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Nebraska Farm Real Estate Market Developments 2006-2007

by
Bruce B. Johnson

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Nebraska Farm Real Estate Market Developments 2006-2007

by

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* * * * * * * * * *

Sincere appreciation goes to the survey reporters for their participation in the annual UNL Nebraska Farm Real Estate Market Survey. Without their valuable input, much of the information within this report would not exist.

Special appreciation also goes to Diane Wasser, Project Assistant, for her significant contributions throughout the survey process and report preparation.

This report and previous issues can be found on the Internet. The website address is:

http://www.agecon.unl.edu/realestate.html

* * * * * * * * * *

Nebraska Farm Real Estate Market Developments 2006-2007

Summary

Nebraska agricultural land values rose sharply during the year ending February 1st, 2007 according to the UNL Nebraska Farm Real Estate Survey. The all-land value increase was 14.0 %, the largest annual percentage increase in 19 years. Sharply higher crop commodity prices towards the end of 2006, the result of a rapidly-expanding ethanol industry in the state, appeared to contribute greatly to the run-up in land values. In addition, potential for further irrigation development in some areas of the state led to spirited bidding for such land; while regions experiencing water restrictions had more muted value changes for the year.

In such a dynamic market, it is reasonable to expect greater risk and uncertainty. Indeed, reporters, when asked to compare the next few years with current levels, did foresee greater risk and uncertainty ahead. This was true of future land value volatility, cash rent shifts, and income returns to land.

In addition to current crop prices, purchase for farm expansion was cited as a strong contributor to land market value advances in the current market. Non-farmer investor interest and the associated opportunities for "1031" tax exchanges also continue to create upward pressures on land values according to survey reporters, but not to the extend of influence of recent years. Related to this reporter perspective was the greater incidence of purchases by active farmer/rancher buyers in 2006. For the actual reported sales for 2006, 71 % were purchased by active farmer/ranchers as compared with 61% in the previous year.

For cropland, cash rental rates for 2007 rose sharply across the state with increases generally in the 10 to 12% range. These higher income earnings associated with cropland tended to parallel the value advances, thus leading to estimated net rates of return being essentially unchanged from year earlier levels. For several years, these net rates of return had gradually declined.

The 2007 rents for pasture were essentially similar to year-earlier levels as the cattle sector experienced some reduced profit potential in 2006. Since grazing land values climbed during the year, the net rate of return on pasture land continued to decline.

A majority of reporters in the early-year 2007 survey saw the level of real estate sales activity in 2007 being similar to 2006 levels; although of reporters expecting some change in the number of sales, the number expecting some increase outnumbered those anticipating a decrease by nearly three to one.

As for anticipated value changes during 2007, a very strong majority of reporters looked for continuing advances in every region of the state. Overall, nearly nine out of every ten reporters expected further appreciation in agricultural land values in 2007, averaging about 9 percent. In a special mid-year 2007 electronic survey of a smaller sample of respondents, nearly all reported that values for dryland cropland and irrigated cropland had climbed further since the first of the year. The average reported increase was more than 10%. A slight majority saw increases in grazing land values (also more than 10%) while nearly half saw steady values.

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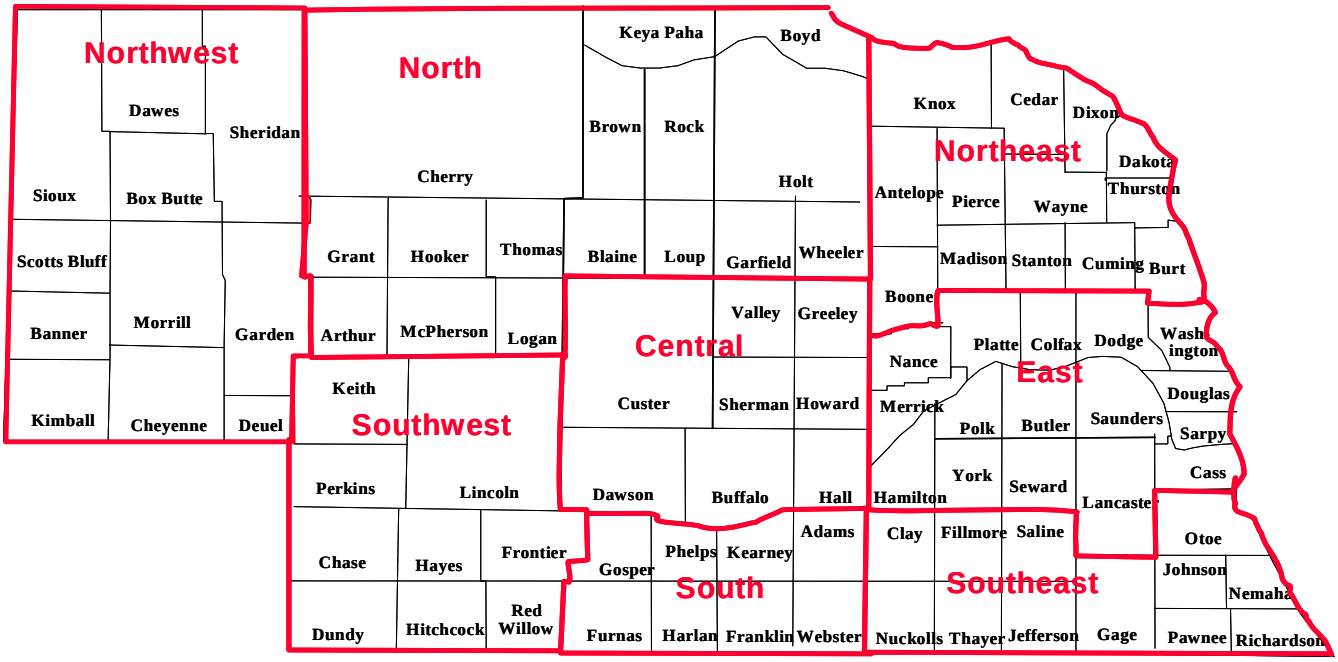
Nebraska Agricultural Statistics Districts



Introduction

Nebraska has nearly 46 million acres of land in farms and ranches, ranking it 4th in the nation in agricultural acreage. As of 2007, the estimated market value of this land endowment was $56.8 billion (Appendix Table 1); with virtually all of it in private ownership. Given this magnitude, the market dynamics of both agricultural land transfer and rental are of considerable importance to thousands of individuals, businesses, and organizations.

This year marks the 29th consecutive year of the annual UNL Nebraska Farm Real Estate Market Developments Survey. It is a mail survey, conducted each year on February 1st which represents the normal time of the year of greatest market activity for ownership transfers as well as rental contracts. It surveys approximately 150 land market observers from across the state, many of whom report each year for their respective areas—thus providing a solid data series over time. Moreover, these participants are closely involved with the agricultural land market through their occupational roles as real estate appraisers, professional farm managers, lenders, and other real estate professionals. From this information base, a solid assessment of market characteristics and trends can be obtained.

As in past years, the 2007 survey information consists of two types. The first are *point-in-time* estimates of values, rents, and factors impacting the market as of the first of February. By collecting information in this fashion, important trend analysis over time is possible, which allows for maintaining continuing historical data series for several aspects of the market (see Appendix).

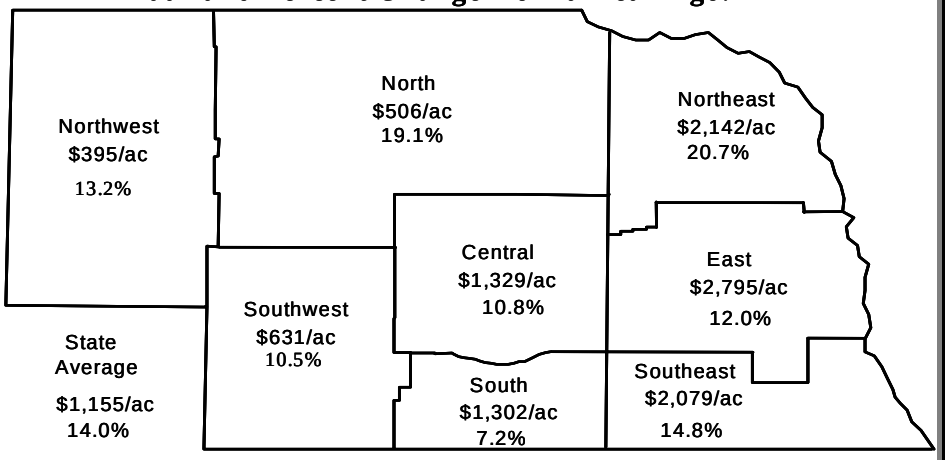
In addition, survey reporters also provide detailed sale information on actual sales which have occurred in their local market over the previous 12-month period. In this 2007 survey, reporters provided sale characteristics on 430 real estate transfers. Based on this sampling of actual sales, additional information about recent market activity can be gleaned, including types of buyers and sellers, financing characteristics, etc.

This year's survey also included some additional aspects relating to (1) the perceived impacts of the ethanol expansion on area land markets, and (2) a new metric, a *risk/uncertainty index*, measuring associated aspects of the land market in the near-term future relative to today's conditions.

2007 Land Values and Recent Trends

For most of the state, farm real estate market values showed sizable increases for the year ending February 1st, 2007 (Figure 1 and Table 1). Based on the 2007 UNL survey, the state all-land average value rose from $1,013 in 2006 to $1,155 in 2007, a 14% increase. This percentage increase was the largest percentage annual jump of the past 19 years. Moreover, this percentage advance follows on three previous years of solid advances, which puts the state's current all-land average value more than 50% higher than the 2003 level.

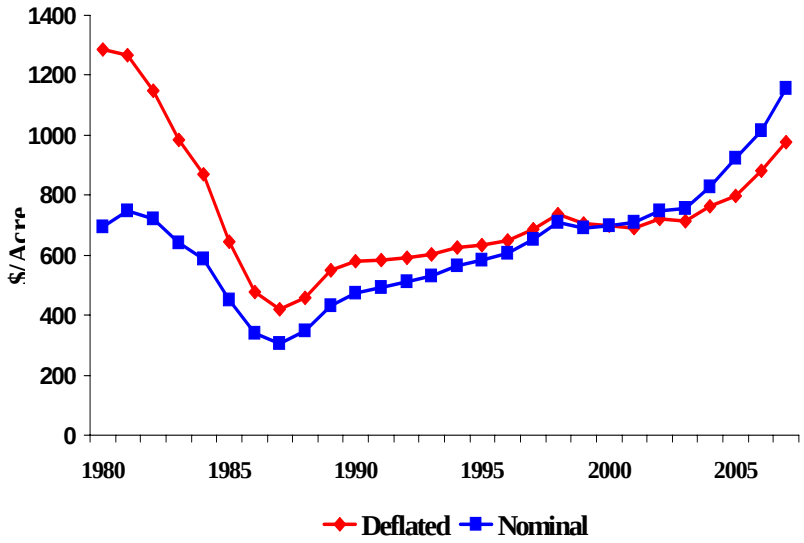
Figure 1. Average Value of Nebraska Farmland, February 1, 2007 and Percent Change from a Year Ago.



Source: 2007 UNL Nebraska Farm Real Estate Market Developments Survey.

While the 2007 all-land average value certainly represents a record-high level in nominal terms, it is far from the record level in real (inflation-adjusted) terms (Figure 2). Significant run-ups of land values in the 1970s and into the early 1980s created a *land boom* situation in which peak values, in inflation-adjusted terms, were reached before plunging precipitously in the *land bust* that was to follow. Now, a quarter-century later, the 2007 Nebraska all-land inflation-adjusted average value is still just 85% of the previous peak, even with the large percentage value advances of the past few years.

Figure 2: Nominal and Deflated All-Land Average Value pre Acre, Nebraska 1980-2007



Sharply higher cash prices for corn towards the end of 2006 had a positive impact on 2006 crop income levels and brought greater market enthusiasm into local land markets across much of the state. To be sure, the demand from rapidly growing ethanol production has triggered commodity market price advances into 2007, and, in turn, worked into the agricultural land market dynamic as well.

