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RESALES OF FARM LAND IN SOUTH DAKOTA

Number of sales and acreage involved in resales of farm land in eight selected counties of South Dakota 1941-1950 Inclusive

by

Gabriel Lundy and Ray F. Pengra

This report is a part of a study of the farm land market in South Dakota carried on cooperatively by the Department of Agricultural Economics of the South Dakota Agricultural Experiment Station and the Bureau of Agricultural Economics of the United States Department of Agriculture, represented by Virgil L. Hurlburt. Data were secured from the office of the Register of Deeds and the County Auditor's office in each of the eight counties. Supplementary information was secured from the P.M.A. offices as well as from various buyers and sellers.

This report includes only those transfers that represented sales of the same tract a second time within the ten years of the study. A more complete report of the study will appear subsequently in a bulletin to be published by the South Dakota Agricultural Experiment Station.

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Miscellaneous Comparable Data on Resales of Farm Land in Selected Counties South Dakota 1941-1950

County	Total No. of Sales	Total Acres Sold	No. of Tracts Resold Within 6 mo.	No. of Tracts Resold 6 mo. to 2 yrs.	Total Tracts Resold Within 2 yrs.	Acres in Resales of Tracts Sold With- in 2 yrs.	Percent of Resales Within 2 years to all Sales	Acres Resold Within 2 yrs. as % of All Acres Sold	Average Increase in Sales Price per Acre when Resold (Dollars)	Average Inc. in Selling Price of Re- sales as Per- cent of Pur- chase Price (Percent)
Beadle	2687	569620	97	130	227	83593	8.4	14.7	\$5.56	33.2
Brookings	1567	271387	46	80	126	47541	8.0	17.5	10.40	20.8
Brown	3134	628907	122	155	277	102484	8.8	16.3	6.47	29.8
Clay	645	79832	19	30	49	10521	7.6	13.2	24.21	24.3
Faulk	1947	437036	75	91	166	77962	8.5	17.8	3.03	24.2
Haakon	2250	905561	48	60	108	87724	4.8	9.7	1.84	36.1
Hand	2569	632688	132	144	276	118648	10.7	18.8	4.09	33.9
Spink	2553	553176	75	99	174	81620	6.8	14.8	6.02	25.6

1. Includes only those transfers for which full consideration was available for both sales.

NUMBER AND ACREAGE OF RESALES OF FARM PROPERTIES HELD 24 MONTHS OR LESS.

Beadle County South Dakota 1941-1950 Inclusive

Year	All sales in current year	Acreage in all sales current year	Number of resales, by months between purchases and resales							Total acres in resales current year	Ratio of number of resales to all sales current year	Ratio of acres in resales to all sales current year
			Over 6, not over 12				Over 12, not over 18		Over 18, not over 24			
			Not over 6	Over 6, not over 12	Over 12, not over 18	Over 18, not over 24	Over 18, not over 24					
			Number	Acres	Number	Number	Number	Number	Number			
1941	205	47048	8	2	--	--	--	10	2323	4.9	4.9	
1942	242	53283	5	--	--	--	--	5	793	2.1	1.5	
1943	308	62307	6	2	--	--	2	10	2399	3.2	3.9	
1944	265	54458	5	--	3	3	3	11	2127	4.2	3.9	
1945	285	63058	9	3	4	2	2	18	6289	6.3	10.0	
1946	414	92474	17	9	9	5	5	40	12903	9.7	14.0	
1947	354	70002	12	13	10	7	7	42	15833	11.9	22.6	
1948	284	64199	19	6	13	6	6	44	16964	15.5	26.4	
1949	169	29840	7	7	5	5	5	24	10247	14.2	34.3	
1950	161	32951	9	5	4	5	5	23	13715	14.3	41.6	
TOTAL	2687	569620	97	47	48	35	35	227	83593	8.4	14.7	

NUMBER AND ACREAGE OF REALES OF FARM PROPERTIES HELD 24 MONTHS OR LESS.

Brookings County South Dakota 1941-1950 Inclusive

Year	All sales in current year	Acreage in all sales current year	Number of resales, by months between purchases and resales								Total acres in resales current year	Ratio of number of resales to all sales current year Percent	Ratio of acrage in resales to all sales current year Percent
			Over 6, not over 12		Over 12, not over 18		Over 18, not over 24		Total				
			Number	Number	Number	Number	Number	Number					
			Not over 6	Over 6, not over 12	Over 12, not over 18	Over 18, not over 24	Number						
1941	108	17508	2	--	--	--	--	2	474	1.9	2.7		
1942	162	27440	6	--	1	--	--	7	953	4.3	3.5		
1943	208	35364	6	1	3	1	--	11	1582	5.3	4.5		
1944	189	31672	2	1	3	--	--	6	1701	3.2	5.4		
1945	183	32744	4	--	2	--	--	6	1981	3.3	6.0		
1946	227	41805	7	4	5	2	--	18	5714	7.9	13.7		
1947	165	28453	5	9	8	6	--	28	9376	17.0	33.0		
1948	138	24579	7	2	1	9	--	19	10097	13.8	41.1		
1949	104	18471	5	5	4	5	--	19	8464	18.3	45.8		
1950	83	13351	2	4	1	3	--	10	7199	12.0	53.9		
TOTAL	1567	271387	46	26	28	26	--	126	47541	8.0	17.5		

NUMBER AND ACREAGE OF REALES OF FARM PROPERTIES HELD 24 MONTHS OR LESS.

