$1,042	\$1,512	\$1,125	\$1,829	\$1,370
1996	\$2,173	\$1,610	\$2,406	\$2,034	\$1,488	\$1,920	\$1,521	\$2,281	\$1,362
1997	\$1,374	\$1,248	\$2,626	\$1,989	\$1,011	\$1,877	\$1,855	\$2,327	\$1,488
1998	\$1,727	\$2,766	\$2,560	\$1,834	\$2,030	\$2,661	\$1,998	\$2,313	\$1,501
1999	\$2,427	\$1,232	\$2,127	\$1,226	\$1,437	\$1,391	\$1,293	\$1,726	\$1,831
2000	\$1,574	\$1,075	\$2,714	\$1,478	\$713	\$1,983	\$803	\$1,088	\$1,266
Average	\$2,062	\$1,752	\$2,462	\$1,635	\$1,490	\$1,939	\$1,706	\$1,974	\$1,619

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