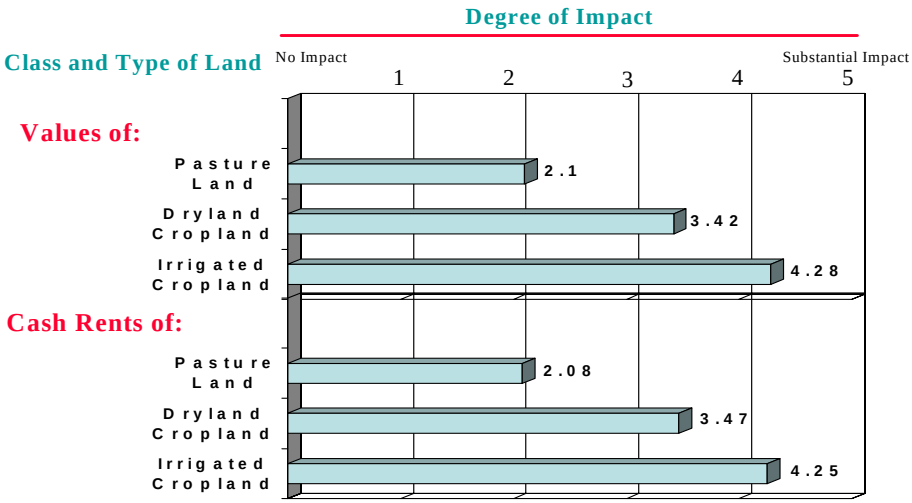
Table 1. Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, Feb. 1, 2006 - Feb. 1, 2007.[a]

Type of Land and Year	Agricultural Statistics District								
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast	State[c]
	- - - - - - - -	- - - - - -	- - - - -	Dollars Per Acre	- - - - -	- - - - -	- - - - -	- - - - -	- - - - -
Dryland Cropland (No Irrigation Potential)									
Rptd. in 2007	383	558	1917	1056	2608	559	932	1840	1249
Rptd. in 2006	348	483	1641	933	2276	519	875	1563	1088
% Change	10.1	15.5	16.8	13.2	14.6	7.7	6.5	17.7	14.8
Dryland Cropland (Irrigation Potential)									
Rptd. in 2007	490	808	2407	1561	2900	702	1126	2150	1771
Rptd. in 2006	455	650	1931	1450	2642	623	1229	1854	1556
% Change	7.7	24.3	24.7	7.7	9.8	12.7	-8.4	16.0	13.8
Grazing Land (Tillable)									
Rptd. in 2007	282	475	1343	848	1493	387	684	1083	542
Rptd. in 2006	251	383	1067	740	1224	349	651	962	464
% Change	12.4	24.0	25.09	14.6	22.0	10.9	5.1	12.6	16.8
Grazing Land (Nontillable)									
Rptd. in 2007	250	358	900	668	1033	310	553	749	401
Rptd. in 2006	215	304	800	588	907	273	497	688	352
% Change	16.3	17.8	12.5	13.6	13.9	13.6	11.3	8.9	13.9
Hayland									
Rptd. in 2007	500	568	1005	791	1255	530	717	875	699
Rptd. in 2006	430	481	871	679	1071	449	633	760	598
% Change	16.3	18.1	15.4	16.5	17.2	18.0	13.3	15.1	16.9
Gravity Irrigated Cropland									
Rptd. in 2007	1195	1305	2795	2431	3323	1275	2199	2719	2444
Rptd. in 2006	1036	1199	2310	2295	2953	1340	1925	2400	2202
% Change	15.3	8.8	21.0	5.9	12.5	-4.9	14.2	13.3	11.0
Center Pivot Irrigated Cropland[b]									
Rptd. in 2007	1112	1733	3077	2521	3646	1575	2254	3055	2463
Rptd. in 2006	967	1480	2600	2224	3253	1344	2010	2743	2152
% Change	15.0	17.1	18.3	13.4	12.1	17.2	12.1	11.4	14.5
All Land Average[c]									
Rptd. in 2007	395	506	2142	1329	2795	631	1302	2079	1155
Rptd. in 2006	349	425	1775	1200	2496	571	1215	1811	1013
% Change	13.2	19.1	20.7	10.8	12.0	10.5	7.2	14.8	14.0

[a] SOURCE: 2006 and 2007 UNL Nebraska Farm Real Estate Market Developments surveys.
[b] Value of pivot not included in per acre value.
[c] Weighted averages

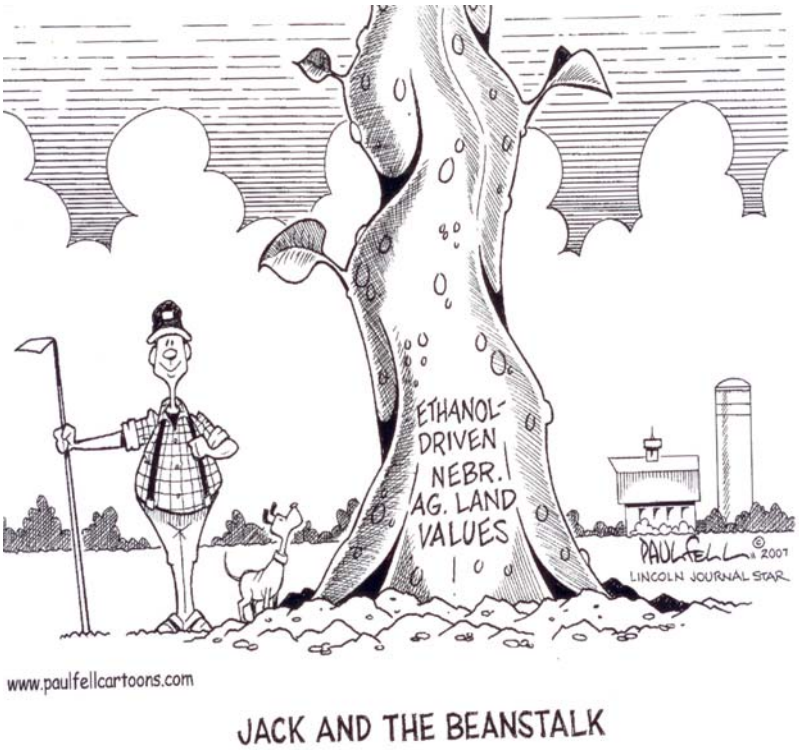
With Nebraska moving towards second place ranking in ethanol production (Iowa ranks first), the stage is set for major shifts in the state's agricultural industry. And land market decisions are taking this into account. Reporters to the 2007 survey were quite aware of this. Particularly for irrigated cropland, reporters indicated the impact of the expanding ethanol industry on both values and cash rents has been great (Figure 3). As one reporter commented, "*we have an ethanol-driven market at present*." Another noted, "*ethanol production is adding to land values*." A third respondent captured the perceptions of several when he said, "*obviously, the higher cash rents and higher land values have everything to do with high commodity prices. But, are the high prices sustainable*?"

Figure 3. Reporters' Estimates of Land Market Impacts from Recent Ethanol Industry Expansion



Source: 2007 UNL Nebraska Farm Real Estate Market Developments Survey

While value advances occurred across the state, the regional differences were rather dramatic. The Northeast and North regions experienced over-all value gains of 20.7 % and 19.1% respectively over the twelve-month period. In both these regions, particularly strong upward values pressures were occurring for the two land classes that represent irrigation development potential—dryland cropland with irrigation potential and tillable grazing land. For these classes the annual advances were in the 24% to 25% range. Unlike several other areas of the state, these two regions currently do not have any irrigation (development) moratoriums or irrigation-application restrictions. Thus, interest in irrigation development has been robust. In fact, the perceived potential for future moratoriums seems to have only heightened the current interest in developing land for irrigation now before such restrictions may be imposed.



Courtesy Paul Fell Cartoons

In rather marked contrast, the South region of the state, which is currently experiencing significant water restrictions across much of the area, recorded an overall increase of 7.2%, the lowest regional all-land percentage advance. In fact, one class of land in the region, dryland cropland with

irrigation potential, recorded more than an 8% decline for the year, essentially discounting much of the water-development premium associated with this land type. As a comparison, in 2005, the dollar spread between dryland cropland *with* verses *without* irrigation potential in the South region was $466 (see Appendix Table 4 for historical value series); and by 2007 the value differential between these two classes had shrunk to $194 per acre. When water development moratoriums are imposed, even when not intended to be permanent, the agricultural land market participants clearly factor those perceived limitations into the value of the land, much like urban developers factor in zoning restrictions and the like into the value of land parcels for future development.

In somewhat similar fashion, much of the gravity irrigated land acreage in the Southwest has been facing limited water allocations from area water projects over the past years, which led to some decline in the region's 2007 estimated value over the 2006 level. It follows on a previous year's decline and a recent history of gravity irrigated land values, moving sluggishly in both directions. The result is that the 2007 average value of $1,275 is below the 2000 year average of $1,325.

The regional differences discussed above certainly would indicate that for much of the state, the agricultural real estate markets in today's setting are not just land markets but, in a truer sense, *land/water markets*. The availability of water and the variations over time, resulting from either weather-imposed shifts in precipitation patterns or institutional mandates, can and do get factored into the real estate market.
As evident in Table 1, the value increases in percentage terms across the land classes for the state as a whole were generally similar. For the various types of cropland, the observed changes were apparently a reflection of a broad-based effect from rising crop commodity prices being experienced across the state.

Somewhat surprising, however, was relatively similar percentage increases for the grazing and hay land classes. Despite the impact of higher feed costs have had on the cattle industry and other livestock sectors, there continued to be strong upward value movement across the major range areas of the state. Even across the western areas of the state where multi-year drought has been most pervasive, there still were sizable percentage increases in non-tillable grazing land and hay land values. Apparently, demand for the forage-based land classes has remained high given the size of the cattle industry in the state. Moreover, there is some indication that the state's cattle industry may actually grow in the years ahead relative to other major cattle production regions of the country. This is a reflection of the substantial economic complementarity of having cattle feeding in close proximity to ethanol plants for utilizing the distiller's grain by-product—a synergism for which no other state is better situated than Nebraska. Thus, the ethanol industry overtime, may actually contribute indirectly to the economic viability of the state's cattle industry, and, in turn, be a positive influence on the income potential of forage-based land classes.

Land Value Ranges

Land value ranges as reported in the 2007 survey are presented in Table 2. Reporters are asked to give not only their estimates of current average values by class, but also estimates of value for low grade and high grade land in each of the classes.

Table 2. Average Reported Value Per Acre of Nebraska Farmland for Different Types and Grade of Land in Nebraska by Agricultural Statistics District, February 1, 2007. [a]

Type of Land and Grade	Agricultural Statistics District							
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast
	- Dollars Per Acre	- -						
Dryland Cropland (No Irrigation Potential)								
Average	383	558	1917	1056	2608	559	932	1840
High Grade	445	720	2395	1400	3055	650	1075	2350
Low Grade	280	450	1590	780	2035	395	660	1540
Dryland Cropland (Irrigation Potential)								
Average	490	808	2407	1561	2900	702	1126	2150
High Grade	575	1080	2935	1750	3240	750	1430	2655
Low Grade	385	715	2060	1050	2390	520	860	1515
Grazing Land (Tillable)								
Average	282	475	1343	848	1493	387	684	1083
High Grade	310	680	1605	1160	1765	415	795	1185
Low Grade	240	455	1080	645	1220	310	495	800
Grazing Land (Nontillable)								
Average	250	358	900	668	1033	310	553	749
High Grade	325	410	1085	805	1300	350	610	905
Low Grade	215	290	750	565	845	250	390	570
Hayland								
Average	500	568	1005	791	1255	530	717	875
High Grade	610	665	1175	860	1575	780	690	1080
Low Grade	400	460	860	625	1210	445	500	730
Gravity Irrigated Cropland								
Average	1195	1305	2795	2431	3323	1275	2199	2719
High Grade	1460	1600	3115	2660	3655	1455	2505	3050
Low Grade	815	1075	2370	1665	2665	1025	1580	2215
Center Pivot Irrigated Cropland [b]								
Average	1112	1733	3077	2521	3646	1575	2254	3055
High Grade	1315	2005	3435	2795	3950	1850	2550	3325
Low Grade	840	1300	2640	1730	2860	1215	1645	2330

[a] SOURCE: 2007 UNL Nebraska Farm Real Estate Market Developments Survey.
[b] Value of pivot not included in per acre value.

What constitutes low grade land and high grade land is left to the discretion of the individual reporter, but tends to follow a general pattern. For example, high grade cropland will tend to be associated with Class I land and the higher ends of Class II where production potential is quite high; while low-grade cropland will generally be seen as being the lower ends of Class III as well as Class IV lands. Likewise, for the forage land classes, the measure of productivity, forage capacity, will be assessed across a continuum from I to IV. Many readers will be familiar with the breakdown of these classes as done universally across Nebraska for property tax assessment purposes. In fact, for every agricultural land parcel that is

privately held and subject to property taxes, there is, in public records, a detailed acreage breakdown by land class that is used in determining total assessed value for assigning property taxes.