Brown County South Dakota 1941-1950 Inclusive

Year	All sales in current year	Acreage in all sales current year	Number of resales, by months between purchases and resales							Total acres in resales current year	Ratio of number of resales to all sales current year	Ratio of acres in resales to all sales current year
			Over 6, not over 12		Over 12, not over 18		Over 18, not over 24		Total			
			Number	Number	Number	Number	Number	Number				
			Acres	Number	Number	Number	Number	Percent				
1941	274	58129	8	--	--	--	--	8	1714	2.9	2.9	
1942	281	57480	4	7	1	--	--	12	2199	4.3	3.8	
1943	423	79821	8	8	5	2	23	23	4281	5.4	5.4	
1944	408	76245	14	9	1	--	--	24	8376	5.9	11.0	
1945	464	92225	17	8	6	4	35	35	9287	7.5	10.1	
1946	401	80577	13	7	8	10	38	38	14429	9.5	17.9	
1947	361	80827	28	15	8	9	60	60	23072	16.6	28.5	
1948	199	38994	13	9	8	11	41	41	14558	20.6	37.3	
1949	162	31767	11	2	3	1	17	17	12047	10.5	37.9	
1950	161	32842	6	1	5	7	19	19	12521	11.8	38.1	
TOTAL	3134	628907	122	66	45	44	277	277	102484	8.8	16.3	

NUMBER AND ACREAGE OF REALES OF FARM PROPERTIES HELD 24 MONTHS OR LESS

Clay County South Dakota 1941-1950 Inclusive

Year	All sales in current year	Acreage in all sales current year	Number of resales, by months between purchases and resales						Total acreage in resales current year	Ratio of number of resales to all sales current year Percent	Ratio of acreage in resales to all sales current year Percent
			Over 6, Over 12, Over 18,								
			not over not over not over								
			6	12	18	24	Total				
	Number	Acres	Number	Number	Number	Number	Number	Number	Acres	Percent	Percent
1941	61	7555	1	--	--	--	--	1	40	1.6	.5
1942	78	10793	0	--	--	--	--	0	0	0	0
1943	86	11009	1	2	1	1	1	5	537	5.8	4.9
1944	77	7857	1	1	1	1	1	4	243	5.2	3.1
1945	46	5253	2	1	1	1	--	4	880	8.7	16.8
1946	59	8375	1	4	--	--	--	5	1240	8.5	14.8
1947	76	10517	4	1	2	--	--	7	1588	9.2	15.1
1948	61	6708	3	2	1	1	1	7	1651	11.5	24.6
1949	46	5751	1	1	2	1	1	5	1753	10.9	30.5
1950	55	6014	5	2	--	4	--	11	2589	20.0	43.0
TOTAL	645	79832	19	14	8	8	8	49	10521	7.6	13.2

NUMBER AND ACREAGE OF RESALES OF FARM PROPERTIES HELD 24 MONTHS OR LESS

Faulk County South Dakota 1941-1950 Inclusive

Year	All sales in current year	Acreage in all sales current year	Number of resales, by months between purchases and resales						Total acreage in resales current year	Ratio of number of resales to all sales current year Percent	Ratio of acreage in resales to all sales current year Percent
			Over 6, not over 12			Over 12, not over 18					
			Number	Number	Number	Number	Number	Number			
			Not over 6	12	18	24	Total				
1941	126	29099	6	--	1	--	7	1475	5.6	5.1	
1942	184	43471	2	1	--	--	3	470	1.6	1.1	
1943	242	52449	5	--	4	--	9	1758	3.7	3.4	
1944	303	63887	11	8	2	2	23	5933	7.6	9.3	
1945	225	47211	9	4	5	4	22	6552	9.8	13.9	
1946	261	56045	11	6	2	7	26	8399	10.0	15.0	
1947	243	53434	12	5	7	3	27	14352	11.1	26.9	
1948	199	47713	14	4	4	8	30	21042	15.1	44.1	
1949	87	22630	5	2	5	2	14	8673	16.1	38.3	
1950	77	21097	--	3	2	--	5	9308	6.5	44.1	
TOTAL	1947	437036	75	33	32	26	166	77962	8.5	17.8	

