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## Historical and Recent Trends in South Dakota's Agricultural Land Market

Yonas Hamada

Burton Pflueger  
*South Dakota State University*

Larry Janssen  
*South Dakota State University*

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September 2003

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South Dakota Cooperative Extension Service  
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# **HISTORICAL (20th Century) AND RECENT (1991 – 2003) TRENDS IN SOUTH DAKOTA'S AGRICULTURAL LAND MARKET**

Yonas Hamda, Burton Pflueger, and Larry Janssen<sup>1</sup>

Long-term (20<sup>th</sup> century) and recent (1991–2003) trends in South Dakota's agricultural land values are the main topics of this report. It is written for farmers and ranchers, landowners, agricultural professionals (lenders, rural appraisers, Extension educators, and agribusiness persons) and policymakers interested, for various decision-making purposes, in agricultural land market trends.

Topics covered in the first section are: (1) historical trends in South Dakota farm real estate values from 1910 to 2000, and (2) the distribution of current agricultural land use by region.

The remaining sections are focused on trends in agricultural land values and cash rental rates from 1991 through 2003. Trends in per-acre values and rental rates of agricultural land (non-irrigated cropland, hayland, and rangeland) from 1991 to 2003 are presented in figures 3 through 9 of section two. Trends in per-acre land values by land use, statewide and regional, are displayed in figures 10 through 18 of section three. A brief description of key findings for each figure is also given.

The data on historical land values for South Dakota from 1910 through 2000 were obtained from the U.S. Department of Agriculture (USDA) series on farm real estate values. Agricultural land value and cash rental rate data from 1991 to 2003 (see tables 1 and 2) were used to create figures 3 through 18. These data originated as survey responses to the annual South Dakota Farm Real Estate Market survey conducted by the SDSU Economics Department.

Farm real estate values in the USDA historical data series include the value of all agricultural land and farm buildings, while the more recent SDSU data series does not include the value of farm buildings.

<sup>1</sup> Mr. Yonas Hamda is a graduate research assistant in economics. Dr. Burton Pflueger is Extension financial management specialist and professor of economics, and Dr. Larry Janssen is professor of economics. This publication is based on farmland market research work conducted from 1991-2003 by Janssen and Pflueger.



An aerial photograph of a farmstead. In the foreground, there is a large, dark-colored barn with a gabled roof. To the left of the barn is a tall, cylindrical silo. In the background, a two-story house with a light-colored exterior and a dark roof is visible. The farm is surrounded by fields and trees. The overall scene is captured from a high angle, showing the layout of the buildings and the surrounding landscape.

## Section One

### Historical trends in South Dakota farm real estate values, 1910-2000

A historical review of 20<sup>th</sup> century trends in South Dakota farm real estate values indicates that land values can increase and also decline for extended periods (Fig 1). The major determinants of land values over time are current and expected trends in farmland net returns.

Changes in agricultural technology, export and domestic demand for farm products, interest rates and credit availability, and government farm programs are additional important factors affecting net returns and land value changes. Most of the turning points in land values, both increases and decreases, are associated with major changes in export demand and other international economic events.

Farm real estate values in South Dakota fluctuated considerably in the 20<sup>th</sup> century. Average farmland values increased from \$38 per acre in 1910 to an early peak of \$71 per acre in 1920. A strong economy and high farm exports resulting in favorable prices and net incomes led to this strong increase.

During the next 21 years, farm real estate values declined to a low of \$12 in 1941. The primary causal factors were sharp declines in foreign demand for U.S. products in the 1920s and the combination of the Great Depression and Dustbowl of the 1930s.

Farm real estate values then began a steady upward trend, reaching \$87 in 1971. Technology changes that increased yields and reduced labor requirements in agriculture, combined with price floors of commodity programs, were major explanations of steady farmland value increases in this period.

During the export boom period of the 1970s, land values “exploded,” reaching a peak of \$349 per acre in 1982. The annual rate of increase in South Dakota farm real estate values was 4 to 6% from 1950 to 1972 and 12-14% from 1972 to 1984, with some annual increases exceeding 25%.

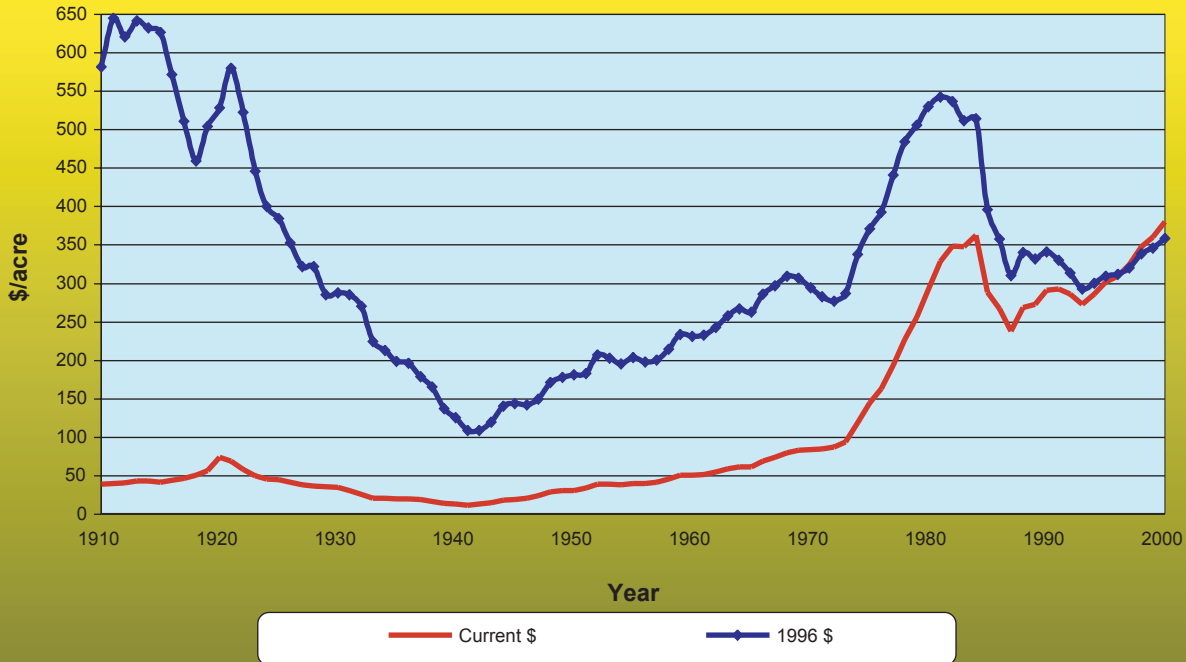
Declining export demand, rapid increase in the level of interest rates, and producer dependence on agricultural credit were major factors behind the farm crisis of the mid-1980s. Land values declined 35% from 1984 to 1987, an annual average decline of 13.1%. Major increases in farm program spending, changing federal credit and agricultural policies, combined with improved export market prospects, stopped further land value declines.

Improved export demand, lower interest rates, a strong national economy, continued population growth, and technological advances helped to increase farm real estate values from \$238 per acre in 1987 to \$380 per acre in 2000. That is a total value increase of 60% with an average annual increase of 3.7%.

The changes in South Dakota farm real estate values in the twentieth century are even more dramatic when farmland values are viewed in terms of real purchasing power—with land values adjusted for the effect of inflation.

In real terms, farmland values peaked in the 1910-1915 period, declined more than 82% in real value from 1915 to 1941, increased steadily to 1981, and declined by nearly 43% from 1981 to 1987. From 1987 to 2000, there has been some increase in real land values (expressed in 1996 dollars). However, land values adjusted for inflation have not reached their earlier peaks. In real terms, farm real estate values in 2000 were two-thirds of peak values in the early 1980s (Fig 1).

**Fig 1. South Dakota's Historical Farm Real Estate Values, 1910-2000**



### **Distribution of agricultural land use by region**

Most South Dakota land (44.4 million of the state's 48.6 million acres) is used for agricultural purposes. More than 90% of South Dakota land in farms is privately owned, with most of the remaining agricultural land leased (including grazing permits) from tribal, state, and federal agencies. The major agricultural land uses (97% of farmland acres) in South Dakota are pasture, range, hay, or cropland. Less than 2% of cropland is irrigated.

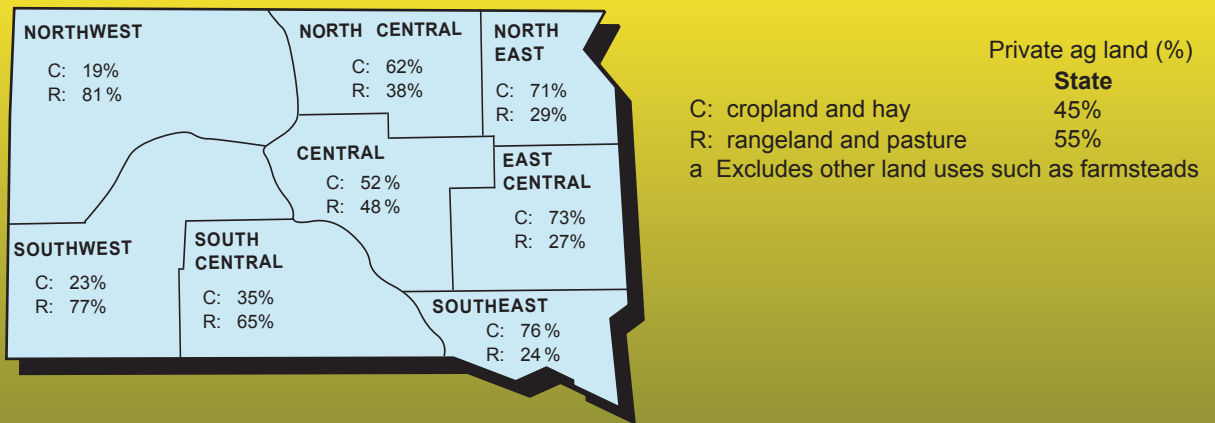
The distribution of agricultural land uses varies greatly across South Dakota. In regions west of the Missouri River, most agricultural land is rangeland or pasture, varying from 81% in the northwest region to 65% of farmland acres in the south-central region. East of the Missouri River, most agricultural land is used for crop and hay production, varying from 76% of farmland acres in the southeast region to 52% in the central region. Statewide, pasture and rangeland are nearly 55% of agricultural land acres, while cropland and hayland are 45% of farmland acres (Fig 2).

Regional differences in land use and productivity have a major influence on average land values and cash rental rates across South Dakota. The average value and cash rental rate per acre for cropland, hayland, and pasture/rangeland in each region are a simple average (mean) value of usable responses in each annual farmland market survey. All agricultural land values in each region are based on the relative amount (proportion of acres) and value per acre of cropland, hayland, and pasture/rangeland in that region. A similar approach is used to estimate the statewide average land values and rental rates for each land use.

More details about survey procedures and methods used to estimate land values and cash rental rates by region and land use are available in the most recent report written by Janssen and Pflueger entitled: *South Dakota Farmland Market Trends, 1991 – 2003*, Agricultural Experiment Station publication C 268.