For the year ending February 1, 2007, the values and ranges reported tended to follow patterns of recent years, with the general rule being rather similar percentage changes across quality ranges. In a strong upward-moving market, all land tends to move upward in value across the quality continuum range. Moreover, when the local market is relatively "thin" with a limited number of offerings, interested prospective buyers can not be highly selective and therefore will tend to seek out what is available.

However, there were some exceptions to the above for some irrigated classes in the Southwest, South, and Southeast. In these areas, the high grade land classes registered larger percentage increases in value than the low grade equivalents. Perhaps this distinction was a reflection of water availability differences, present and future, that were factored into the quality distinctions.

What is interesting to note in Table 2 are some of the new value plateaus reached by the various types of land across the state. For instance, low grade nontillable grazing land now exceeds $200 per acre in the Northwest, while high grade nontillable grazing land in the North has surpassed $400 per acre. High grade dryland cropland in both the Northeast and Southeast regions reached, on average, nearly $2400 per acre in 2007, while high grade center pivot irrigated cropland in those areas was more than $3,300 per acre. The highest valued land class, high grade center pivot irrigated cropland in the East, approached $4,000 per acre in early 2007 according to survey reporters (note: the center pivot land class value does not include the value of the center pivot itself).

What's Impacting Current Agricultural Land Markets?

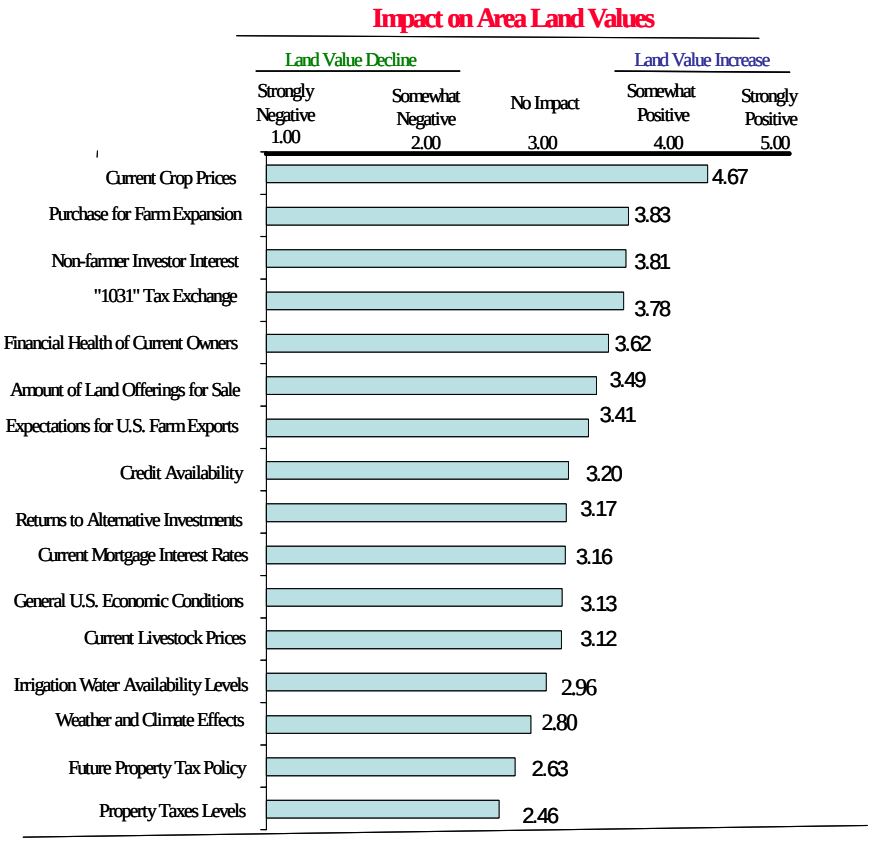
In each annual UNL land market survey, reporters are asked for perceptions of various factors and the relative influence they see on area land values. While many factors continue to be influential from year to year, the perceived relative influence on land valuation changes over time. In the 2007 survey, there was a very distinct factor that usurped all others—*current crop prices* (Figure 4). On a scale of 1 to 5 with 1 being strongly negative impact on area land values to 5 being strongly positive, the reporters indicated an average of 4.67. This rating was the highest ever recorded for any factor in previous surveys, and clearly was evidence of the current market strength being tied directly to crop income expectations. Respondents across the entire state saw this as a particularly strong element of recent land value advances, even in those regions that are not major corn-producing areas (Figure 5). However, in the Northeast and Southeast areas, the impact was particularly strong where there was almost universal consensus that current crop prices were a strong positive influence on area land values.

Second in influence in the 2007 survey was *purchase for farm expansion*, while *non-farmer investor interest* and *"1031" tax exhanges* were third and forth respectively. This pattern represented a distinct reordering from the 2006 survey when reporters were seeing the non-farmer interest having a more pronounced role than active farmers buying for farm expansion. Now, the 2007 measure may be an early indicator of active farm operators again re-entering the buyer side of the market in greater influence than what has been observed in recent years.

While the crop sector of the agricultural economy has been experiencing renewed profitability in recent months, the livestock sector has experienced some countervailing profit reductions. Thus, current livestock prices were seen as having essentially no impact on area land values in 2007; while in the previous year, this was a strong influential factor—particularly in the major grazing areas of the state.

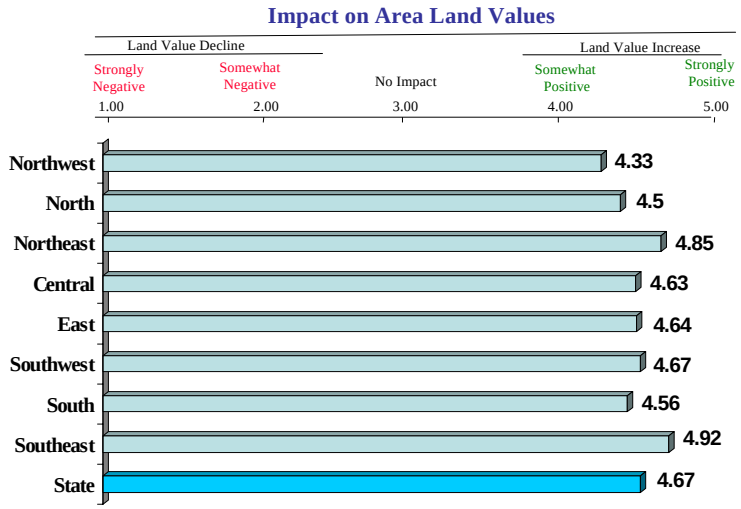
Four of the factors were perceived as having some negative impact on land values, with *current property tax levels* and *future property tax policy* being the most adverse influences on current agricultural land values. But, for both of these factors, the perceived impact was considered relatively modest.

Figure 4. Reporters' Rating of Factors Influencing Agricultural land Values in Their Areas of Nebraska, February 2007.



Source: 2007 UNL Nebraska Farm Real Estate Market Developments Survey.

Figure 5. Reporters' Rating of Current Crop Prices Influencing Agricultural Land Values in their Regions, February 2007



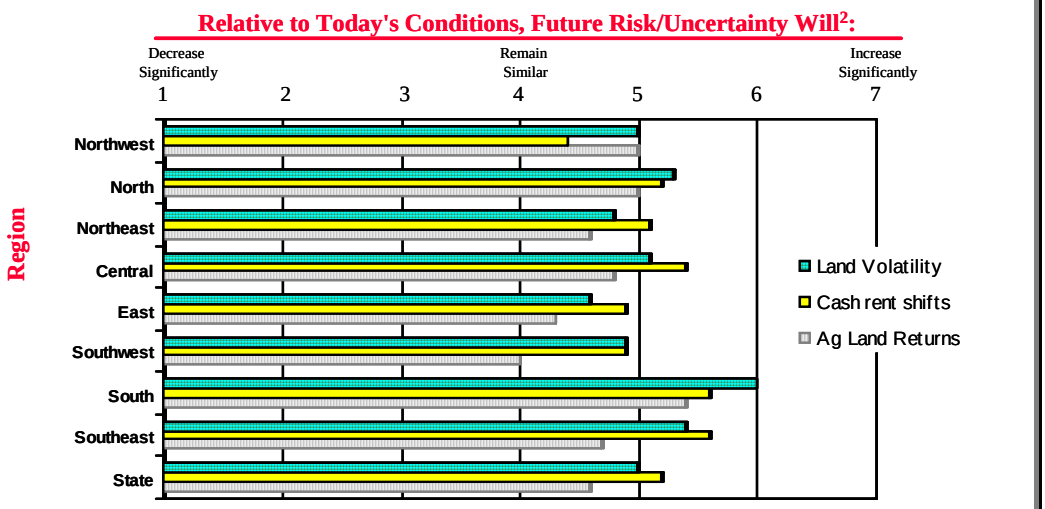
Source: 2007 UNL Nebraska Farm Real Estate Market Developments Survey.

Market Risk and Uncertainty

This year, for the first time in the UNL survey series, a new indicator has been added to the analysis, a **Risk/Uncertainty Index.** There is no question that weather, market conditions, agricultural policy, resource constraints, characteristics of market participants, and a host of other factors create

risk and uncertainty for agricultural real estate market participants (*risk* here refers to events for which there can be calculated probabilities, while *uncertainties* represent purely random events to which probabilities can not be assigned). Survey respondents were asked to rate future risk and uncertainty (two to five years out) relative to today's market. They did so for three elements: land value volatility, cash rent shifts, and return on investment (ROI) for agricultural real estate (Figure 6). While differences occurred across regions of the state, the general consensus was that market risk and uncertainty will be increasing in the next few years. A somewhat higher perceived risk/uncertainty could underlie greater caution among market participants in the future. In short, anticipated earnings and expected asset appreciation may be discounted somewhat. Moreover, the nature of future market participants may even change as those who are more risk-averse are more likely to choose to either exit the market or never enter it in the first place.

Figure 6. Market Reporter Perceptions of Future Risk and Uncertainty in the Agricultural Real Estate market by Region.[1]



[1]Source: 2007 Nebraska Farm Real Estate Market Developments

[2]Future risk/uncertainty as perceived two to five years out.

Across regions of the state, the respondents in the South area anticipated a markedly higher level of risk/uncertainty in the near-term future than evident in other areas. While definitive reasons for this regional difference can not be determined from this initial measure, one plausible factor may be the future water availability issue in this area.

2006 Agricultural Land Transactions

The 2007 UNL survey respondents reported detailed information for agricultural land sales in their respective localities which they deemed representative of the market activity in 2006. A total of 430 transactions were included in the survey.

The geographically diverse nature of Nebraska and its agricultural land assets is quite evident in Table 3. Average acreage size of the 2006 transactions ranged from less than 120 acres in the East with a per-acre value of nearly $3,200 to more than 2,000 acres in the North valued at less than $500 per acre. Of course, the configuration of land types varied substantially.

The average total dollar magnitude per transaction was substantial, averaging nearly $412,000. In only one region, the Southwest, was the average price per tract below $300,000 in 2006.

Table 3. Land Characteristics of 2006 Agricultural Real Estate Transactions, by Agricultural Statistics District in Nebraska.

Agricultural Statistics District	Average Size of Tract	Average Percent Distribution			Average Price	
		Dry Cropland	Irrigated Cropland	Pasture	Per Acre	Per Tract
	- Acres -	- - - - - - - - - Percent - - - - - - - - - -			- - - - - Dollars - - - - - -	
Northwest	523	37	7	56	746	390,200
North	2,013	1	15	84	472	950,100
Northeast	157	54	28	18	2,300	361,100
Central	321	8	30	62	1,423	456,800
East	116	49	39	12	3,177	368,500
Southwest	280	31	32	37	1,045	292,600
South	182	17	63	20	1,929	351,100
Southeast	159	53	27	20	2,315	368,100
State	330	24	24	52	1,248	411,800

SOURCE: Based on 430 transactions which occurred across Nebraska during 2006 and reported in the 2007 UNL Nebraska Farm Real Estate Market Developments Survey.

Following the general pattern of recent years, a high proportion of the 2006 transactions were cash sales with buyers incurring no debt (Table 4). Cash transactions accounted for 45% of 2006 sales, down somewhat from a historical high of 51% of the reported Nebraska transactions in 2005.

Table 4. Types of Financing Associated with 2006 Agricultural Real Estate Sales, by Agricultural Statistics District in Nebraska.

Agricultural Statistics District	Financing of Purchase				
	Cash Purchase	Mortgage	Contract for Deed	Other	Total
	- Percent -				
Northwest	78	22	0	0	100
North	83	17	0	0	100
Northeast	42	58	0	0	100
Central	52	48	0	0	100
East	40	58	2	0	100
Southwest	32	68	0	0	100
South	45	55	0	0	100
Southeast	35	61	4	0	100
State	45	53	2	0	100

SOURCE: Based on 430 transactions which occurred across Nebraska during 2006 and reported in the 2007 UNL Nebraska Farm Real Estate Market Developments Survey.