6

NUMBER AND ACREAGE OF REALES OF FARM PROPERTIES HELD 24 MONTHS OR LESS

Haakon County South Dakota 1941-1950 Inclusive

Year	All sales in current year	Acreage in all sales current year	Number of resales, by months between purchases and resales							Total acreage in resales current year	Ratio of number of resales to all sales current year	Ratio of acreage in resales to all sales current year
			Over 6, not over 12			Over 12, not over 18		Over 18, not over 24				
			Number	Number	Number	Number	Number	Number	Number			
			Not over 6	Over 6, not over 12	Over 12, not over 18	Over 18, not over 24	Total					
1941	169	74835	2	--	--	--	--	2	720	1.2	1.0	
1942	193	75735	1	1	--	--	--	2	1163	1.0	1.5	
1943	290	94330	10	1	4	1	1	16	4477	5.5	4.7	
1944	321	121378	3	1	2	1	1	7	1714	2.2	1.4	
1945	205	82616	4	2	1	--	--	7	2348	3.4	2.8	
1946	281	99004	2	--	2	1	1	5	4321	1.8	4.4	
1947	349	164864	16	5	6	4	4	31	25434	8.9	15.4	
1948	229	92309	3	7	7	4	4	21	19764	9.2	21.4	
1949	109	41437	4	3	2	2	2	11	16279	10.1	39.3	
1950	104	59053	3	1	1	1	1	6	11504	5.8	19.5	
TOTAL	2250	905561	48	21	25	14	14	108	87724	4.8	9.7	

NUMBER AND ACREAGE OF REALES OF FARM PROPERTIES HELD 24 MONTHS OR LESS.

Hand County South Dakota 1941-1950 Inclusive

Year	All sales in current year	Acreage in all sales current year	Number of resales, by months between purchases and resales								Total acres in resales current year	Ratio of number of resales to all sales current year Percent	Ratio of acres in resales to all sales current year Percent
			Over 6, not over 12				Over 12, not over 18						
			Over 6, not over 12		Over 12, not over 18		Over 12, not over 18		Over 18, not over 24				
			Not over 6	Over 6, not over 12	Over 12, not over 18	Over 18, not over 24	Not over 18	Over 18, not over 24	Not over 24	Over 24, not over 36			
	Number	Acres	Number	Number	Number	Number	Number	Number	Number	Acres	Percent	Percent	
1941	295	78164	8	1	--	--	--	--	9	1666	3.1	2.1	
1942	277	72239	15	4	1	3	23	23	4790	8.3	8.3	6.6	
1943	320	68112	21	5	2	2	30	30	7668	9.4	9.4	11.3	
1944	293	68732	14	10	3	3	30	30	11472	10.2	10.2	16.7	
1945	230	56477	18	6	3	8	35	35	12297	15.2	15.2	21.8	
1946	296	73877	13	7	10	5	35	35	17321	11.8	11.8	23.4	
1947	314	68218	16	14	8	8	46	46	20334	14.6	14.6	29.8	
1948	272	65525	18	7	5	6	36	36	22866	13.2	13.2	34.9	
1949	153	38540	5	10	4	4	23	23	14773	15.0	15.0	38.3	
1950	119	42804	4	--	--	5	9	9	5461	7.6	7.6	12.8	
TOTAL	2569	632688	132	64	36	44	276	276	118648	10.7	10.7	18.8	

NUMBER AND ACREAGE OF REALES OF FARM PROPERTIES HELD 24 MONTHS OR LESS.

Spink County South Dakota 1941-1950 Inclusive

Year	All sales in current year	Acreage in all sales current year	Number of resales, by months between purchases and resales								Total acreage in resales current year	Ratio of number of resales to all sales current year Percent	Ratio of acreage in resales to all sales current year Percent
			Over 6, not over 12				Over 12, not over 18						
			Over 18, not over 24				Total						
			Not over 6	Number	Number	Number		Number	Number	Number			
1941	251	55718	6	--	--	--	--	6	1191	2.4	2.1		
1942	243	53879	6	3	--	--	--	9	1601	3.7	3.0		
1943	380	75801	4	3	4	6	6	17	2761	4.5	3.6		
1944	333	71376	10	3	6	3	3	22	7685	6.6	10.8		
1945	346	75480	8	6	4	1	1	19	9455	5.5	12.5		
1946	315	71076	15	7	4	--	--	26	9480	8.3	13.3		
1947	280	62549	7	7	5	8	8	27	16303	9.6	26.1		
1948	189	39110	5	5	3	1	1	14	9951	7.4	25.4		
1949	93	18549	6	2	5	7	7	20	9640	21.5	52.0		
1950	123	29638	8	1	3	2	2	14	13553	11.4	45.7		
TOTAL	2553	553176	75	37	34	28	28	174	81620	6.8	14.8		