**Fig 2. Distribution of major private nonirrigated agricultural land uses in South Dakota.**



Source: U.S. Census of Agriculture, South Dakota, 1997, and other sources

**Regions and their counties:**

	<b>Southeast</b>			
Charles Mix	Yankton	Douglas	Hutchinson	
Union	Clay	Lincoln	Turner	
Bon Homme				
	<b>East-Central</b>			
Kingsbury	Lake	McCook	Minnehaha	
Moody	Sanborn	Brookings	Davison	
Miner	Hanson			
	<b>Northeast</b>			
Roberts	Grant	Hamlin	Marshall	
Codington	Deuel	Day	Clark	
	<b>North-Central</b>			
Campbell	McPherson	Brown	Walworth	
Edmunds	Spink	Potter	Faulk	
	<b>Central</b>			
Sully	Hand	Beadle	Hughes	
Buffalo	Jerauld	Hyde	Brule	
Aurora				
	<b>South-Central</b>			
Todd	Lyman	Mellette	Tripp	
Jones	Gregory			
	<b>Southwest</b>			
Pennington	Shannon	Haakon	Custer	
Bennett	Stanley	Fall River	Jackson	
	<b>Northwest</b>			
Harding	Perkins	Ziebach	Butte	
Meade	Dewey	Lawrence	Corson	

## Section Two

### Trends in agricultural land values and cash rental rates by land use, 1991-2003

Statewide and regional trends in land values and cash rental rates by land use are displayed in figures 3-9 and are based on data reported in tables 1 and 2. There are two charts on each of the next seven pages. The top chart on each page displays data for eastern and north-central South Dakota and the bottom chart shows data for the central and western regions of the state. For reference purposes, statewide average values are shown in all charts. Based on this data, key overall trends in per-acre land values and cash rental rates from 1991-2003 are:

- For each land use, average land values and cash rental rates are highest in the southeast and east-central regions and are lowest in the southwest and northwest regions of South Dakota. The regional rankings in land values or cash rental rates did not change much during the 12-year period.
- In each region, per-acre values and cash rental rates are highest for cropland followed, in descending order, by hayland and pasture/rangeland. Depending on region and year, cropland values are 50% to 90% higher than rangeland values.
- Land values and cash rental rates increased in most years for each land use in each region.



### All agricultural land values

Average agricultural land values increased in all regions of South Dakota between 1991 and 2003. During this time, the statewide average annual increase was 6.0%, varying from 4.8% in the south-central region to 7.5% in the north-central region. The lowest land values were observed in the northwest and southwest regions of the state. In 1991, the average price of agricultural land for the two western regions was below \$100 per acre and was still less than \$200 per acre in 2003. On the other hand, the highest values were found in the southeast and east-central regions. As of 2003, these were the only regions with average agricultural land values over \$900 per acre. Overall, South Dakota's average agricultural land values doubled from \$223 in 1991 to \$450 in 2003.

Fig 3a All Ag-Land Value, Statewide and Regions, 1991-2003

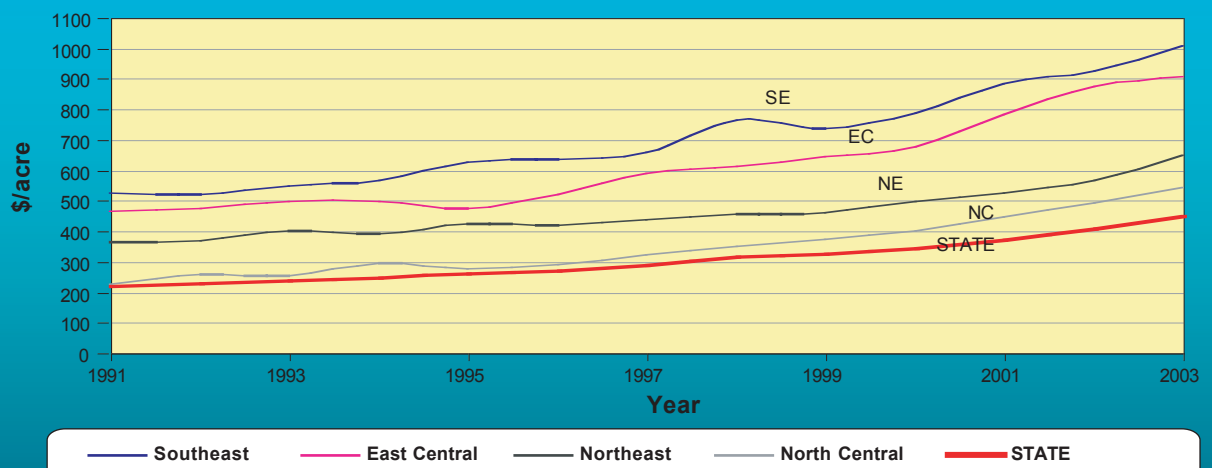
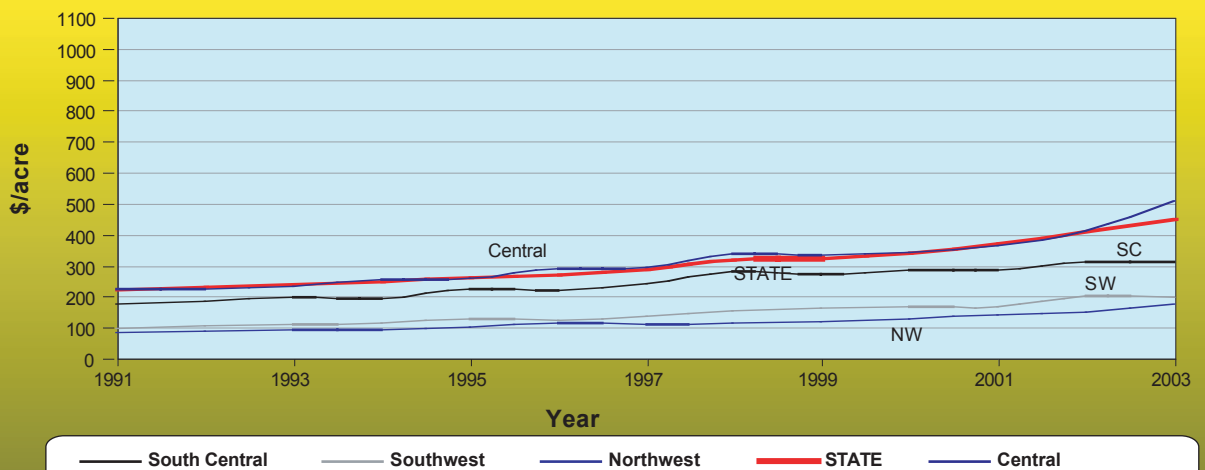
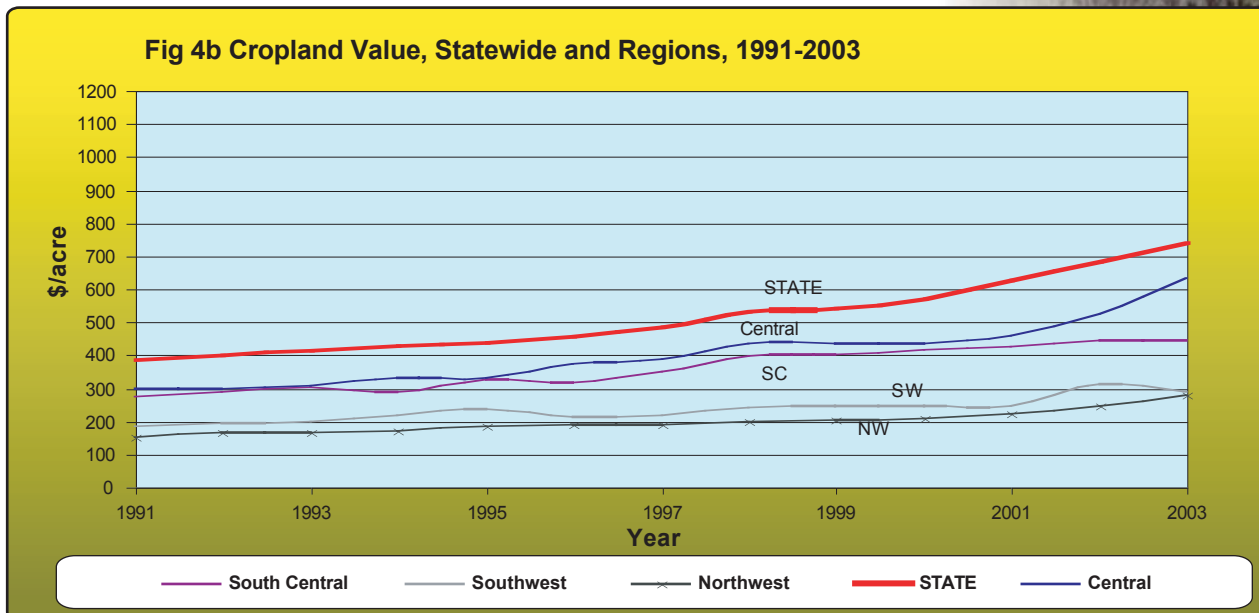
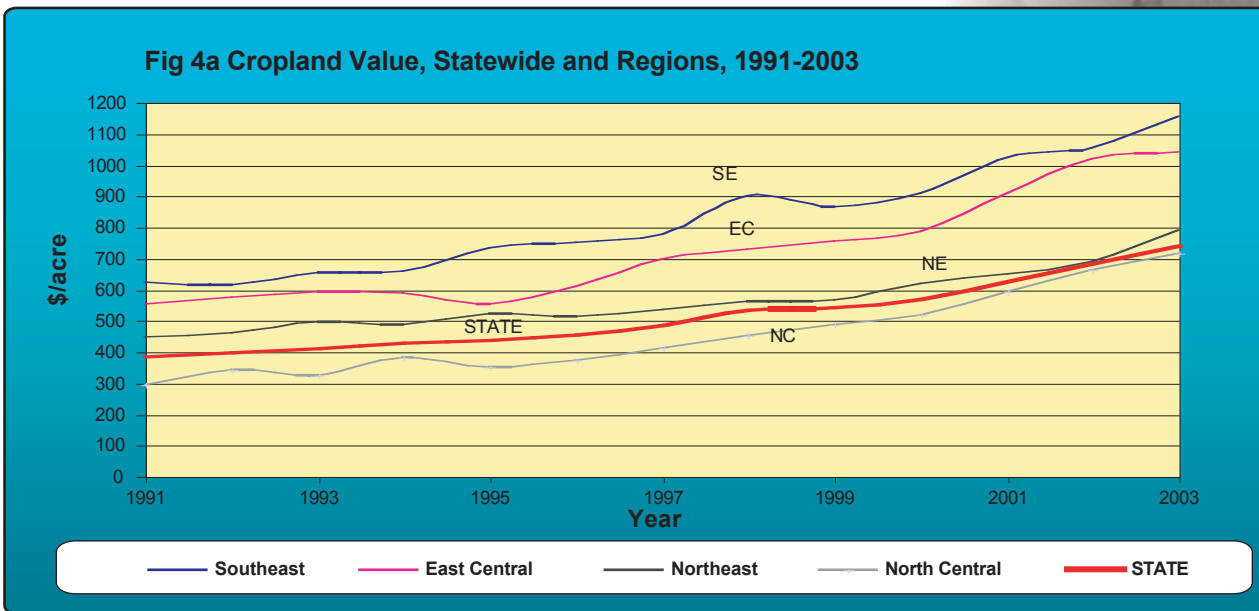