Ironically, the largest percentage of cash purchases reportedly was in the North region where the largest average total price per tract occurred; while the lowest incidence of cash purchases was in the Southwest which had the lowest average price per tract. In short, there is no clear evidence to support the logic that the higher the transaction price, the higher will be the incidence of external financing.

As to the characteristics of seller side of the agricultural land market, estate settlements continued to represent the primary type of seller in Nebraska (Table 5). However, two groups, (1) non-farmers and (2) producers who are quitting active farming/ranching, each represented about one quarter of the sellers in 2006. With the exception of the North and Southwest regions, active farmers were not a strong presence on the seller side of the market.

Table 5. Percent Distribution of Agricultural Real Estate Transactions in 2006 by Seller Type, by Agricultural Statistics District in Nebraska.

Agricultural Statistics District	Type of Seller				
	Active Farmer/Rancher	Quitting Farmer/Rancher	Estate	Non-farmer	Other
	Percent				
Northwest	11	44	14	31	0
North	42	21	4	29	4
Northeast	8	17	43	32	--
Central	3	27	22	18	30
East	16	22	32	28	2
Southwest	34	26	21	19	0
South	16	33	43	8	0
Southeast	13	11	43	32	0
State	18	24	29	26	3

SOURCE: Based on 430 transactions which occurred across Nebraska during 2006 and reported in the 2007 UNL Nebraska Farm Real Estate Market Developments Survey.

In considerable contrast, the active farmer/rancher class was very prominent among buyers of the 2006 sales (Table 6). Overall, more than seven of every ten purchases (71%) were made by active farmer/ranchers—a considerable increase from 61% of the reported transactions for 2005. This correlates with the earlier discussion of the *purchase for expansion* factor perceived as becoming more influential on current land values than *non-farmer buyers* and *"1031" tax exchanges.* Certainly, this may well be a fundamental shift in the current market away from the general trend of recent years. For most local land markets across the state, the tone of the market is being set primarily by active producers in the community who are expanding their holdings as land becomes available on the market. So, even when non-farmer buyer interest is high in a local market, the presence of at least a few active farmer/rancher buyers will be a force to be reckoned with.

Table 6. Percent Distribution of Agricultural Real Estate Transactions in 2006 by Buyer Type, by Agricultural Statistics District in Nebraska.

Agricultural Statistics District	Type of Buyer				
	Active Farmer/Rancher	Local Non-farmer	Non-local Nebraska Resident	Out-of-State Buyer	Other
	Percent				
Northwest	62	6	--	32	0
North	50	12	15	23	0
Northeast	79	10	8	3	0
Central	74	23	3	0	0
East	77	12	8	3	0
Southwest	73	3	10	14	0
South	79	10	8	3	0
Southeast	59	21	12	8	0
State	71	12	8	9	0

SOURCE: Based on 430 transactions which occurred across Nebraska during 2006 and reported in the 2007 UNL Nebraska Farm Real Estate Market Developments Survey.

Net Rates of Return to Agricultural Land

Each year, reporters to the UNL survey provide their estimates of the average **net** rates of return for the three main agricultural land classes. This percentage net return is the annual expected per-acre income return to the land owner (after property taxes and all other owner-related expenses are subtracted) divided by the current average per-acre value. In financial terms, it is the percentage rate of Return On Assets (ROA), a measure used widely to evaluate and compare earnings potential of alternative investments

This rate is an integral aspect of agricultural real estate appraisal since it is the *market-derived capitalization rate* used in the income capitalization method of appraisal. For example, if (1) the property being appraised is estimated to yield a per-acre net dollar return of $100 per acre annually and (2) the market-derived capitalization rate is 4.0%, then the estimated value of the property being appraised is $2,500 per acre ($100 / .04 = $2,500).

The current and recent history of these estimated annual net returns are presented in Table 7. Following a succession of several years of gradually falling net rates of return on both irrigated cropland and dryland cropland, reporters across most of the state indicated a slight increase for 2007. Cash rental rates for cropland are up for the year along with income expectations; thus providing logic to this modest increase. So, even with the strong upward movement of values in recent months, the ROA associated with the cropland classes has not declined. Relative to today's current market value of the cropland, the state's average net rates of return for irrigated cropland and dryland cropland were 5.0% and 4.1% respectively.

As for the grazing land class, the dollar cash returns have been perceived as generally constant, while

grazing land values have continued to rise—often at double-digit percentage rates for the year ending February 1st 2007. As a consequence, the reporters indicated lower net rates of return for this land class in 2007. With the exception of the South region, the reported rates hovered around 3.0% or less for the year.

Table 7. Estimated Annual Net Rates of Return by Type of Land and Agricultural Statistics District, 1990-2007.[ab]

Type of Land and Year	Agricultural Statistics District								State Ave.
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast	
	Percent								
Irrigated Land:									
1990	8.3	9.3	6.9	6.8	6.7	6.3	6.3	6.0	7.1
1991	8.7	8.0	6.8	6.5	6.4	6.4	6.2	5.9	6.9
1992	6.8	6.5	6.6	6.6	6.0	6.5	6.0	6.1	6.4
1993	6.6	6.0	6.5	6.1	5.7	6.5	6.5	6.0	6.2
1994	6.9	6.5	6.3	6.3	5.6	6.2	5.7	5.7	6.2
1995	6.6	6.8	6.5	5.9	5.3	5.9	6.0	5.0	6.0
1996	6.7	6.3	6.9	5.8	5.2	6.5	6.2	5.4	6.1
1997	7.2	7.0	7.0	6.0	5.3	6.7	6.3	5.7	6.4
1998	6.7	6.7	6.0	5.8	5.0	6.6	5.7	5.4	6.0
1999	6.0	5.9	5.9	5.3	4.6	6.1	4.9	5.0	5.5
2000	6.0	6.2	6.0	5.6	5.0	6.3	5.5	5.0	5.7
2001	5.6	6.2	5.9	5.4	4.9	6.5	5.2	5.0	5.6
2002	5.4	5.9	5.5	5.3	4.5	6.2	5.3	5.1	5.4
2003	5.3	5.8	5.2	5.2	4.4	6.3	5.4	5.1	5.3
2004	5.3	6.1	5.2	5.2	4.7	5.6	5.3	5.3	5.3
2005	5.9	5.9	4.9	5.0	4.0	5.6	5.4	5.0	5.2
2006	5.5	5.8	4.2	4.9	3.7	5.4	5.3	4.4	4.9
2007	5.4	5.9	4.7	5.0	3.9	6.0	5.6	4.9	5.0
Dryland Cropland:									
1990	6.2	6.3	5.9	6.4	5.9	4.7	6.1	6.3	6.0
1991	5.9	5.0	6.0	5.9	5.8	4.7	6.1	5.8	5.7
1992	4.8	5.0	5.6	5.9	5.7	5.6	5.2	6.1	5.5
1993	5.0	4.3	5.8	5.7	5.3	5.3	6.1	5.2	5.4
1994	4.5	5.2	6.0	5.4	5.2	5.2	5.3	5.4	5.3
1995	4.2	6.0	6.2	5.3	5.2	5.1	5.4	5.0	5.3
1996	4.1	5.0	6.3	5.6	5.0	5.3	5.5	5.2	5.3
1997	5.1	5.8	6.4	5.6	5.3	5.3	5.4	5.4	5.5
1998	4.5	5.5	5.8	5.3	4.8	4.8	5.4	5.0	5.1
1999	4.3	4.9	5.4	5.1	4.5	3.9	4.5	4.9	4.7

Table 7. Estimated Annual Net Rates of Return by Type of Land and Agricultural Statistics District, 1990-2007.[ab]

Type of Land and Year	Agricultural Statistics District								State Ave.
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast	
	Percent								
Dryland Cropland Continued:									
2000	4.0	5.2	5.4	5.1	4.7	4.5	4.7	5.0	4.8
2001	4.1	5.3	5.5	5.0	4.6	4.3	4.6	4.7	4.8
2002	4.0	4.6	5.3	5.1	4.5	4.7	4.6	4.9	4.7
2003	3.6	4.5	4.8	4.6	4.1	4.1	4.7	4.4	4.4
2004	3.5	4.4	4.5	4.3	3.8	3.9	4.4	4.6	4.2
2005	3.6	3.9	4.2	4.5	3.5	4.0	4.6	4.4	4.1
2006	3.5	4.4	3.6	4.2	3.4	3.8	4.6	4.1	4.0
2007	4.1	4.4	4.3	4.6	3.4	3.7	4.8	4.0	4.1
Grazing Land:									
1990	4.0	5.8	4.6	4.9	5.0	4.5	5.4	5.0	4.9
1991	5.5	5.9	5.4	5.0	5.3	5.8	5.5	5.5	5.4
1992	4.0	5.3	4.9	4.6	4.4	5.1	5.0	5.0	4.8
1993	4.3	4.6	5.0	4.6	4.3	4.6	4.5	4.6	4.6
1994	4.7	4.5	5.1	4.4	4.3	4.7	4.1	4.5	4.5
1995	3.7	4.7	4.9	4.0	4.2	4.5	4.2	4.0	4.3
1996	3.8	4.3	4.9	4.3	4.0	4.3	3.8	4.1	4.2
1997	3.6	4.3	4.9	4.5	4.0	4.0	3.6	4.2	4.1
1998	3.4	4.2	4.6	4.1	3.9	4.2	4.0	3.8	4.0
1999	3.1	3.5	4.4	4.2	3.6	3.2	3.6	3.9	3.7
2000	3.3	4.4	4.6	3.7	3.8	3.6	4.0	4.1	3.9
2001	2.9	4.0	4.3	3.9	4.0	3.4	3.5	4.1	3.8
2002	2.8	4.1	4.4	3.8	3.7	4.0	3.8	4.1	3.8
2003	2.4	3.3	3.8	3.3	3.4	3.4	3.9	3.8	3.4
2004	2.8	3.1	3.6	3.3	3.7	3.3	3.4	4.1	3.4
2005	2.6	3.3	3.7	3.8	2.9	3.1	3.6	4.3	3.4
2006	2.7	3.1	3.0	3.6	3.0	3.1	3.7	3.8	3.3
2007	2.3	2.5	3.0	2.9	2.9	2.8	3.5	3.0	2.9

[a] SOURCE: UNL Nebraska Farm Real Estate Market Developments Surveys.

[b] Reporters' estimates of current annual net percentage rates of return given current values. Real estate appraisers refer to this percentage as the market-derived capitalization rate.

2007 Cash Rental Market Conditions

With strong surges in crop commodity prices in late 2006 and into 2007, the negotiated cash rental rates for cropland moved sharply upward for the 2007 rental season (see Appendix table 6 for historical annual averages). For both dryland and irrigated cropland classes, rates typically were up 10 to 12 % in most areas of the state. For the irrigated classes in the Northeast, the percentage increases were even higher. In contrast, per-acre rates for pasture were essentially unchanged from 2006 levels in most of the state.

The changes in cropland cash rental rates from 2006 to 2007 are, some of the largest percentage increases ever recorded in the 27 year history of the UNL cash rent series. Typically, the rent levels have moved either upward or downward rather modestly from one year to the next, reflecting the fact that cash rent levels in on-going rental contracts are not always renegotiated each year. And even when they are, the dollar adjustments on cash rental rates, in terms of percentage changes, tend to be more limited than annual percentage shifts in land values. In short, the rental rate shifts tend to lag land value shifts rather than precede value changes.

The 2007 averages as well as reported ranges are reported in Table 8. Dryland cropland rates show extreme geographic differences, with regional averages ranging from $26 per acre in the Northwest to $113 in the East. In addition, wide ranges in the lows and highs reported within each region were also observed, largely explained by productivity differences, both from region to region and from individual tract to individual tract.

The irrigated cropland classes also exhibit wide regional differences, albeit not as large as the dryland class. The East region had the high end of the regional averages, with 2007 gravity irrigated and center pivot irrigated rates being $160 and $176 per acre respectively. Moreover, for the high end of the productivity range, the East had center pivot irrigated land renting for an average of $207 per acre—the first time that the $200 per-acre level had been exceeded in the 27-year history of the UNL rental rate series. Clearly, the rental market for cropland has been aggressive, with tenants willing to bid rents to new levels in order to access the land base deemed necessary.

In addition to per-acre rates for pasture land, reporters also provide estimates on a *dollar per month* basis for cow-calf pairs and for stocker cattle. This is typically the more common rental arrangement for the primary grazing areas of the state, reflecting a five-month grazing season. However, it correlates closely with the per-acre pasture rental rates in Table 8 since it is reflecting a carrying capacity basis of the pasture in terms of how many months of grazing (or fraction thereof) can an acre sustain an animal unit. For example, if the carrying capacity is .5 animal unit months, then that would imply that it would take 2.0 acres per month of grazing (.5 / 1 = 2.0) or a total of 10 acres per animal unit for the five-month grazing season. And assuming a cow-calf pair to be 1.20 animal units, this would infer that it would take 2.4 acres for cow-calf pair per month or 12 acres for the full grazing season. Given that 2007 monthly rates for cow-calf pairs are around $30, this would convert to a per-acre annual rental rate of $12.50, much like the 2007 per- acre rates for pasture across much of the state's primary grazing areas.

Table 9 presents 2007 dollar-per-month pasture rates for both cow-calf pairs and stocker cattle. Cow-calf pair rates range from $25 in the Northwest and South to $29.55 in the North. The variation reflected in the ranges within each region tends to be the result of different rental packages involving the various inputs and services provided by the landowner.

Table 8. Reported Cash Rental Rates for Various Types of Nebraska Farmland: 2007 Averages and Ranges by Agricultural Statistics District. [a]

Type of Land	Agricultural Statistics District							
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast
	Dollars Per Acre							
Dryland Cropland:								
Average	26	41	109	71	113	34	56	93
Range:								
High	30	54	134	85	134	41	68	114
Low	18	30	88	53	92	25	45	73
Gravity Irrigated Cropland:								
Average	103	115	156	150	160	107	139	152
Range:								
High	124	133	179	170	188	126	161	176
Low	72	100	136	125	136	94	111	131
Center Pivot Irrigated Cropland								
Average	118	136	173	156	176	128	154	169
Range:								
High	130	155	200	181	206	135	184	196
Low	80	106	146	130	152	100	124	142
Dryland Alfalfa:								
Average	b	b	105	63	96	b	b	b
Range:								
High	b	b	119	75	116	b	b	b
Low	b	b	85	46	76	b	b	b
Irrigated Alfalfa:								
Average	b	b	b	138	162	b	b	b
Range:								
High	b	b	b	166	183	b	b	b
Low	b	b	b	114	138	b	b	b
Other Hayland:								
Average	b	b	b	51	b	b	b	b
Range:								
High	b	b	b	65	b	b	b	b
Low	b	b	b	43	b	b	b	b
Pasture:								
Average	9	15	38	26	36	12	21	30
Range:								
High	11	20	49	31	44	16	26	40
Low	7	12	25	20	24	10	16	21

[a] SOURCE: Reporters' estimated cash rental rates (both averages and ranges) from the 2007 UNL Nebraska Farm Real Estate Market Developments Survey.
[b] Insufficient number of reports.

Table 9. Reported Cash Rental Rates for Pasture on a Monthly Rate Basis for 2007: Averages and Ranges by Agricultural Statistics District. [a]

Type	Agricultural Statistics District							
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast
	Dollars Per Month							
Cow-Calf Pair Rates [c]								
Average	25.00	29.55	29.15	27.75	26.00	25.70	25.00	25.15
Range:								
High	30.00	34.60	34.40	32.10	31.00	31.00	28.65	32.40
Low	20.00	24.30	24.00	22.55	21.00	21.65	19.00	20.60
Stocker (500-600 lb) Rates:								
Average	16.00	19.50	19.35	18.00	b	b	b	b
Range:								
High	20.00	21.50	22.35	25.00	b	b	b	b
Low	12.50	16.00	15.00	15.00	b	b	b	b

[a] SOURCE: Reporters' estimated cash rental rates (both averages and ranges) from the 2007 UNL Nebraska Farm Real Estate Market Developments Survey.
[b] Insufficient number of reports.
[c] A cow-calf pair is typically considered to be 1.20 to 1.25 animal units (animal unit being 1,000 lb. animal). However, this can vary depending on weight of cow and age of calf.

2007 Gross Rent to Value Ratios

Since agricultural land is essentially an income-producing asset, the relationship of earnings, real and/or anticipated, to value is relevant for understanding the land market. The estimates of net rates of return, previously discussed, are one measure of this relationship. However, a second measure, which connects cash rental rates more directly to market value, is also useful.

This measure is the *gross rent to value ratio,* which is the current per-acre cash rental rate divided by the associated current value reported with that rate. This provides a ratio that is useful in comparing rates of return across land types and geographic areas as well as over time.

The 2007 gross-rent-to-value ratios for the major land classes are presented in Table 10. These ratios tend to be higher for cropland than for pasture land. Also, the current ratios are generally lower in the eastern part of the state than in the western regions, reflecting the more rapid appreciation of values in the eastern areas in recent years—rates of appreciation that have exceeded the run-up of cash rental rates.

Table 10. Reported Cash Rental Rates, Associated Estimates of Value, and Gross Rent as a Percent of Market Value by Type of Land and Agricultural Statistics District, 2007. [a]

Agricultural Statistics District and Type of Land	Gross Average Cash Rent Per Acre	Associated Value Per Acre [b]	Gross Rent to Value
	- - - - - - - - - - Dollars - - - - - - - - - -		- - - Percent - - -
Northwest:			
Dryland Cropland	26	375	6.9
Gravity Irrigated Cropland	103	1220	8.4
Center Pivot Irrigated Cropland [c]	118	1300	9.0
Pastureland	9	250	3.6
North:			
Dryland Cropland	41	685	6.0
Gravity Irrigated Cropland	115	1400	8.2
Center Pivot Irrigated Cropland [c]	136	1920	7.1
Pastureland	15	365	4.1
Northeast:			
Dryland Cropland	109	2245	4.9
Gravity Irrigated Cropland	156	2800	5.6
Center Pivot Irrigated Cropland [c]	173	3150	5.5
Dryland Alfalfa	105	1935	5.5
Pastureland	38	920	4.1
Central:			
Dryland Cropland	71	1235	5.7
Gravity Irrigated Cropland	150	2330	6.4
Center Pivot Irrigated Cropland [c]	156	2575	6.1
Dryland Alfalfa	63	1245	5.1
Irrigated Alfalfa	138	2285	6.0
Other Hayland	51	1020	5.0
Pastureland	26	685	3.8
East:			
Dryland Cropland	113	2590	4.4
Gravity Irrigated Cropland	160	3350	4.8
Center Pivot Irrigated Cropland [c]	176	3685	4.8
Dryland Alfalfa	96	2250	4.3
Irrigated Alfalfa	162	3225	5.0
Pastureland	36	1150	3.1
Southwest:			
Dryland Cropland	34	540	6.3
Gravity Irrigated Cropland	107	1415	7.6
Center Pivot Irrigated Cropland [c]	128	1690	7.6
Pastureland	12	300	4.0
South:			
Dryland Cropland	56	905	6.2
Gravity Irrigated Cropland	139	2210	6.3
Center Pivot Irrigated Cropland [c]	154	2440	6.3
Pastureland	21	500	4.2
Southeast:			
Dryland Cropland	93	1950	4.8
Gravity Irrigated Cropland	152	2780	5.5
Center Pivot Irrigated Cropland [c]	169	3200	5.3
Pastureland	30	905	3.3

[a] Source: 2007UNL Nebraska Farm Real Estate Market Developments Survey.
[b] Average values given by reporters for the land on which their cash rent estimates were made.
[c] Value of the pivot included in the value per acre of this land class.

Analyzing Annual Earnings and Debt-Servicing Capacity For Selected Land Types and Locations

A more comprehensive analytical breakdown of returns and costs to land ownership can provide greater insight into potential earnings. This is particularly critical as it relates to the specific rate of return to be expected and the associated debt-carrying capacity which the earnings of a parcel would generate. While each parcel represents a unique income-generating opportunity, still it is useful to study the cost and return breakdown of typical types of parcels. Table 11 presents a series of land scenarios for a variety of land types and locations across the state. Hopefully, readers will find that one or more of these scenarios relate to land purchase/investment situations of specific interest to them.

The examples show rather dramatic variation in rates of return and potential debt-carrying capacity across the various land types and regions of the state. Yet, when all ownership costs are realistically accounted for, the net returns are universally lower than what conventional wisdom might expect. This is particularly the case for the various irrigated land scenarios where more complete accounting of the true ownership costs of irrigated systems reduces the calculated net rates of return to much lower levels than those presented previously in Table 7. In short, the true percentage annual rates of return to land, valued at current levels, are rather modest if typical cash rental rates are considered. And hence, the debt-carrying capacity, from annual net earnings, in only a few instances exceeds 50%.

It is also interesting to note that those regions experiencing the largest rates of land value appreciation in recent years, particularly the eastern regions, are where the calculated rates of return are typically the lowest. In short, market participants have been willing to bid up the value at a much faster rate than the increase in income earnings. In turn, the income/earnings justification underlying the current value levels is probably being based more on future anticipated earnings than what is the current situation suggests.

Of course, from an investment standpoint, there is also the tendency to consider the rate of asset appreciation along with the annual rate of return to the asset. So, if the investor achieves a 3% return in annual rents (or, as in the case of stocks, a 3% dividend) but also sees the asset appreciate 9% in market value over the year, then the annual return may be seen more as 12% (3% + 9%). And, under the general upward value movements in recent years for agricultural land, there is an increasing propensity for some market participants to see it as a more speculative type of investment, with anticipated future value appreciation being bid into the value. But, this can be a dangerous strategy if earnings are not also increasing accordingly. The *bottom line* for agricultural land as well as any income-producing asset is this: sustainable value must ultimately rest with the true earnings potential—not on speculative capital asset appreciation accumulating during periods of feverish market activity.

Table 11: Analysis of Typical Net Returns For Selected Land Types and Locations Using Current Values and Cash Rental Rates, 2007 [a/]

Location and Land Class	Current purchase price/ acre	Annual cash rent/ acre (gross)	Gross Rent-to-Value ratio	Annual Owner Expances				Annual net returns/ acre (before income taxes	% Rate of Return to land (before income taxes)	Mortgage amount/ acre which could be serviced by the net returns assuming 20-year amortized loan at 6.5%	
				Real Estate Taxes[c]	Irrigation Costs[d]	Incidental Costs	Total Owner Costs			Dollars	% of purchase price
Northeast Dryland Cropland	$ 2,245.00	109.00	4.9%	26.95	--	4.00	$30.95	$78.05	3.5%	$860.00	38
Northeast Pivot Irrigated Cropland[b]	$ 3,150.00	173.00	5.5%	37.80	36.00	5.50	$79.30	$93.70	3.0%	$1,032.45	33
Northwest Gravity Irrigated Cropland[b]	$ 1,220.00	103.00	8.4%	14.65	27.00	4.50	$46.15	$56.85	4.7%	$626.40	51
Northern Pivot Irrigated Cropland (from well)[b]	$ 1,920.00	136.00	7.1%	23.05	36.00	5.50	$64.55	$71.45	3.7%	$787.25	41
Northern Sandhills Rangeland	$ 365.80	15.00	4.1%	3.65	--	1.25	$4.90	$10.10	2.8%	$111.20	30
Southeast Dryland Cropland	$ 1,950.00	93.00	4.8%	23.40	--	4.00	$27.40	$65.60	3.4%	$722.80	37
Southwest Dryland Cropland	$ 540.00	34.00	6.3%	6.50	--	2.25	$8.75	$25.25	4.7%	$278.20	52
Southern Pivot Irrigated Cropland[b]	$ 2,440.00	154.00	6.6%	29.30	36.00	5.50	$70.80	$83.20	3.4%	$916.75	38
Eastern Dryland Cropland	$ 2,590.00	113.00	4.4%	31.10	--	4.00	$35.10	$77.90	3.0%	$858.35	33
Eastern Gravity Irrigated Cropland (from well)	$ 3,350.00	160.00	4.8%	40.20	27.00	5.50	$72.70	$87.30	2.6%	$961.90	29
Eastern Pivot Irrigated Cropland[b]	$ 3,685.00	176.00	4.8%	44.20	36.00	5.50	$85.70	$90.30	2.5%	$994.50	27
Central Pivot Irrigated Cropland[b]	$ 2,575.00	1.00	6.1%	30.90	36.00	5.50	$72.40	$83.00	3.2%	$921.15	36

a/ Current purchase prices and cash rents based upon the UNL 2007 Nebraska Farm Real Estate Market Survey.
b/ Value of pivot of approximately $200.00 per acre added to the land value.
c/ Real estate taxes assumed to be 1.2 percent of purchase price for all cropland, and 1.0 percent of purchase price for all rangeland.
d/ Estimated fixed costs of depreciation and insurance on irrigation equipment, based on updates from *The Estimated Irrigation Costs*, 2001, Nebraska Cooperative Extension CC371.