Fig 3b All Ag-Land Value, Statewide and Regions, 1991-2003



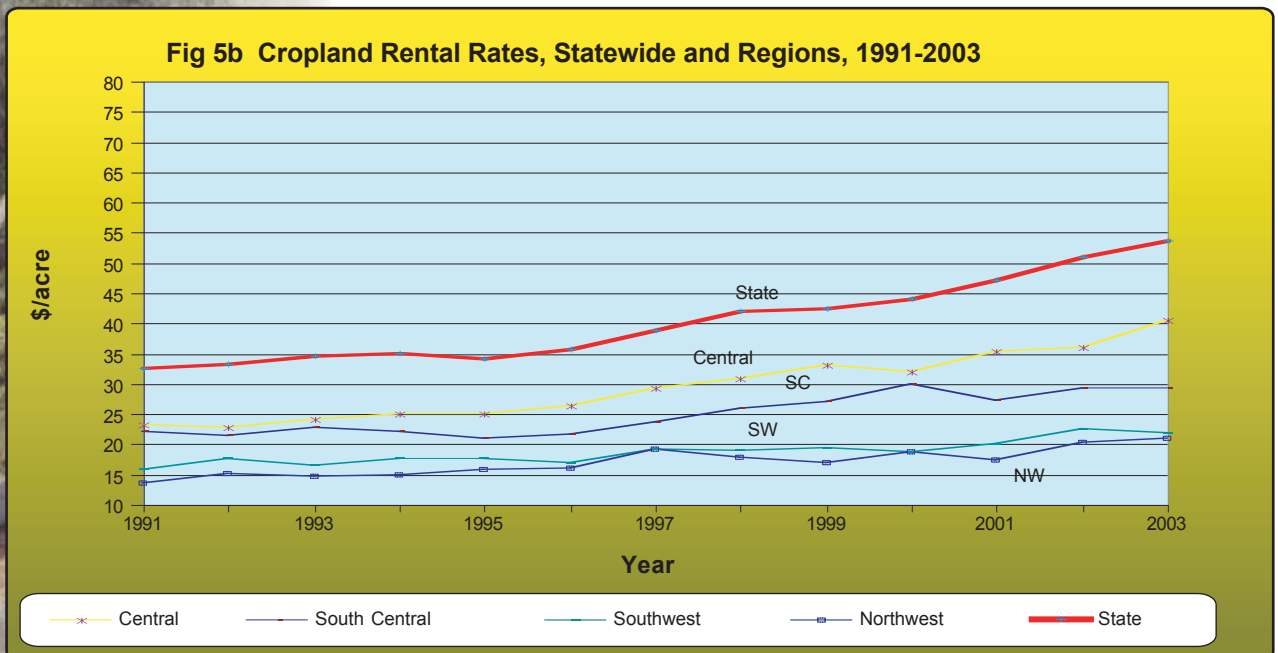
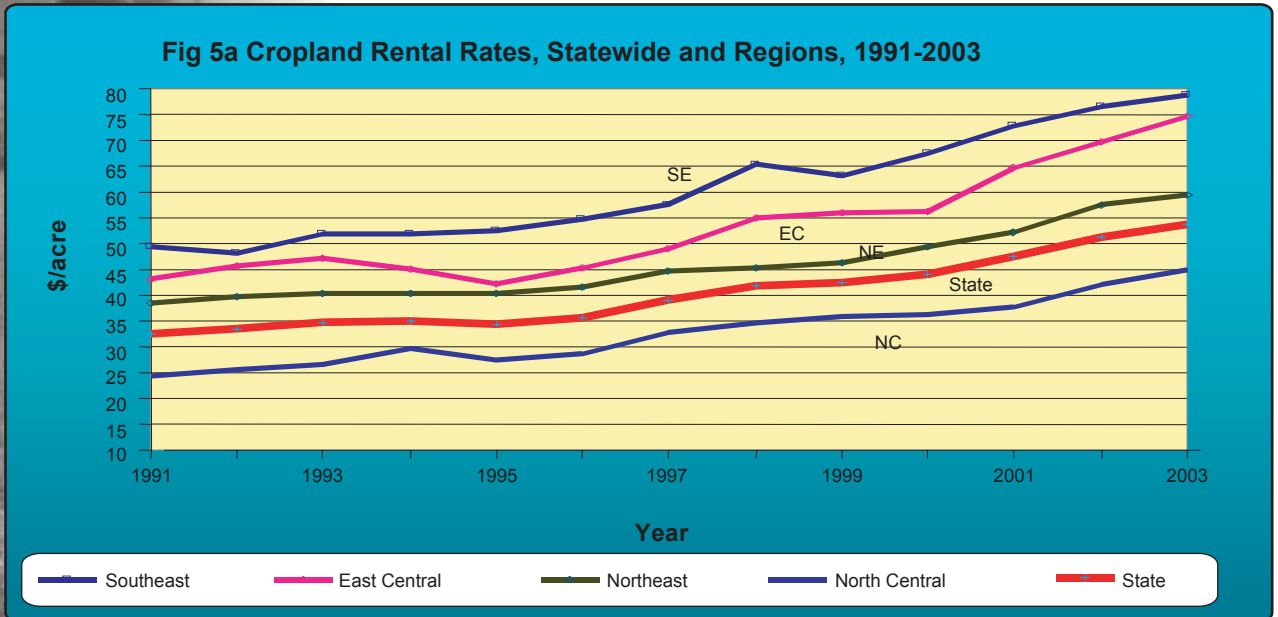
### Cropland values

Values of cropland have increased at an annual average rate of 5.6%, statewide, from 1991 to 2003. This growth rate varies from only 3.8% and 4.1% in the southwest and south-central regions, respectively, to 7.7% in the north-central region. In 1991, cropland values varied from an average of \$153 per acre in the northwest region to \$623 per acre in the southeast region. In 2003, cropland sold under \$300 per acre on average in the northwest, compared to more than \$1,150 per acre in the southeast region. Statewide, cropland values have increased from an average of \$386 per acre in 1991 to \$744 per acre in 2003 (Fig 4).



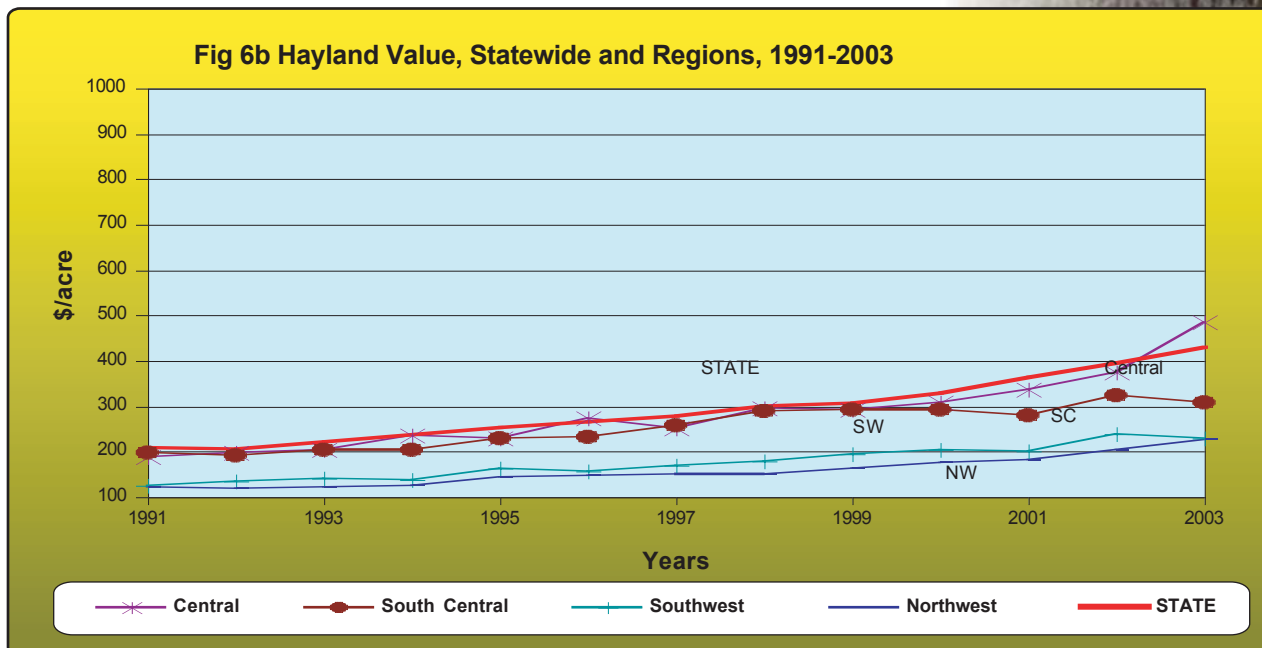
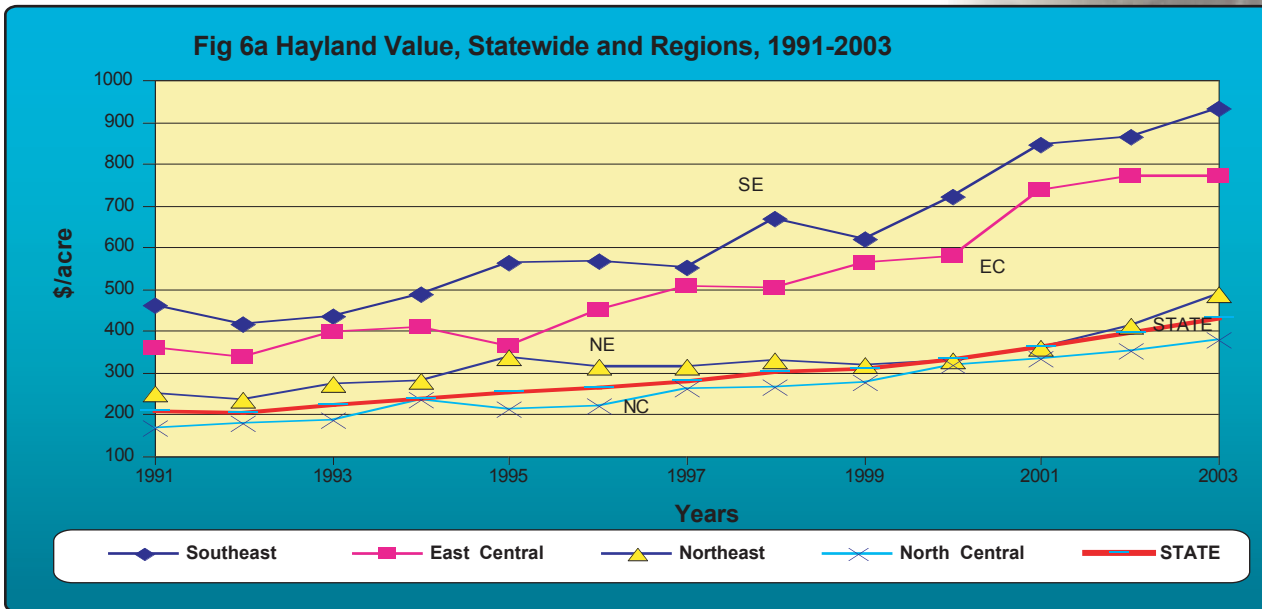
### Cropland cash rental rates

From 1991 to 2003, rental rates of cropland have shown slow but consistent increases in all regions of South Dakota. The least expensive cropland rental rates were in the northwest and southwest regions, with average rates below \$16 per acre in 1991 and still under \$23 in 2003. The highest rental rates were found in the east-central and southeast regions with average rates between \$43 and \$50 per acre in 1991, compared to more than \$74 per acre in 2003. The statewide average rental rate increased from nearly \$33 per acre in 1991 to about \$54 per acre in 2003 (Fig 5).