Reporter Expectations for 2007 Land Market Conditions

This year's survey reporters were asked for their expectations of market activity and value changes during 2007. Overall, about two-thirds of the reporters expected sales activity to be generally similar to the previous year (Table 12). However, there were noticeable differences across the regions of the state.

Table 12. Reporter Expectation of the Level of Real Estate Sales Activity in 2007 by Agricultural Statical District, February 1, 2007.[a]

Agricultural Statistics District	Relative to 2006, the Number of Agricultural Land Tracts offered for Sale in 2007 will:		
	Increase[b]	Decrease[c]	Stay the Same
Northwest	20	20	60
North	16	0	84
Northeast	21	0	79
Central	25	6	69
East	27	23	50
Southwest	40	7	53
South	25	0	75
Southeast	23	8	69
State	26[b]	9[c]	65

[a] Source: 2007 UNL Nebraska Farm Real Estate Market Developments Survey.
[b] For those expecting an increase, the average expected increase was 8%
[c] For those expecting a decrease, the average expected decrease was 14%

As for value changes expected during 2007, a strong majority expected land values in their areas to continue climbing (Table 13). In total, nearly nine out of ten survey respondents saw further value increases—with an average expected rise of 8% for the year. As of the time of this writing, approaching mid-year, their beginning-year expectations of value advances appear to have been *on-course*.

However, the value increases may be even larger than what they had earlier predicted. In a special mid-year electronic survey of a sampling of respondents, nearly all saw further advances since the first of the year for both irrigated and dryland cropland. And for these cropland classes the average reported changes since the first of the year were more than 10%. As for grazing land, a slight majority of respondents saw further advances while the others reported steady values since the first of the year. But, of those who saw increases for grazing land values, the average reported change was more than 10%.

Table 13. Reporter Expectations of Land Value Changes in 2007 by Agricultural Statistics District, February 1, 2007[a].

Agricultural Statistics District	During 2007, the value of Agricultural Real Estate will:		
	Increase	Decrease	Stay the Same
Northwest	94	0	6
North	95	0	5
Northeast	79	0	21
Central	81	6	13
East	91	0	9
Southwest	86	7	7
South	88	0	12
Southeast	70	15	15
State	86[b]	5[c]	9

[a] Source: 2007 UNL Nebraska Farm Real Estate Market Developments Survey.
[b] For those expecting an increase, the average expected increase was 8.9%
[c] For those expecting a decrease, the average expected decrease was 12%

Appendix

Appendix Table 1. Farm Real Estate Values in Nebraska, USDA Historical Series, 1860-2007.[a]

Year	Number of Farms	Land in Farms	Value of Land & Buildings			Building Value
			Per Acre	Per Farm	Total Value	
	Thousand	Million Acres	Dollars	Thousand Dollars	Million Dollars	Million Dollars
1860	2.8	1.0	6	1.4	6	
1870	12.3	2.1	12	2.0	24	
1880	63.4	9.9	11	1.7	106	
1890	113.6	21.6	19	3.5	402	
1900	121.5	29.9	19	4.8	578	91
1910	129.7	38.6	47	14.0	1,813	199
1911	129.2	39.0	48	14.4	1,864	
1912	128.8	39.2	49	14.9	1,919	
1913	128.2	39.5	50	15.4	1,974	
1914	127.5	39.8	51	15.9	2,027	
1915	126.9	40.3	50	15.9	2,017	
1916	126.3	40.9	51	16.5	2,084	
1917	125.8	41.5	54	17.8	2,240	
1918	125.2	41.8	62	20.7	2,591	
1919	123.1	41.9	71	23.8	2,978	
1920	124.6	42.2	88	29.8	3,712	382
1921	125.1	41.9	82	27.5	3,439	
1922	137.1	41.9	71	21.7	2,974	
1923	126.6	42.1	68	22.6	2,860	
1924	127.3	41.8	63	20.7	2,635	398
1925	127.5	42.1	60	19.8	2,524	
1926	128.2	42.5	60	19.9	2,552	
1927	128.5	43.2	58	19.5	2,505	
1928	128.6	44.0	57	19.5	2,508	
1929	128.9	44.3	57	19.6	2,526	
1930	129.3	44.6	56	19.3	2,495	447
1931	129.9	45.0	52	18.0	2,338	
1932	130.8	45.8	44	15.4	2,015	
1933	132.0	46.0	35	12.2	1,609	
1934	133.2	46.4	35	12.2	1,625	
1935	134.0	46.9	34	11.9	1,594	341
1936	131.2	46.7	34	12.1	1,587	
1937	128.5	47.4	32	11.8	1,516	
1938	125.8	47.4	30	11.3	1,421	
1939	123.6	46.8	28	10.6	1,310	
1940	121.1	47.4	24	9.4	1,138	257
1941	119.2	48.2	22	8.9	1,061	
1942	116.9	48.2	24	9.9	1,157	
1943	115.6	47.5	27	11.1	1,283	
1944	113.7	47.9	33	13.9	1,580	
1945	111.4	47.6	37	15.8	1,760	382
1946	111.3	47.4	42	17.9	1,992	
1947	110.1	48.0	47	20.5	2,257	
1948	109.0	47.3	56	24.3	2,649	
1949	108.0	47.2	62	27.1	2,927	
1950	109.0	48.4	58	25.6	2,789	
1951	107.0	48.4	66	29.8	3,192	562
1952	105.0	48.3	72	33.1	3,477	605
1953	104.0	48.3	75	34.7	3,610	621
1954	103.0	48.3	70	32.8	3,386	589
1955	102.0	48.3	73	34.5	3,534	645

See footnotes at end of table.

Continued

Appendix Table 1. Farm Real Estate Values in Nebraska, USDA Historical Series, 1860-2007.[a]

Year	Number of Farms	Land in Farms	Value of Land & Buildings			Building Value
			Per Acre	Per Farm	Total Value	
	Thousand	Million Acres	Dollars	Thousand Dollars	Million Dollars	Million Dollars
1956	101.0	48.3	73	34.9	3,523	719
1957	98.0	48.3	72	35.8	3,501	606
1958	96.0	48.3	79	40.0	3,839	572
1959	94.0	48.3	86	43.9	4,131	677
1960	93.0	48.2	89	46.3	4,308	763
1961	90.0	48.2	90	48.2	4,341	790
1962	88.0	48.2	95	52.2	4,598	860
1963	86.0	48.1	97	54.0	4,647	911
1964	84.0	48.2	105	60.0	5,055	1,072
1965	82.0	48.2	111	65.3	5,352	1,258
1966	80.0	48.2	120	72.6	5,805	1,283
1967	78.0	48.2	132	81.4	6,348	1,143
1968	76.0	48.2	143	90.5	6,882	1,136
1969	74.0	48.2	150	97.8	7,238	1,021
1970	73.0	48.1	154	101.5	7,407	941
1971	72.0	48.1	157	104.9	7,552	853
1972	71.0	48.1	170	115.2	8,177	932
1973	70.0	48.1	193	132.6	9,283	1,012
1974	70.0	48.1	242	166.3	11,640	1,152
1975	67.0	47.9	282	201.6	13,508	1,229
1976	67.0	47.9	363	259.2	17,366	1,546
1977	66.0	47.8	420	304.1	20,070	1,806
1978	66.0	47.8	412	298.5	19,702	1,832
1979	65.0	47.7	525	385.3	25,043	2,204
1980	65.0	47.7	635	466.0	30,289	2,547
1981	65.0	47.7	729	535.0	34,773	2,851
1982	63.0	47.5	730	550.4	34,675	2,809
1983	62.0	47.4	701	535.9	33,227	2,758
1984	61.0	47.2	645	499.1	30,444	2,710
1985	60.0	47.2	485	381.9	22,911	2,474
1986	59.0	47.2	416	332.7	19,629	2,532
1987	59.0	47.2	400	320.1	18,885	2,682
1988	58.0	47.1	457	371.1	21,525	3,186
1989	57.0	47.1	511	422.2	24,068	3,451
1990	57.0	47.1	524	433.0	24,680	3,186
1991	56.0	47.1	517	434.8	24,350	2,978
1992	56.0	47.1	517	434.8	24,350	3,026
1993	55.0	47.1	514	440.2	24,209	3,061
1994	55.0	47.1	562	481.5	26,485	3,072
1995	56.0	47.0	580	486.8	27,260	3,080
1996	56.0	47.0	610	512.0	28.670	3,139
1997	55.0	46.4	620	582.3	28,768	3,049
1998	55.0	46.4	645	544.1	29,928	3,068
1999	55.0	46.4	670	565.2	31,088	3,078
2000	54.0	46.4	710	610.1	32,944	3,146
2001	53.0	46.4	735	643.5	34,104	3,138
2002	52.0	46.4	760	678.2	35,264	3,121
2003	48.5	45.9	775	733.5	35,572	3,024
2004	48.3	45.8	825	784.0	37,785	3,079
2005	48.0	45.7	940	879.8	42,958	3,351
2006	47.6	45.7	1,090	1,046.5	49,813	3,711
2007[b]	47.5	45.7	1,243	1,195.9	56,805	4,033

[a] SOURCE: Farm Real Estate Historical Series Data: 1950-92, USDA, Economic Research Service, Sta. Bul. No. 855, May 1993 and earlier reports as well as recent electronic issues annually by Economic Research Service, U.S. Department of Agriculture.

[b] Preliminary estimates.

Appendix Table 2. Deflated USDA Farmland Values and Percent Changes for Nebraska, 1930 to 2007.[a]

Year	USDA Average Value/Ac. for Nebraska	1st Quarter GDP Price Deflator (2000 = 100)	Deflated Average Value/Ac.[b]	Year-to-Year Change Deflated Farmland Values[c]
1930	56	11.53	486	
1931	52	10.34	503	3.5
1932	44	9.12	482	-4.2
1933	35	8.87	395	-18.1
1934	35	9.37	374	-5.4
1935	34	9.56	356	-4.9
1936	34	9.67	352	-1.1
1937	32	10.09	317	-9.9
1938	30	9.79	306	-3.3
1939	28	9.70	289	-5.7
1940	24	9.81	245	-15.2
1941	22	10.46	210	-14.2
1942	24	11.28	203	1.3
1943	27	11.89	227	11.8
1944	33	12.17	271	19.5
1945	37	12.49	296	9.3
1946	42	13.99	300	1.4
1947	47	15.51	303	1.0
1948	56	16.38	342	12.8
1949	62	16.35	379	10.8
1950	58	16.53	351	-7.4
1951	66	17.72	372	6.1
1952	72	18.02	400	7.4
1953	75	18.24	411	2.8
1954	70	18.42	380	-7.5
1955	73	18.75	389	2.5
1956	73	19.39	376	-3.2
1957	72	20.04	359	-4.4
1958	79	20.50	385	7.3
1959	86	20.75	414	7.7
1960	89	21.04	423	2.2
1961	90	21.28	423	0.0
1962	95	21.57	440	4.1
1963	97	21.80	445	1.1
1964	105	22.13	474	6.6
1965	111	22.53	493	3.9
1966	120	23.18	518	5.0
1967	132	23.89	553	6.7
1968	143	24.91	574	3.8
1969	150	26.15	574	0.0
1970	154	27.53	559	-2.5
1971	156	28.91	540	-3.5
1972	171	30.17	567	5.0
1973	193	31.85	606	6.9
1974	246	34.73	708	16.9
1975	282	38.00	742	4.8
1976	363	40.20	903	21.7
1977	420	42.75	982	8.8
1978	412	45.76	900	-8.3
1979	525	49.55	1060	17.7

See footnotes at end of table.