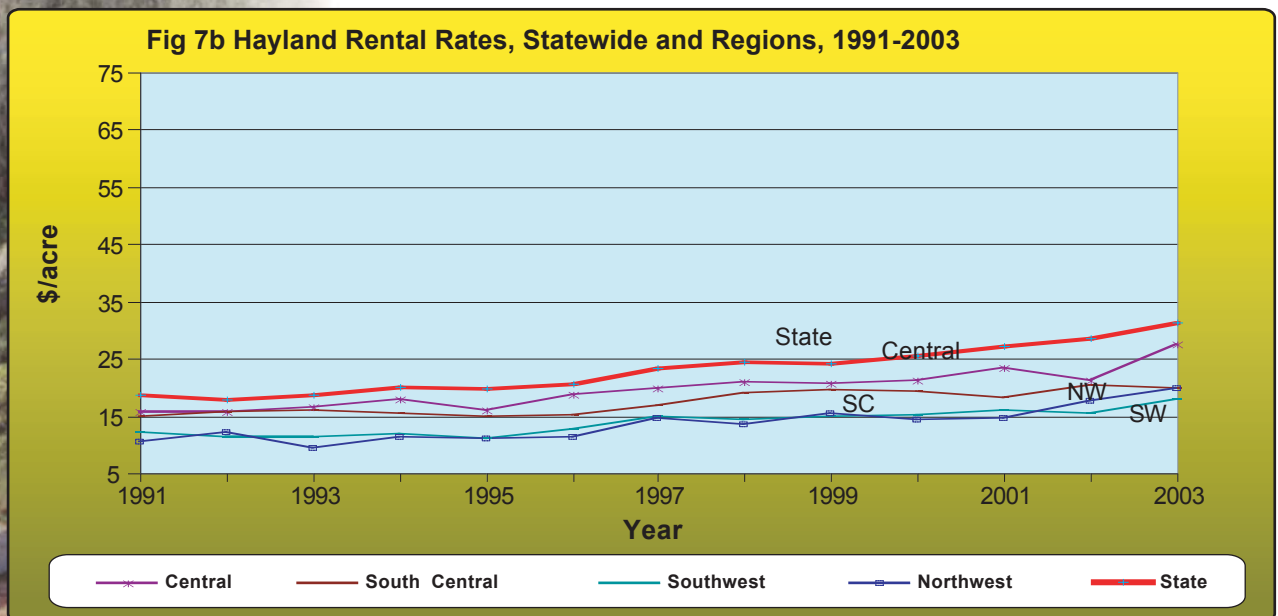
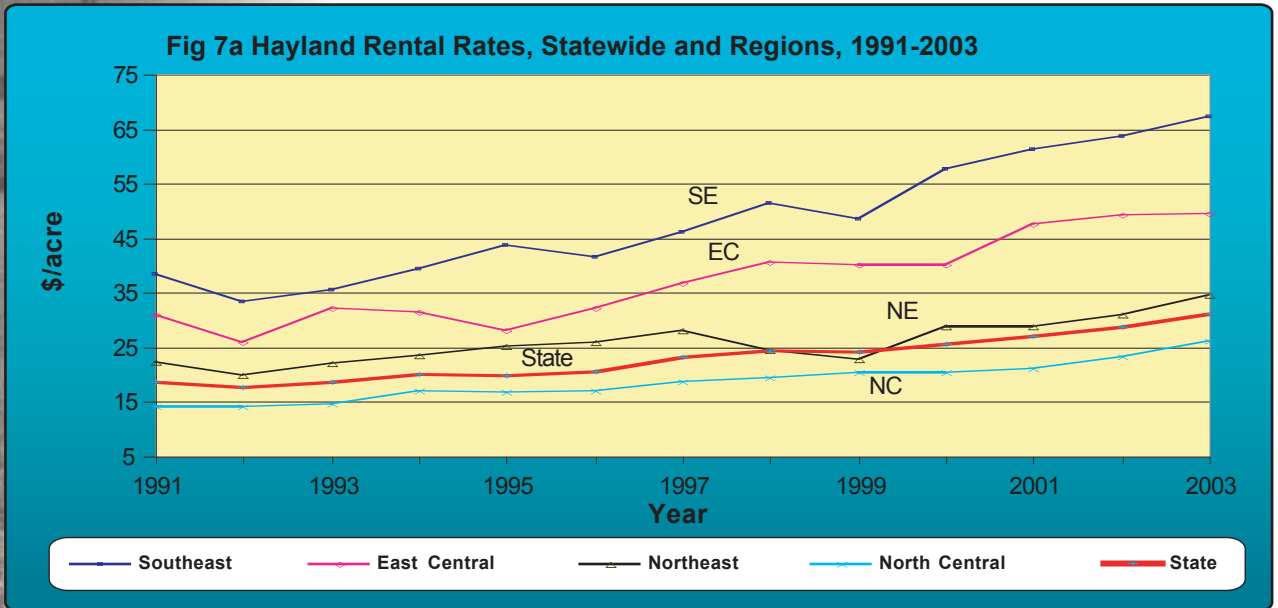
## Hayland values

The value of hayland has increased in all regions from 1991 to 2003. During this 12-year period, annual increases in hayland values averaged 6.1% statewide, varying from 3.9% in the south-central region to 8.1% in the central region. The highest average hayland values were in the southeast region, where average values have increased from \$461 per acre in 1991 to \$932 in 2003. The lowest hayland values were in the northwest and southwest regions, where average values have increased from about \$125 per acre in 1991 to nearly \$230 in 2003. Overall, the state's average hayland values more than doubled from \$211 per acre in 1991 to \$431 per acre in 2003 (Fig 6).



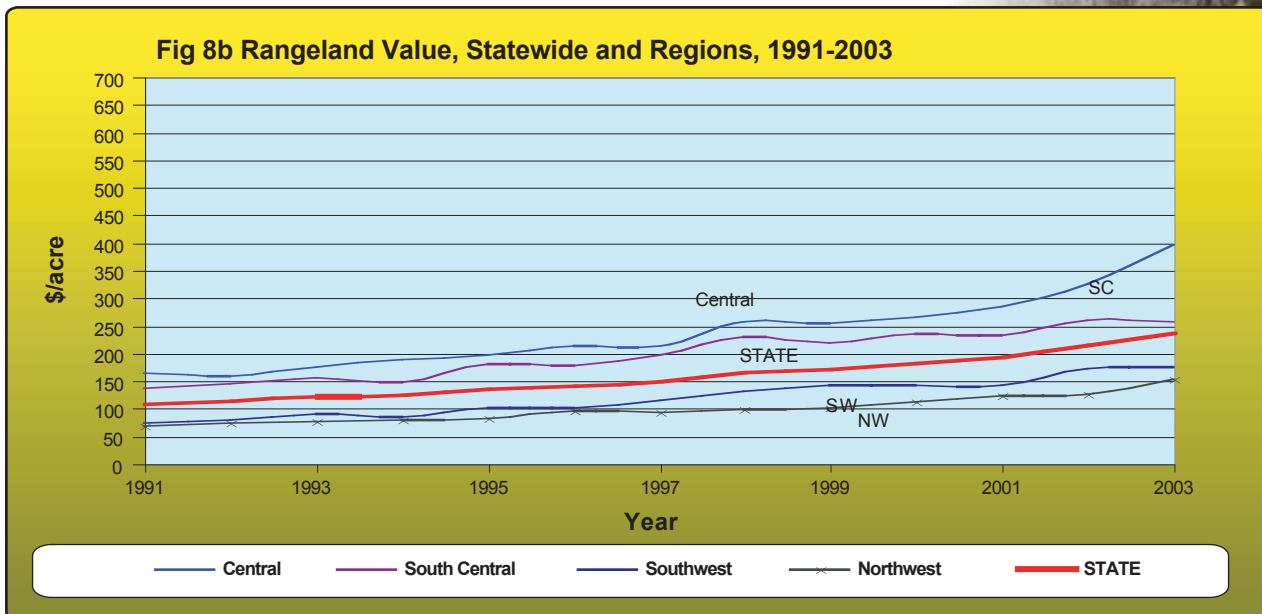
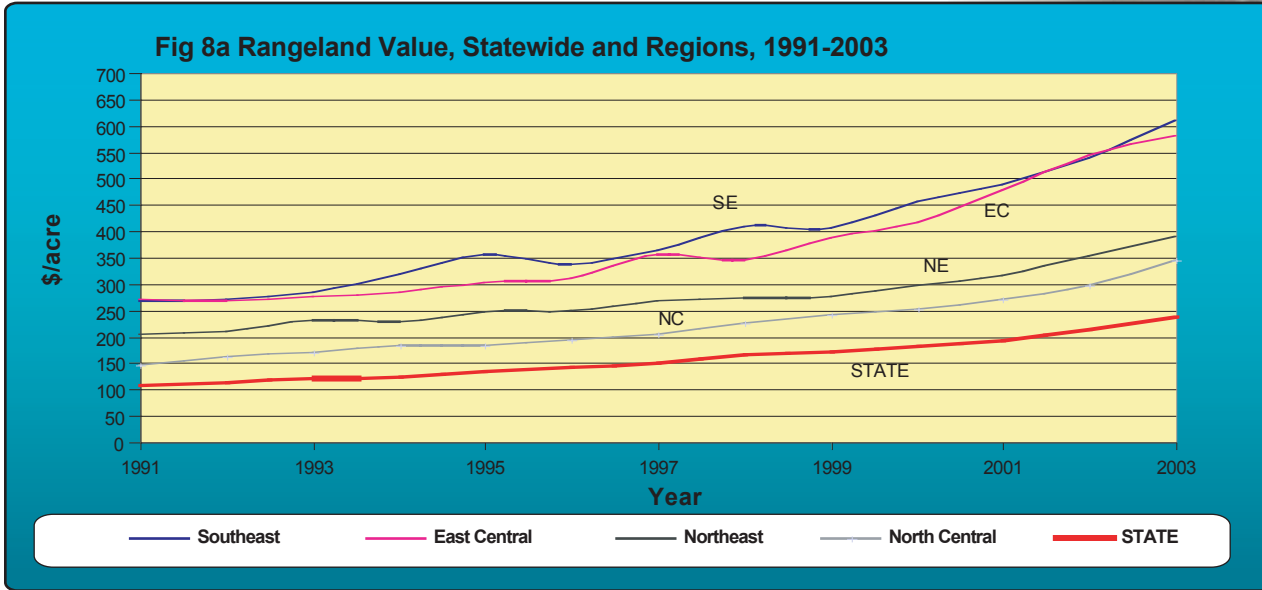
### Hayland cash rental rates

Statewide total hayland cash rental rates increased 66% from an average of \$18.80 per acre in 1991 to \$31.30 per acre in 2003. The northwest and north-central regions had highest rates of increase, while the southwest and south-central regions had lowest rates of increase. In 2003, average cash rental rates for hayland were still less than \$20 per acre in all regions west of the Missouri River, compared to an average of \$67.20 per acre in the southeast region (Fig 7). Hayland is mainly alfalfa and other tame hay in eastern South Dakota and native hay in western South Dakota.



## Rangeland values

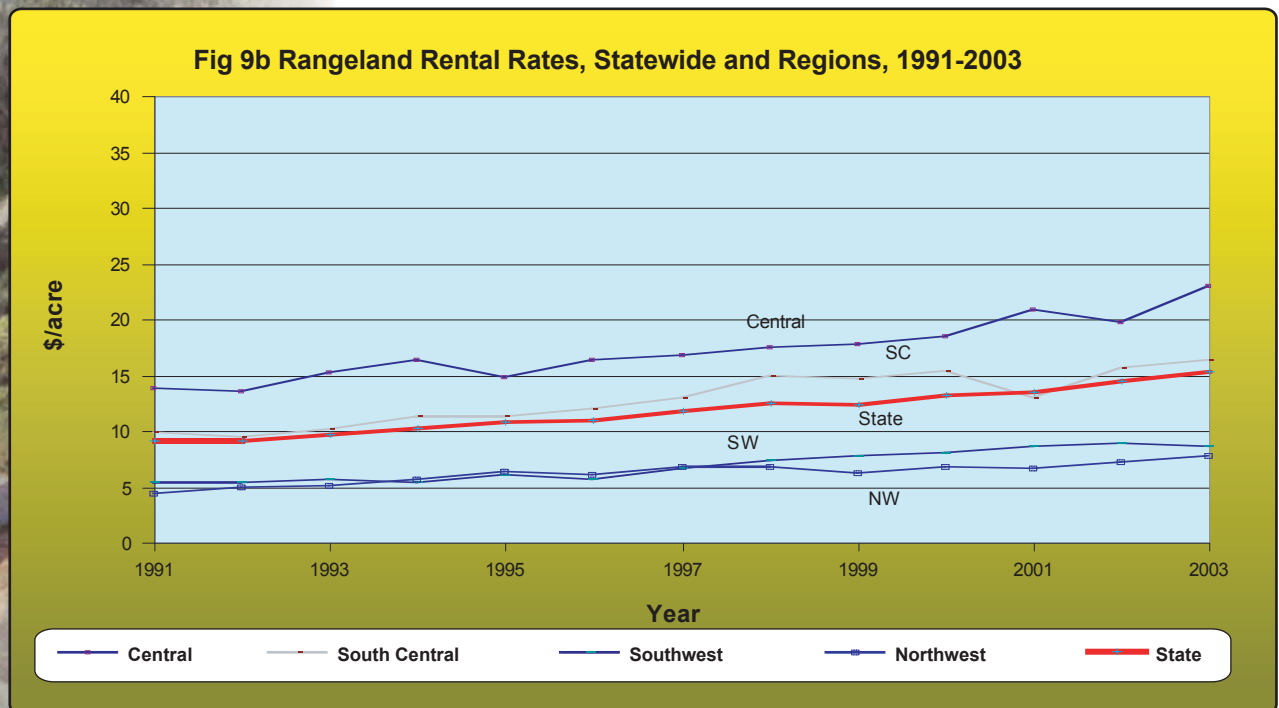
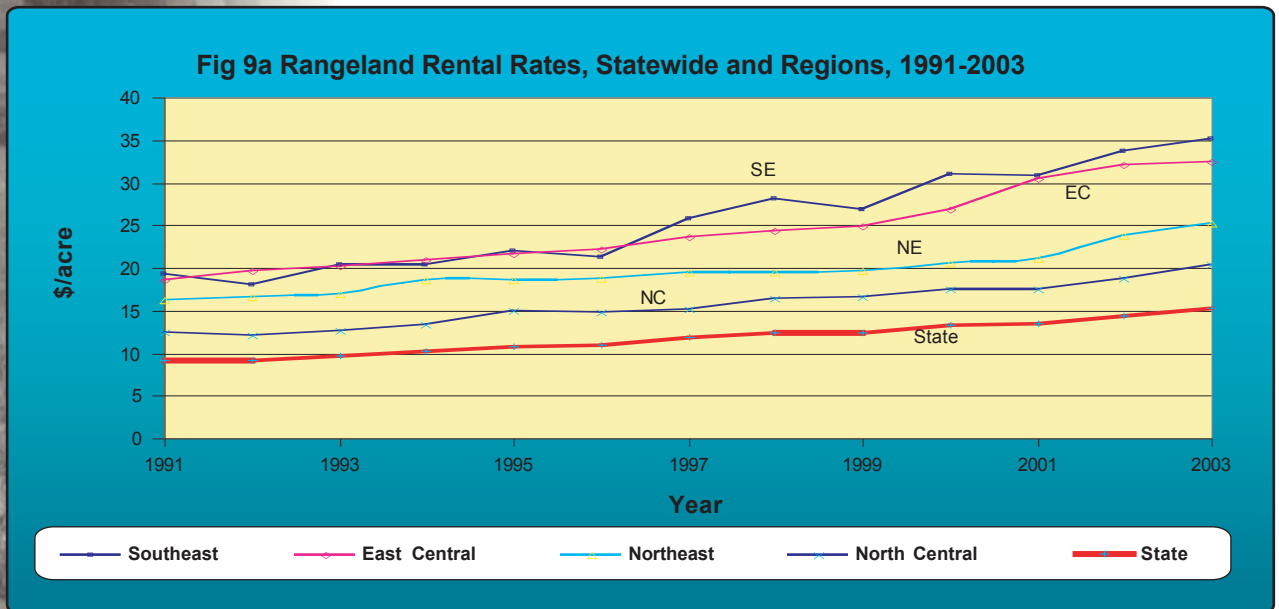
The value of rangeland has increased, statewide, at an average annual rate of 6.8% from 1991 to 2003. The increase varies from 5.5% in the south-central region to 7.7% in the central region. Rangeland values are considerably lower than cropland values per acre in all regions. In 1991, average rangeland values were less than \$75 per acre in the two western regions, compared to about \$270 per acre in the east-central and southeast regions. In 2003, the average value of rangeland had increased to more than \$150 per acre in the western regions and to roughly \$600 per acre in the southeast and east-central regions. The state's average value of rangeland more than doubled from \$109 per acre in 1991 to \$239 per acre in 2003 (Fig 8).





### Rangeland cash rental rates

Rangeland cash rental rates increased in all regions, but at different rates. From 1991 to 2003, the state's annual average increase in rental rates was 4.4%, ranging from 5.2% in southeast and 4.8% in southwest to 3.7% in northeast regions. In 1991, average cash rental rates for rangeland varied from \$4.40 per acre in the northwest to \$19.20 per acre in the southeast region. In 2003, cash rental rates varied from \$7.70 to \$35.20 per acre across the same regions (Fig 9).



## Section Three

### Land value trends by land use, statewide and regional, 1991-2003

Land value trends by land use (cropland, hayland, rangeland, and all agricultural land) from 1991-2003 are shown for each region and for the state in figures 10-18.

Key findings common across regions are:

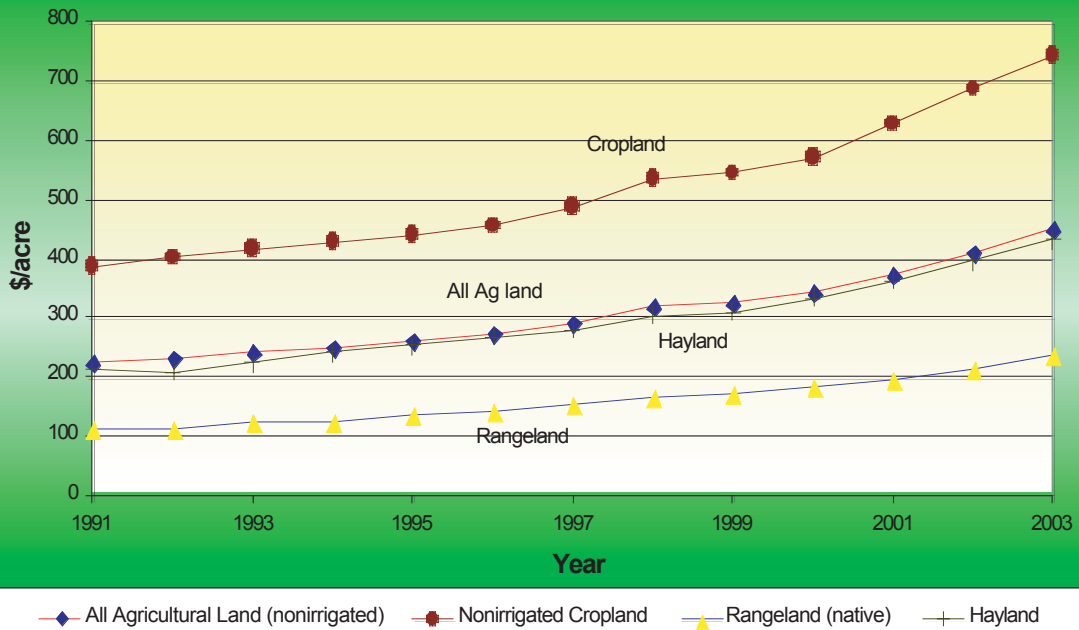
- Cropland values are considerably higher than rangeland values in all years.
- Hayland values are between rangeland and cropland values.
- Land values increased in most years for each land use in all regions.
- All agricultural land values are the weighted average of cropland, hayland, and rangeland values in each region. Therefore, all-land values are relatively close to per-acre rangeland values in western South Dakota and fairly close to per-acre cropland values in eastern South Dakota.



### Statewide average land values

The average value of South Dakota's agricultural lands has increased for each land use for each year from 1991 to 2003. The state's average agricultural land jumped from \$223 per acre in 1991 to \$450 per acre in 2003. That is an increase in total value of 102% with an average annual increase of 6.0% per year over the 12-year period. Cropland was selling under \$400 per acre in 1991 and over \$740 per acre in 2003. The least expensive type of land, rangeland, was priced at just \$109 per acre in 1991 and still sells for under \$240 per acre. Statewide, hayland values are very similar each year to the average value of all-agricultural land (Fig 10).

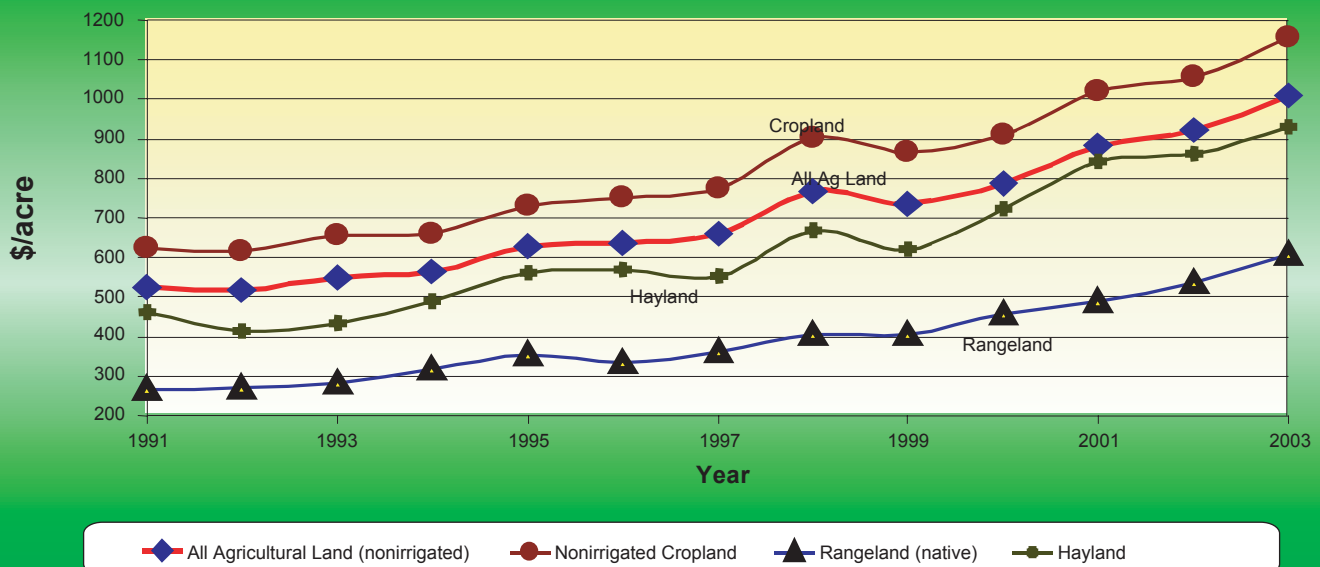
Fig.10 Agricultural Land Value Trends by Land Use, South Dakota, 1991-2003