Continued:

Appendix Table 2. Deflated USDA Farmland Values and Percent Changes for Nebraska, 1930 to 2007.[a]

Year	USDA Average Value/Ac. for Nebraska	1st Quarter GDP Price Deflator (2000 = 100)	Deflated Average Value/Ac.[b]	Year-to-Year Change Deflated Farmland Values[c]
1980	635	54.04	1175	10.9
1981	729	59.12	1233	4.9
1982	730	62.73	1164	-5.6
1983	701	65.21	1075	-7.6
1984	645	67.66	953	-11.3
1985	485	69.71	696	-27.0
1986	416	71.25	584	-16.1
1987	400	73.20	546	-6.4
1988	457	75.69	604	10.6
1989	511	78.56	650	7.7
1990	524	81.59	642	-1.2
1991	517	84.44	612	-4.6
1992	517	86.38	599	-2.2
1993	514	88.38	582	-2.9
1994	562	90.26	623	7.0
1995	580	92.11	630	1.1
1996	610	93.85	650	3.2
1997	620	95.41	650	0.0
1998	645	96.47	669	2.9
1999	670	97.87	685	2.3
2000	710	100.00	710	3.6
2001	735	102.40	718	1.1
2002	760	104.09	730	1.7
2003	775	106.00	731	0.0
2004	825	108.24	762	4.2
2005	940	111.59	842	10.5
2006	1090	115.00	948	12.6
2007[d]	1243	118.04	1053	11.1

[a] Revised from series reported in earlier reports. Refers to year ending March 1 for years prior to 1976; year ending February 1 for years 1976-1981; year ending April 1 for years 1982-1985; year ending February 1, 1986-1989; year ending January 1, 1990-1994; mid-year 1995-1997, and year ending January 1, 2000.

[b] Computed by dividing the USDA average value per acre by the 1st Quarter GDP Price Deflator (2000 = 100) and multiplying by 100.

[c] A positive value entry in this column represents a **real** increase in asset value for the year (i.e., the rate of land value appreciation exceeded the general rate of inflation for the U.S. economy). Conversely, a negative value entry represents a real decrease in asset value.

[d] Preliminary estimate.

Appendix Table 3. Nominal and Deflated Agricultural Land Values by Selected Types of Land in Nebraska, 1978 to 2006.[a]

Year	Nominal Value/Ac.[a]				1st Quarter GDP Price Deflator (2000 = 100)	Deflated Value/Ac.[b]			
	Dryland Cropland	Center Pivot Irrigated Cropland[c]	Grazing Land (Nontillable)	All Land Average		Dryland Cropland	Center Pivot Irrigated Cropland[c]	Grazing Land (Nontillable)	All Land Average [d]
	- - - - - - - - - - - - Dollars/Ac. - - - - - - - - - - - -					- - - - - - - - - - - - - - - Dollars/Ac. - - - - - - - - - - - - - - -			
1978	492	947	153	500	45.76	1,075	2,069	334	1,093
1979	602	1,114	186	597	49.55	1,215	2,248	375	1,205
1980	702	1,272	209	695	54.01	1,300	2,355	386	1,287
1981	778	1 ,341	230	749	59.02	1,318	2,272	389	1,269
1982	742	1,293	227	720	62.73	1,183	2,029	362	1,148
1983	681	1 ,130	205	642	65.21	1,044	1,733	314	985
1984	632	1,049	184	588	67.66	934	1,550	272	869
1985	501	833	135	450	69.71	718	1,195	194	646
1986	384	634	98	339	71.25	539	890	138	476
1987	371	580	83	306	73.20	507	792	113	418
1988	416	661	91	346	75.69	550	873	120	457
1989	500	841	123	432	78.56	636	1,071	156	550
1990	532	935	146	473	81.59	652	1,146	179	580
1991	536	977	159	492	84.44	635	1,157	188	583
1992	551	1,000	166	510	86.38	638	1,158	192	590
1993	573	1,045	172	531	88.38	648	1,182	195	601
1994	608	1,107	183	566	90.26	674	1,226	203	627
1995	623	1,149	192	582	92.11	676	1,247	208	632
1996	656	1,235	189	608	93.85	699	1,316	201	648
1997	706	1,338	202	654	95.41	740	1,402	212	685
1998	767	1,471	224	710	96.47	795	1,525	232	736
1999	749	1,428	219	690	97.87	765	1,459	224	705
2000	752	1,455	230	698	100.00	752	1,455	230	698
2001	760	1,459	243	709	102.40	742	1,425	237	692
2002	779	1,622	249	749	104.09	748	1,558	239	720
2003	788	1,636	250	757	106.00	743	1,543	234	714
2004	862	1,788	275	827	108.24	796	1,652	254	764
2005	973	1,996	316	924	111.59	872	1,789	283	828
2006	1,088	2,152	352	1,013	115.00	946	1,871	306	881
2007	1,249	2,463	401	1,155	118.04	1,058	2,087	340	978

[a] February 1st estimates reported in the UNL Nebraska Farm Real Estate Market Developments surveys.
[b] Computed by dividing the average value per acre by the 1st Quarter Gross Domestic Price (GDP) Deflator and multiplying by 100.
[c] Pivot not included in per acre value.
[d] Deflated all land average based on the UNL Nebraska survey series and will not correspond directly with the USDA series presented in Appendix Table 2.

Appendix Table 4.Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2007.[a]

Type of Land & Year	Agricultural Statistics District								
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast	State[c,d]
	Dollars Per Acre								
Dryland Cropland (No Irrigation Potential)									
1978	289	253	648	319	817	360	468	660	492
1979	317	319	813	397	1061	387	541	808	602
1980	347	340	920	471	1296	454	626	971	702
1981	419	346	1,009	519	1409	546	754	1,060	778
1982	411	335	966	502	1325	522	752	988	742
1983	387	321	864	450	1204	469	664	939	681
1984	379	300	779	416	1129	444	653	840	632
1985	325	237	643	340	905	365	474	612	501
1986	259	198	499	263	669	308	412	423	384
1987	242	190	520	246	626	288	377	416	371
1988	267	202	576	301	692	294	411	513	416
1989	305	250	688	370	824	371	491	621	500
1990	309	279	728	407	877	409	491	662	532
1991	316	279	735	463	885	380	508	655	536
1992	340	295	700	418	955	386	513	673	551
1993	337	288	766	486	1000	373	573	701	573
1994	345	314	797	504	1090	390	620	741	608
1995	335	320	803	519	1144	403	637	764	623
1996	358	338	823	535	1244	419	658	799	656
1997	381	363	909	588	1336	432	701	852	706
1998	385	390	982	631	1477	457	753	956	767
1999	346	367	968	635	1462	428	740	953	749
2000	331	400	970	648	1464	434	708	958	752
2001	319	403	996	645	1493	433	725	954	760
2002	325	407	1095	680	1523	460	743	1024	779
2003	319	360	1107	710	1585	453	748	1059	788
2004	328	416	1231	758	1717	473	800	1190	862
2005	330	447	1382	847	2024	495	864	1396	973
2006	348	483	1641	933	2276	519	875	1563	1088
2007	383	558	1917	1056	2608	559	932	1840	1249

See footnotes at end of table.

Appendix Table 4.Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2007.[a]

Type of Land & Year	Agricultural Statistics District								
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast	State[c,d]
	Dollars Per Acre								
Dryland Cropland (Irrigation Potential)									
1978	409	387	741	590	1128	471	873	953	757
1979	449	514	930	708	1411	520	1102	1152	926
1980	533	565	1132	767	1733	628	1282	1352	1107
1981	680	533	1225	880	1785	733	1432	1402	1192
1982	658	535	1097	833	1665	685	1411	1268	1108
1983	563	462	975	680	1462	654	1175	1160	979
1984	507	441	911	638	1349	631	1050	1069	905
1985	425	340	746	486	1013	504	705	723	684
1986	312	300	598	367	746	377	573	545	524
1987	285	250	567	325	707	328	503	508	484
1988	310	266	646	380	801	339	576	623	552
1989	376	339	773	483	980	433	684	772	674
1990	371	367	840	539	1056	473	706	816	720
1991	396	360	817	604	1083	478	756	777	725
1992	411	381	823	658	1124	476	792	835	753
1993	419	400	884	678	1195	445	883	888	794
1994	430	436	962	739	1338	482	923	936	861
1995	429	424	1002	781	1397	493	941	979	891
1996	441	444	1040	845	1525	508	1008	1046	948
1997	458	475	1103	917	1643	543	1114	1130	1018
1998	482	510	1219	986	1810	578	1216	1250	1115
1999	436	480	1216	956	1792	538	1173	1172	1081
2000	418	492	1220	951	1800	546	1112	1187	1080
2001	409	500	1256	981	1807	572	1126	1234	1100
2002	418	514	1355	1020	1814	581	1145	1318	1135
2003	396	480	1410	1095	1930	558	1118	1290	1159
2004	445	534	1554	1137	2093	586	1217	1469	1272
2005	450	579	1696	1286	2395	606	1330	1642	1417
2006	455	650	1931	1450	2642	623	1229	1854	1556
2007	490	808	2407	1564	2900	702	1126	2150	1771

See footnotes at end of table.

Appendix Table 4.Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2007.[a]

Type of Land & Year	Agricultural Statistics District								
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast	State[c,d]
	Dollars Per Acre								
Grazing Land (Tillable)									
1978	177	191	433	299	549	215	465	433	248
1979	186	229	521	347	701	259	479	574	288
1980	200	261	583	395	760	307	621	643	328
1981	251	257	622	435	881	332	697	636	357
1982	248	248	605	422	824	317	710	654	348
1983	198	234	571	405	739	315	555	589	315
1984	187	233	500	325	661	285	519	521	289
1985	146	180	392	259	510	205	339	357	218
1986	101	135	275	166	366	146	250	241	154
1987	77	99	267	135	336	115	187	236	124
1988	80	107	294	168	361	100	208	292	134
1989	104	150	362	217	418	130	253	341	173
1990	102	185	381	270	459	153	296	360	197
1991	107	200	394	308	495	168	338	366	213
1992	113	213	395	339	500	169	348	395	224
1993	121	195	427	359	524	171	371	418	227
1994	128	215	440	380	573	192	407	460	246
1995	128	223	456	400	611	193	414	471	253
1996	125	225	473	406	617	196	413	483	255
1997	135	250	512	440	686	200	433	519	276
1998	153	265	550	461	741	227	467	575	299
1999	165	270	569	456	735	234	470	575	306
2000	173	275	581	471	731	256	464	588	315
2001	171	288	670	505	750	291	524	578	335
2002	182	299	706	523	796	325	537	629	347
2003	180	280	750	562	801	290	534	640	341
2004	212	307	794	611	926	305	558	716	375
2005	225	330	919	658	1075	316	640	830	410
2006	251	383	1067	740	1224	349	651	962	464
2007	282	475	1343	848	1493	387	684	1083	542

See footnotes at end of table.

Appendix Table 4.Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2007.[a]

Type of Land & Year	Agricultural Statistics District								
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast	State[c,d]
	Dollars Per Acre								
Grazing Land (Nontillable)									
1978	115	126	308	216	384	119	268	315	153
1979	134	156	340	267	486	148	309	417	186
1980	143	169	394	304	549	190	346	473	209
1981	164	182	418	339	620	217	398	474	230
1982	168	183	412	329	584	195	418	472	227
1983	151	169	375	283	511	181	339	460	205
1984	134	152	350	248	455	168	328	384	184
1985	94	115	258	192	341	118	236	243	135
1986	71	85	179	131	262	84	158	178	98
1987	60	71	166	106	238	68	120	173	83
1988	58	76	189	128	270	75	152	220	91
1989	71	109	242	183	310	101	209	266	123
1990	83	134	272	225	340	113	233	298	146
1991	86	148	284	252	357	125	254	314	159
1992	90	155	302	267	373	126	261	316	166
1993	93	157	322	278	382	136	290	330	172
1994	98	167	325	302	388	153	307	354	183
1995	106	175	337	308	421	163	308	357	192
1996	103	173	347	299	428	155	296	367	189
1997	115	183	366	327	468	163	318	412	202
1998	128	199	395	366	516	189	337	473	224
1999	127	192	411	350	507	187	327	476	219
2000	137	206	432	365	510	193	333	478	230
2001	142	220	475	386	532	200	353	479	243
2002	151	218	515	419	584	213	378	499	249
2003	149	210	559	446	590	219	389	490	250
2004	163	230	619	494	655	240	422	550	275
2005	191	269	706	543	784	273	482	629	316
2006	215	304	800	588	907	298	497	688	352
2007	250	358	900	668	1033	310	553	749	401

See footnotes at end of table.