### Southeast average land values

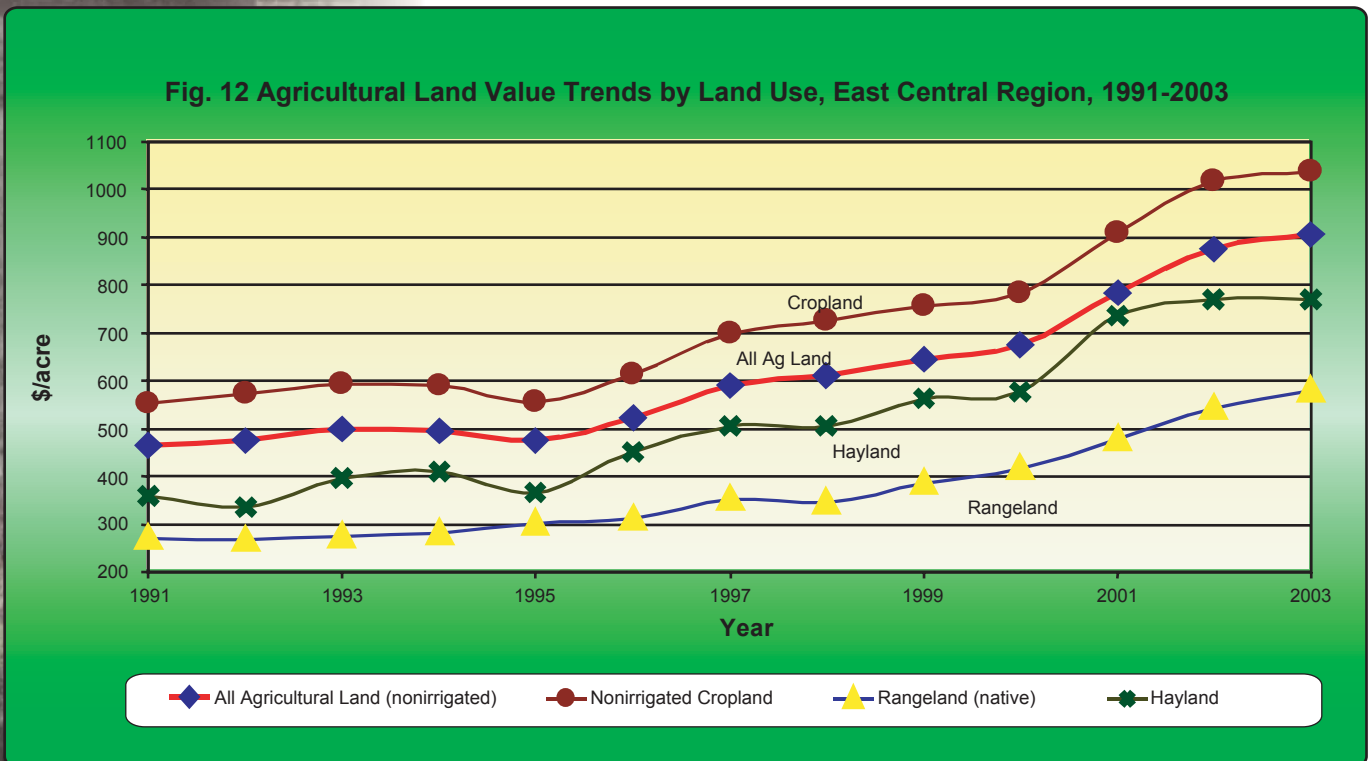
The southeast region has the most expensive agricultural land in South Dakota. Average value of cropland in this region has been above \$1,000 per acre since 2001 and averaged \$1,156 per acre in 2003, while the state's average cropland was only \$744 per acre. Rangeland and hayland values in the southeast and east-central regions are similar and are also considerably higher than their statewide average value. All-agricultural land values increased from an average of \$526 per acre in 1991 to \$1,009 per acre in 2003, the only region in South Dakota with average land values above \$500 per acre in 1991 and above \$1,000 per acre in 2003 (Fig 11). The average annual rate of increase in all-land values from 1991 to 2003 was 5.6%, slightly lower than the statewide average of 6.0%.

Fig. 11 Agricultural Land Value Trends by Land Use, Southeast Region, 1991-2003



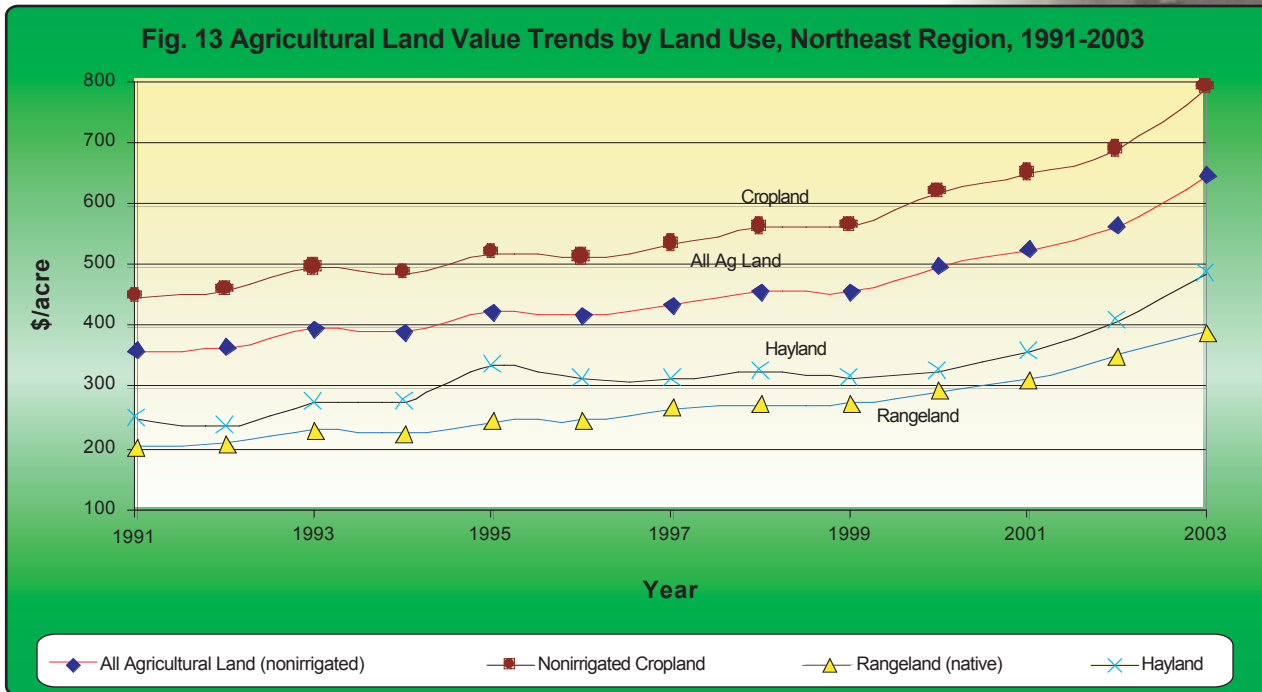
### East-central average land values

Land values in the east-central region did not change very much from 1991 to 1995, but increased considerably in most years from 1995 to 2003. Land values in this region are usually lower than land values in the southeast region but considerably higher than land values in other regions of South Dakota. Average value of all agricultural land in 2003 was just above \$900 per acre, compared to about \$482 per acre from 1991 to 1995. The average annual increase in all-land values was 5.7% from 1991 to 2003. Cropland values increased from an average of \$554 in 1991 to \$1,040 in 2003, the second year that average cropland values exceed \$1,000 per acre. Rangeland values are similar in the east-central and southeast regions, increasing from about \$270 per acre in 1991 to nearly \$600 per acre in 2003 (Fig 12).



### Northeast average land values

From 1991 to 1999, the region has had a slow but steady rise in the value of all agricultural land and a much more rapid increase from 1999 to 2003. Unusually wet conditions in many counties of this region during most of the 1990s is a major reason for slower rates of land value increases in this region. During the entire 12-year period, all-land values increased from \$362 per acre in 1991 to \$649 per acre in 2003, or a 5.0% average annual rate of increase. For the same time period, cropland values increased from \$450 to \$793 per acre, while rangeland values increased from \$205 to \$389 per acre (Fig 13).

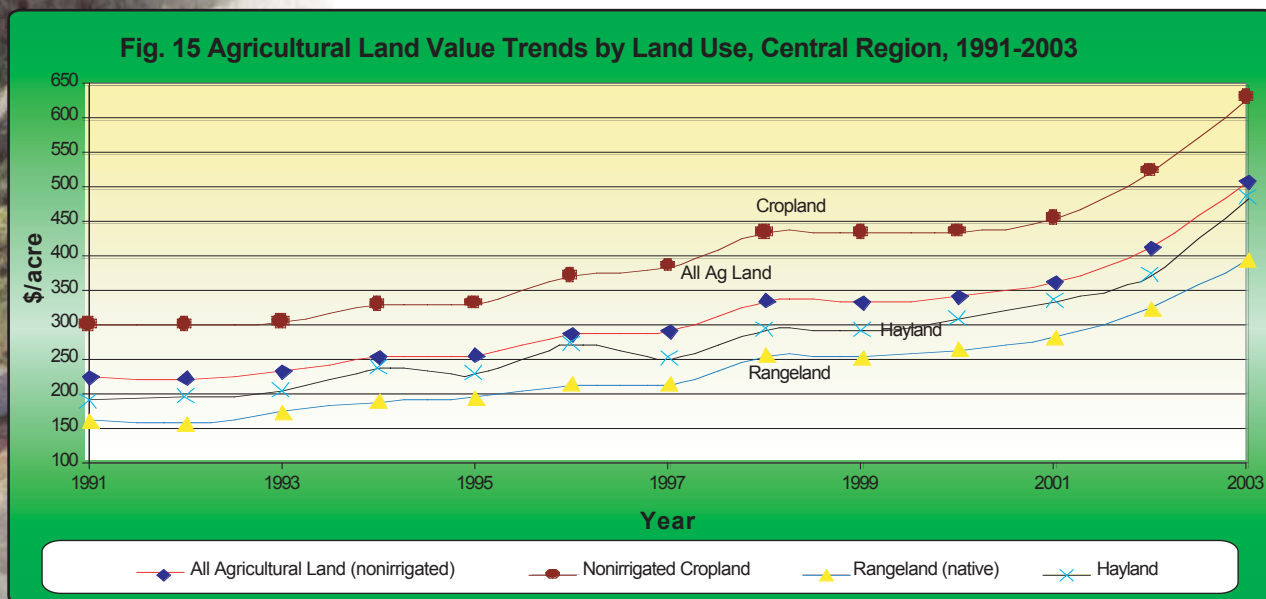
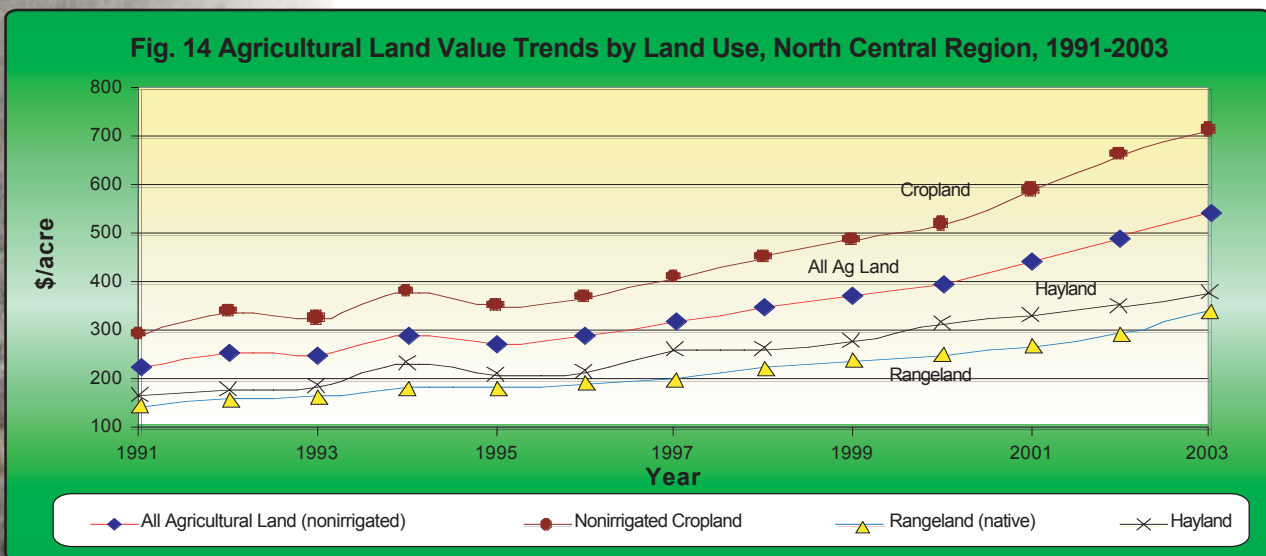


### North-central and central region average land values

From 1991 to 2003, average land values have increased at a higher annual rate (over 7%) in these two regions than in other regions of South Dakota. All-land values per acre in both regions were about \$225 in 1991 and over \$500 in 2003 (Figs 14, 15).

Cropland values are usually higher in the north-central region than in the central region, while hayland and rangeland values are usually lower. In 1991, cropland values in both regions were about \$300 per acre. In 2003, cropland values averaged \$716 per acre in the north-central and \$631 per acre in the central region. During the same period, rangeland values increased from an average of \$147 to \$345 per acre in the north-central region and from \$163 to \$397 per acre in the central region.

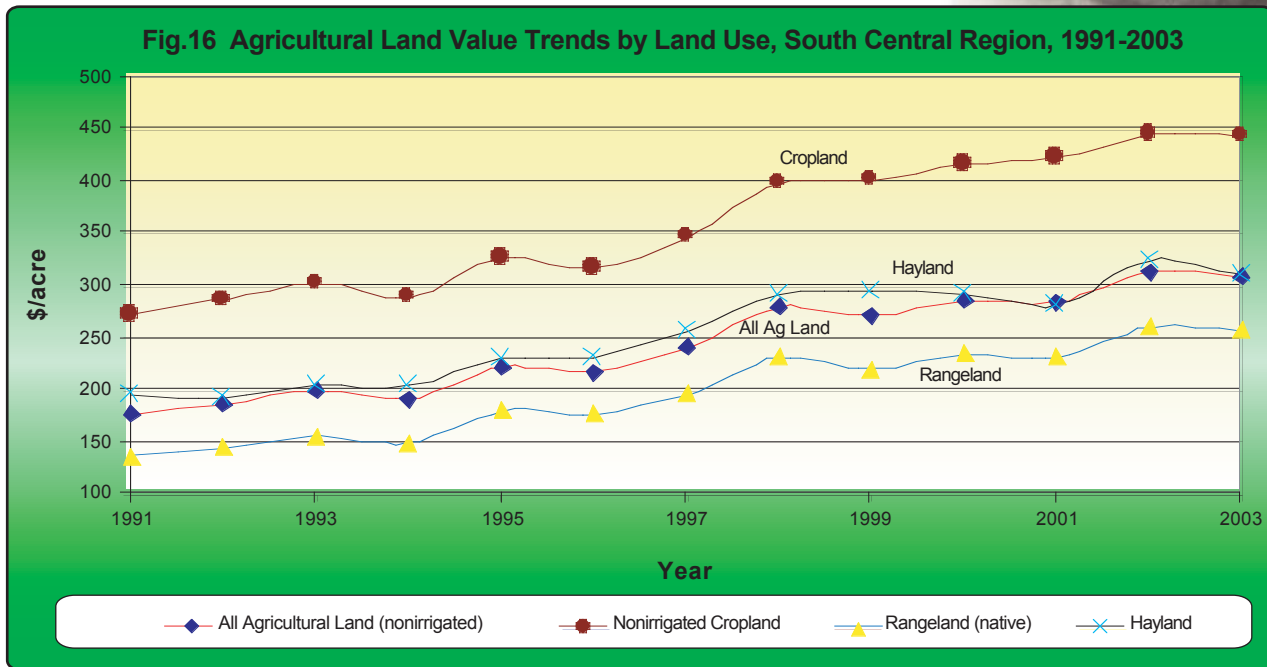
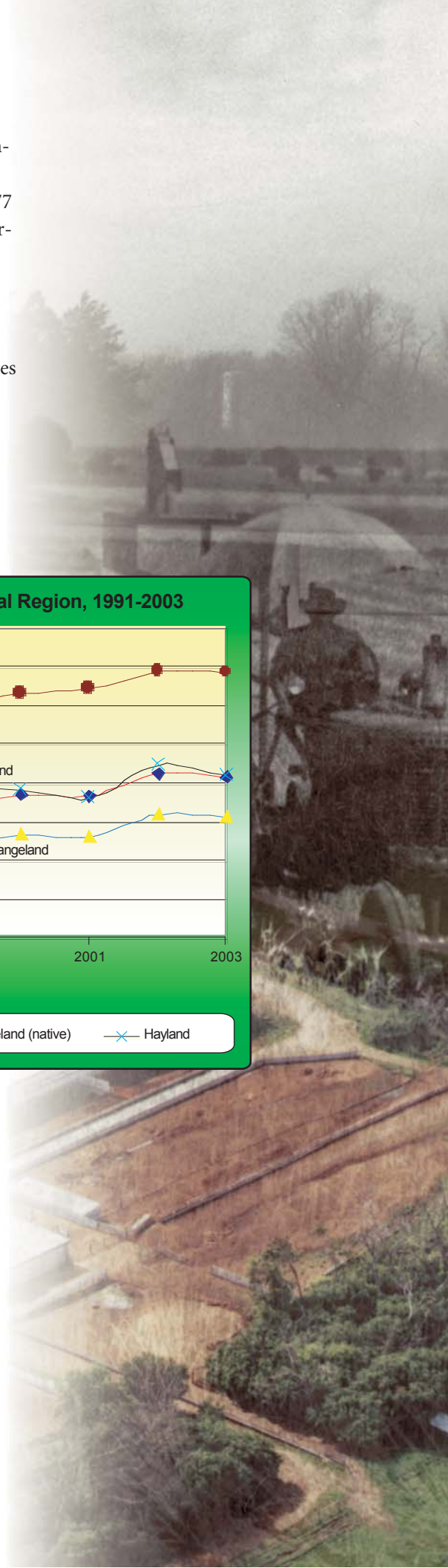
Cropland use in both regions, especially in the James River valley counties, has shifted to corn, soybeans, and wheat as the predominant crop mix, with corn and soybeans replacing wheat and small grains in the mix. This shift in land use to higher value crops has contributed to the rapid rise in land values in these two regions.



### South-central average land values

Unlike the rapid increases in the central and the north-central region, the south-central region has had the slowest growth in value of agricultural land (4.8% from 1991 to 2003) in all-land values. The average all-agricultural land was priced at \$177 per acre in 1991 and \$309 per acre in 2003. Cropland values increased from an average of \$272 per acre in 1991 to \$443 per acre in 2003, while rangeland values increased from an average of \$137 to \$257 per acre (figure 16).

In this region, average hayland values are similar to or slightly above per-acre value of all-agricultural land. In all regions east of the Missouri River, hayland values are lower than all-land values, while hayland values in the two western regions are considerably higher than all-land values.

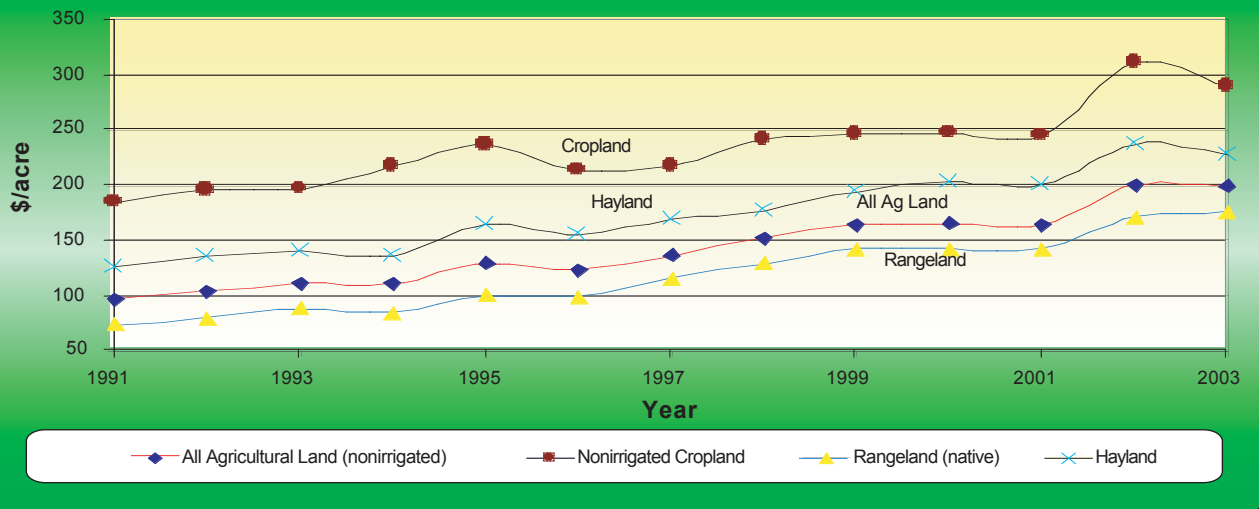




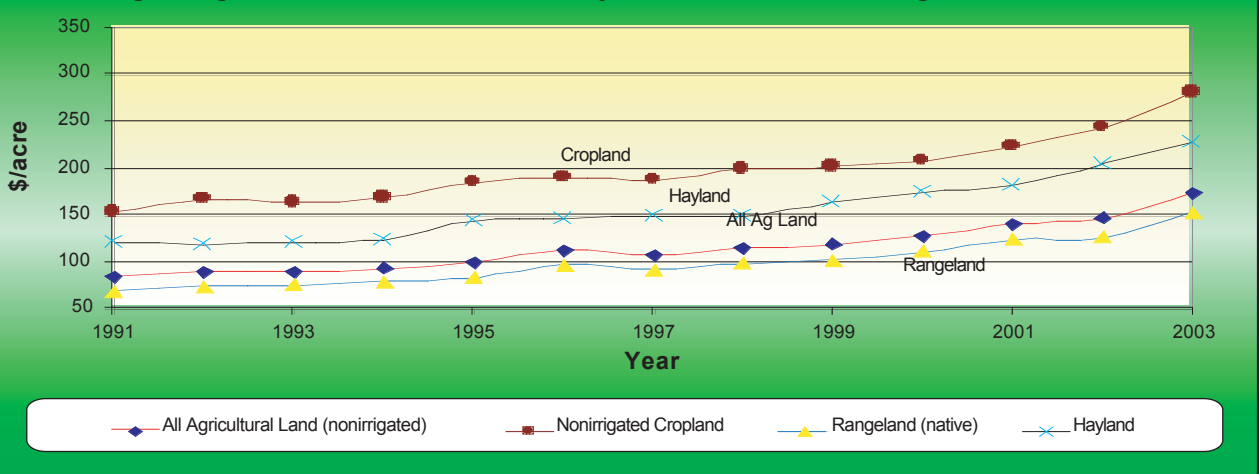
### Southwest and northwest average land values

Agricultural land use in both regions is dominated by rangeland. Average land values for all non-irrigated agricultural land uses (except the Black Hills) are considerably lower in these two regions than in all other regions of South Dakota. Rangeland and cropland values in both regions are roughly one-fourth of southeast region's average per-acre value. Land values are generally lower in the northwest than in the southwest region. All-agricultural land values have increased at average annual rates slightly above 6% in both regions, with rangeland values increasing more rapidly than cropland values. Rangeland values increased from about \$70 per acre in 1991 in both regions to average values in 2003 of \$153 and \$176, respectively, in the northwest and southwest regions. From 1991 to 2003, cropland values increased from an average of \$153 to \$281 per acre in the northwest region and from \$185 to \$290 per acre in the southwest region (Figs 17, 18).

**Fig. 17 Agricultural Land Value Trends by Land Use, Southwest Region, 1991-2003**



**Fig. 18 Agricultural Land Value Trends by Land Use, Northwest Region, 1991-2003**



**Table 1. Average reported value and annual percentage change in value of South Dakota agricultural land by type of land by region, 1991-2003.**

Type of Land	South-east	East-Central	North-east	North-Central	Central	South-Central	South-west	North-west	State
dollars per acre									
<b>All Agricultural Land (nonirrigated)</b>									
Average value, 2003	1009	907	649	543	510	309	199	174	450
Average value, 2002	923	876	567	494	413	313	201	147	410
Average value, 2001	884	784	526	445	364	284	165	141	373
Average value, 2000	788	675	499	400	343	286	166	128	343
Average value, 1999	735	645	459	374	335	272	164	119	325
Average value, 1998	766	612	457	350	337	280	153	115	319
Average value, 1997	660	591	437	320	293	241	137	108	290
Average value, 1996	636	522	419	291	288	217	124	112	273
Average value, 1995	627	475	424	277	257	222	129	100	262
Average value, 1994	567	497	393	293	255	191	112	94	250
Average value, 1993	548	498	399	254	233	199	111	90	241
Average value, 1992	519	474	368	259	223	186	104	89	231
Average value, 1991	526	466	362	227	225	177	97	84	223
Av annual % change 03/91	5.6%	5.7%	5.0%	7.5%	7.1%	4.8%	6.2%	6.3%	6.0%
Annual % change 03/02	9.3%	3.5%	14.5%	9.9%	23.5%	-1.3%	-1.0%	18.4%	9.8%
<b>Nonirrigated Cropland</b>									
dollars per acre									
Average value, 2003	1156	1040	793	716	631	443	290	281	744
Average value, 2002	1057	1019	691	665	524	445	311	244	687
Average value, 2001	1023	911	652	592	456	423	245	223	628
Average value, 2000	910	785	620	520	436	417	248	208	570
Average value, 1999	866	756	565	488	435	402	246	202	543
Average value, 1998	903	728	564	452	434	399	241	200	536
Average value, 1997	777	699	535	412	386	348	217	188	488
Average value, 1996	751	613	514	372	371	317	214	191	456
Average value, 1995	732	555	522	353	332	326	237	185	439
Average value, 1994	661	590	488	382	331	289	218	169	429
Average value, 1993	655	595	497	326	305	302	197	163	415
Average value, 1992	616	574	460	342	300	287	196	167	402
Average value, 1991	623	554	450	294	300	272	185	153	386
Av annual % change 03/91	5.3%	5.4%	4.8%	7.7%	6.4%	4.1%	3.8%	5.2%	5.6%
Annual % change 03/02	9.4%	2.1%	14.8%	7.7%	20.4%	-0.4%	-6.8%	15.2%	8.3%

Source: 2003 and earlier South Dakota Farm Real Estate Market Surveys



**Table 1. (continued)**

Type of Land	South-east	East-Central	North-east	North-Central	North-Central	South-Central	South-west	North-west	State
dollars per acre									
<b>Rangeland (native)</b>									
Average value, 2003	609	580	389	345	397	257	176	153	239
Average value, 2002	538	543	353	297	325	260	172	127	215
Average value, 2001	488	478	315	270	284	232	143	124	193
Average value, 2000	456	417	297	253	265	235	143	111	183
Average value, 1999	405	386	276	241	255	220	143	102	173
Average value, 1998	408	346	274	226	256	231	130	98	167
Average value, 1997	364	354	268	204	214	197	116	92	151
Average value, 1996	336	311	250	194	214	177	100	97	143
Average value, 1995	354	303	247	184	197	180	101	83	136
Average value, 1994	319	283	228	184	190	149	85	80	125
Average value, 1993	283	276	232	169	175	157	89	76	122
Average value, 1992	271	267	209	163	159	145	80	74	114
Average value, 1991	268	271	205	147	163	137	74	69	109
Av annual % change 03/91	7.1%	6.5%	5.5%	7.4%	7.7%	5.4%	7.5%	6.9%	6.8%
Annual % change 03/02	13.2%	6.8%	10.2%	16.2%	22.2%	-1.2%	2.3%	20.5%	11.2%
dollars per acre									
<b>Hayland</b>									
Average value, 2003	932	770	488	379	486	310	228	227	431
Average value, 2002	863	770	412	352	375	325	238	204	397
Average value, 2001	844	735	359	332	337	281	201	181	364
Average value, 2000	722	577	330	317	310	293	203	175	332
Average value, 1999	619	562	317	278	293	294	194	163	310
Average value, 1998	668	504	330	265	295	291	178	149	303
Average value, 1997	553	507	316	262	253	258	169	150	280
Average value, 1996	568	451	314	219	273	232	156	146	267
Average value, 1995	562	365	336	213	229	230	164	145	254
Average value, 1994	489	409	279	235	237	204	137	124	240
Average value, 1993	435	398	275	188	205	204	140	121	223
Average value, 1992	416	336	237	179	197	193	135	119	207
Average value, 1991	461	358	252	169	190	197	126	122	211
Av annual % change 03/91	6.0%	6.6%	5.7%	7.0%	8.1%	3.9%	5.1%	5.3%	6.1%
Annual % change 03/02	8.0%	0.0%	18.4%	7.7%	29.6%	-4.6%	-4.2%	11.3%	8.6%

**Table 2. Reported cash rental rates of South Dakota agricultural land by type of land by region, 1991-2003.**

Type of Land	South-east	East Central	North-east	Central	North-Central	South-Central	South-west	North-west	State
dollars per acre									
<b>Nonirrigated Cropland</b>									
Average 2003 rate	78.80	74.70	59.50	44.90	40.60	29.20	22.00	21.00	53.70
Average 2002 rate	76.50	69.80	57.50	42.20	35.95	29.40	22.60	20.40	51.10
Average 2001 rate	72.95	64.60	52.20	37.80	35.30	27.20	20.10	17.50	47.35
Average 2000 rate	67.50	56.40	49.30	36.20	31.90	30.00	18.70	18.70	44.00
Average 1999 rate	63.20	56.00	46.20	36.00	33.20	27.00	19.50	16.90	42.55
Average 1998 rate	65.20	55.00	45.30	34.70	30.90	25.90	19.00	17.90	42.00
Average 1997 rate	57.40	49.20	44.70	32.70	29.30	23.60	19.10	19.30	39.00
Average 1996 rate	54.70	45.30	41.50	28.70	26.30	21.60	17.00	16.00	35.75
Average 1995 rate	52.50	42.10	40.40	27.60	25.10	21.00	17.60	15.90	34.30
Average 1994 rate	51.90	45.10	40.30	29.80	25.00	22.10	17.60	14.90	35.10
Average 1993 rate	51.80	47.10	40.30	26.60	24.20	22.80	16.60	14.60	34.70
Average 1992 rate	48.00	45.70	39.70	25.50	22.70	21.40	17.70	15.10	33.30
Average 1991 rate	49.30	43.20	38.50	24.50	23.20	22.20	15.90	13.50	32.60
Av annual % change 03/91	4.0%	4.7%	3.7%	5.2%	4.8%	2.3%	2.7%	3.8%	4.2%
Annual % change 03/02	3.0%	7.0%	3.5%	6.4%	12.9%	-0.7%	-2.7%	2.9%	5.1%
<b>Hayland</b>									
Average 2003 rate	67.20	49.40	34.60	26.20	27.50	19.80	17.80	19.80	31.30
Average 2002 rate	63.70	49.20	31.00	23.40	21.10	20.40	15.50	17.50	28.70
Average 2001 rate	61.20	47.60	28.90	21.00	23.30	18.10	15.90	14.70	27.25
Average 2000 rate	57.80	40.10	28.80	20.30	21.10	19.40	15.10	14.30	25.70
Average 1999 rate	48.50	40.10	22.80	20.40	20.60	19.60	14.80	15.40	24.20
Average 1998 rate	51.40	40.50	24.60	19.40	20.90	18.90	14.20	13.60	24.50
Average 1997 rate	46.10	36.80	28.20	18.70	19.90	16.70	14.90	14.60	23.35
Average 1996 rate	41.50	32.30	26.00	17.00	18.60	15.20	12.60	11.20	20.75
Average 1995 rate	43.80	28.20	25.30	16.70	16.10	14.90	11.10	11.10	19.90
Average 1994 rate	39.50	31.40	23.60	17.00	17.80	15.50	11.90	11.30	20.05
Average 1993 rate	35.60	32.10	22.00	4.70	16.40	16.00	11.30	9.50	18.70
Average 1992 rate	33.30	25.90	20.00	14.20	15.60	15.60	11.40	12.10	17.80
Average 1991 rate	38.50	30.90	22.30	14.20	15.70	14.80	12.10	10.40	18.80
Av annual % change 03/91	4.8%	4.0%	3.7%	5.2%	4.8%	2.5%	3.3%	5.5%	4.3%
Annual % change 03/02	5.5%	0.4%	11.6%	12.0%	30.3%	-2.9%	14.8%	13.1%	9.1%

**Table 2. (continued)**

Type of Land	South- east	East Central	North- east	Central	North- Central	South- Central	South- west	North- west	State
dollars per acre									
<b>Pasture/Rangeland</b>									
Average 2003 rate	35.20	32.40	25.30	20.30	23.00	16.40	8.60	7.70	15.30
Average 2002 rate	33.70	32.00	23.70	18.70	19.70	15.60	8.90	7.20	14.50
Average 2001 rate	30.90	30.40	21.00	17.50	20.80	12.90	8.60	6.60	13.50
Average 2000 rate	31.00	26.80	20.60	17.40	18.50	15.40	8.00	6.80	13.30
Average 1999 rate	26.80	24.80	19.70	16.60	17.80	14.70	7.70	6.20	12.45
Average 1998 rate	28.10	24.40	19.40	16.40	17.50	14.90	7.30	6.70	12.50
Average 1997 rate	25.70	23.60	19.50	15.20	16.80	13.00	6.60	6.80	11.85
Average 1996 rate	21.20	22.10	18.80	14.70	16.30	12.00	5.60	6.10	11.05
Average 1995 rate	21.90	21.60	18.60	14.90	14.80	11.20	6.10	6.30	10.80
Average 1994 rate	20.30	20.90	18.60	13.40	16.30	11.20	5.40	5.60	10.35
Average 1993 rate	20.30	20.10	17.00	12.70	15.20	10.10	5.60	5.10	9.75
Average 1992 rate	18.00	19.60	16.50	12.00	13.50	9.50	5.30	4.90	9.15
Average 1991 rate	19.20	18.60	16.30	12.50	13.80	9.90	5.30	4.40	9.10
Av annual % change 03/91	5.2%	4.7%	3.7%	4.1%	4.3%	4.3%	4.1%	4.8%	4.4%
Annual % change 03/02	4.5%	1.3%	6.8%	8.6%	16.8%	5.1%	-3.4%	6.9%	5.5%

Source: South Dakota Farm real Estate Market Surveys, SDSU, 2003 and earlier year reports.