Appendix Table 4.Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2007.[a]

Type of Land & Year	Agricultural Statistics District								
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast	State[c,d]
	Dollars Per Acre								
Hayland									
1978	232	266	370	372	477	231	298	371	281
1979	287	308	436	397	593	281	345	509	332
1980	301	338	506	441	699	349	402	554	369
1981	323	331	558	482	738	368	417	532	375
1982	328	334	544	472	714	344	445	557	375
1983	290	286	509	408	658	344	375	496	331
1984	283	247	497	295	568	329	369	463	296
1985	261	206	332	273	470	250	258	311	241
1986	190	154	233	230	335	182	190	219	179
1987	160	119	188	195	271	148	175	201	144
1988	144	130	238	230	317	178	202	245	159
1989	194	183	295	275	382	220	268	291	210
1990	217	218	326	328	405	245	278	328	243
1991	225	240	330	350	434	252	286	361	261
1992	248	247	325	365	452	250	329	341	269
1993	242	265	365	366	473	251	360	358	283
1994	251	296	392	400	511	278	386	370	310
1995	260	300	418	408	528	277	397	385	317
1996	270	300	429	403	524	289	396	402	320
1997	295	325	459	438	575	300	403	435	346
1998	315	345	517	472	640	336	437	497	373
1999	318	325	507	457	625	330	412	502	359
2000	313	358	539	444	618	350	398	463	379
2001	306	381	563	458	677	364	450	502	398
2002	313	388	611	502	694	373	483	529	446
2003	319	380	660	557	765	375	508	575	464
2004	339	433	715	577	815	413	513	611	505
2005	383	438	780	600	928	416	600	669	537
2006	430	481	871	679	1071	449	633	760	598
2007	500	568	1005	791	1255	530	717	875	699

See footnotes at end of table.

Appendix Table 4.Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2007.[a]

Type of Land & Year	Agricultural Statistics District								
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast	State[c,d]
	Dollars Per Acre								
Gravity Irrigated Cropland									
1978	1246	796	1030	1545	1624	1134	1412	1404	1410
1979	1300	964	1289	1705	1910	1197	1746	1772	1638
1980	1369	1020	1547	1976	2317	1329	2046	2026	1906
1981	1555	1054	1781	2088	2403	1493	2230	2026	2030
1982	1580	1033	1771	2053	2269	1598	2254	1924	1994
1983	1361	1000	1430	1798	1969	1412	1872	1854	1737
1984	1269	1020	1429	1613	1838	1250	1762	1639	1601
1985	1042	817	1102	1304	1329	1010	1283	1171	1214
1986	754	612	900	940	975	867	963	957	920
1987	650	567	775	802	959	718	863	843	826
1988	668	691	862	948	1151	740	994	956	947
1989	815	900	1100	1210	1462	841	1232	1170	1182
1990	841	900	1186	1413	1513	895	1390	1285	1287
1991	834	917	1250	1518	1622	975	1480	1306	1363
1992	889	1035	1221	1563	1653	1021	1583	1413	1418
1993	857	1058	1246	1609	1730	1018	1643	1479	1461
1994	875	1070	1250	1666	1842	1093	1728	1568	1533
1995	857	1065	1260	1671	1887	1090	1731	1606	1548
1996	870	1070	1361	1738	1989	1138	1800	1697	1621
1997	890	1115	1466	1858	2160	1167	1943	1853	1740
1998	925	1150	1575	1972	2340	1200	2042	1936	1847
1999	894	1050	1575	1861	2247	1198	1945	1813	1768
2000	907	1025	1696	1754	2279	1325	1856	1831	1765
2001	900	1033	1715	1729	2273	1279	1810	1843	1750
2002	914	1080	1759	1825	2298	1350	1827	1928	1821
2003	890	1075	1760	1835	2401	1213	1863	1899	1840
2004	925	1125	1867	1961	2531	1297	1969	2087	1957
2005	975	1183	1980	2153	2691	1365	2021	2173	2077
2006	1036	1199	2310	2295	2953	1340	1925	2400	2202
2007	1195	1306	2795	2431	3323	1275	2199	2719	2444

See footnotes at end of table.

Appendix Table 4.Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2007.[a]

Type of Land & Year	Agricultural Statistics District								
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast	State[c,d]
	Dollars Per Acre								
Center Pivot Irrigated Cropland[b]									
1978	771	678	956	877	1,484	813	1023	1286	947
1979	915	770	1164	1076	1690	895	1291	1590	1114
1980	894	886	1372	1223	2043	971	1535	1795	1272
1981	973	816	1456	1312	2110	1105	1732	1900	1341
1982	989	810	1332	1270	2010	1123	1681	1748	1293
1983	847	769	1217	1016	1727	926	1391	1643	1130
1984	809	698	1130	969	1655	827	1350	1465	1049
1985	691	581	875	850	1243	691	1055	1020	833
1986	496	400	700	628	970	558	788	788	634
1987	417	396	703	541	888	487	665	723	580
1988	446	441	800	622	1038	548	792	820	661
1989	532	604	993	779	1320	683	1021	1056	841
1990	619	710	1090	910	1393	765	1117	1133	935
1991	651	714	1129	1053	1461	748	1229	1194	977
1992	681	740	1084	1085	1510	783	1263	1228	1000
1993	641	745	1156	1160	1593	799	1356	1346	1045
1994	690	800	1215	1200	1707	850	1425	1413	1107
1995	693	825	1254	1268	1793	882	1454	1474	1149
1996	710	913	1320	1340	1930	981	1550	1565	1235
1997	748	962	1427	1507	2111	1058	1696	1725	1338
1998	829	1020	1583	1698	2332	1139	1863	1907	1471
1999	750	984	1581	1616	2288	1124	1830	1806	1428
2000	750	981	1609	1579	2424	1192	1795	1810	1455
2001	742	965	1653	1602	2420	1152	1778	1898	1459
2002	775	1043	1775	1693	2401	1167	1830	1959	1622
2003	750	1075	1840	1785	2460	1033	1846	1981	1636
2004	806	1211	2004	1901	2669	1123	2044	2218	1788
2005	924	1342	2234	2140	3042	1279	2145	2414	1996
2006	967	1480	2600	2224	3253	1344	2010	2743	2152
2007	1112	1733	3077	2521	3646	1575	2254	3055	2463

See footnotes at end of table.

Appendix Table 4.Average Reported Value of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1978-2007.[a]

Type of Land & Year	Agricultural Statistics District								
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast	State[c,d]
	Dollars Per Acre								
All Land Average[c]									
1978	279	201	674	608	1125	363	796	844	
1979	307	244	836	699	1376	405	970	1,044	500[d]
									597
1980	333	269	989	800	1670	472	1139	1215	695
1981	397	271	1077	865	1748	538	1268	1260	749
1982	396	269	1004	843	1643	527	1272	1173	720
1983	343	248	890	734	1475	480	1057	1099	642
1984	318	229	829	654	1341	442	990	989	588
1985	258	180	664	528	1007	347	706	689	450
1986	190	136	522	379	745	273	543	518	339
1987	165	115	502	324	707	232	474	482	306
1988	173	124	567	385	817	241	545	579	346
1989	210	171	689	495	1009	300	673	711	432
1990	219	202	744	580	1069	331	734	763	473
1991	226	215	747	639	1115	341	787	756	492
1992	239	226	737	669	1156	348	827	800	510
1993	239	226	790	693	1217	346	885	845	531
1994	249	244	835	728	1325	375	935	894	566
1995	250	251	860	744	1378	384	944	925	582
1996	254	256	895	769	1479	398	984	978	608
1997	269	275	962	833	1600	417	1066	1057	654
1998	288	295	1053	897	1754	450	1140	1162	710
1999	275	285	1052	859	1718	439	1099	1111	690
2000	276	299	1050	842	1737	464	1056	1121	698
2001	274	312	1107	854	1747	471	1060	1143	709
2002	283	321	1221	896	1768	500	1096	1204	749
2003	276	308	1266	939	1850	467	1102	1204	757
2004	302	343	1388	1005	1999	500	1188	1354	827
2005	325	379	1537	1110	2268	542	1268	1609	924
2006	349	425	1775	1200	2496	571	1215	1811	1013
2007	395	506	2142	1329	2795	631	1302	2079	1155

[a] February 1st estimates reported in the annual UNL Nebraska Farm Real Estate Market Developments Surveys.
[b] Pivot not included in per acre value.
[c] Weighted average based upon acreage in each land type.
[d] All land average for state may not conform to USDA series due to different acreage weighting. In addition, the USDA series includes farm buildings in its per acre estimates of value.

Appendix Table 5. Historical Per Acre Value Range for Different Types and Quality Grades of Land in Nebraska by Agricultural Statistics District, 2002-2007. [a]

District and Type of Land	Reported Value Per Acre											
	Low Grade						High Grade					
	2002	2003	2004	2005	2006	2007	2002	2003	2004	2005	2006	2007
Northwest:												
Dry Crop (No irr. potential)[1]	230	225	235	250	275	280	365	340	350	375	390	445
Dry Crop (Irr. pot.)	340	325	370	350	356	385	490	475	530	550	535	575
Grazing (Tillable)	145	150	170	180	205	240	205	205	230	250	280	310
Grazing (Nontillable)	115	115	125	155	162	215	170	170	190	225	250	325
Hayland	255	245	275	310	355	400	370	370	400	460	525	610
Gravity Irrigated	610	555	575	620	690	815	1050	990	1040	1210	1260	1460
Center Pivot Irrigated[b]	585	605	625	680	725	840	940	920	1000	1165	1160	1315
North:												
Dry Crop (No irr. potential)	325	290	335	360	382	450	530	450	510	565	600	720
Dry Crop (Irr. pot.)	425	425	465	500	570	715	635	600	665	800	900	1080
Grazing (Tillable)	255	260	290	315	365	455	360	345	375	500	550	680
Grazing (Nontillable)	165	165	180	215	245	290	280	265	305	355	350	410
Hayland	310	305	365	335	380	460	475	465	525	535	575	665
Gravity Irrigated	870	875	900	925	935	1075	1270	1250	1300	1440	1450	1600
Center Pivot Irrigated[b]	750	770	865	895	1050	1300	1185	1260	1420	1575	1760	2005
Northeast:												
Dry Crop (No irr. potential)	870	880	955	1085	1315	1590	1350	1385	1540	1805	2065	2395
Dry Crop (Irr. pot.)	1065	1090	1180	1390	1740	2060	1665	1685	1845	2035	2349	2935
Grazing (Tillable)	575	600	650	765	875	1080	815	850	920	1145	1315	1605
Grazing (Nontillable)	470	450	490	550	650	750	650	670	735	820	925	1085
Hayland	500	580	630	650	735	860	740	780	850	910	1030	1175
Gravity Irrigated	1390	1230	1310	1585	1900	2370	1945	1930	2075	2150	2475	3115
Center Pivot Irrigated[b]	1435	1425	1555	1820	2175	2640	2030	2125	2350	2510	2935	3435
Central:												
Dry Crop (No irr. potential)	530	570	605	635	715	780	845	895	980	1095	1210	1400
Dry Crop (Irr. pot.)	785	840	875	865	1010	1050	1280	1325	1360	1555	1700	1750
Grazing (Tillable)	455	485	530	550	610	645	685	735	835	875	995	1160
Grazing (Nontillable)	355	370	400	440	500	562	502	520	580	630	710	805
Hayland	405	460	490	450	520	625	605	675	705	715	820	860
Gravity Irrigated	1320	1315	1410	1500	1600	1665	2155	2170	2310	2580	2600	2660
Center Pivot Irrigated[b]	1190	1250	1340	1500	1610	1730	2025	2135	2325	2500	2565	2795

See footnotes at end of table.

Appendix Table 5. Historical Per Acre Value Range for Different Types and Quality Grades of Land in Nebraska by Agricultural Statistics District, 2002-2007. [a]

District and Type of Land	Reported Value Per Acre											
	Low Grade						High Grade					
	2002	2003	2004	2005	2006	2007	2002	2003	2004	2005	2006	2007
East:												
Dry Crop (No irr. potential)	1160	1255	1325	1615	1760	2035	1730	1805	1945	2400	2700	3055
Dry Crop (Irr. pot.)	1380	1540	1625	1875	2170	2390	2040	2140	2405	2740	2930	3240
Grazing (Tillable)	625	640	730	825	1000	1220	980	990	1155	1350	1440	1765
Grazing (Nontillable)	465	505	570	600	715	845	720	735	780	950	1125	1300
Hayland	550	630	670	810	1000	1210	900	1060	1140	1305	1635	1575
Gravity Irrigated	1805	1900	1965	2265	2300	2665	2500	2615	2805	3150	3330	3655
Center Pivot Irrigated[b]	1790	1895	2035	2410	2630	2860	2545	2600	2930	3390	3620	3950
Southwest:												
Dry Crop (No irr. potential)	380	370	380	385	395	395	570	530	555	575	605	650
Dry Crop (Irr. pot.)	490	495	515	495	535	520	650	655	685	740	725	750
Grazing (Tillable)	255	235	250	270	315	310	380	375	395	402	420	415
Grazing (Nontillable)	180	185	210	215	240	250	255	270	290	330	355	350
Hayland	345	355	370	340	370	445	535	560	615	615	680	780
Gravity Irrigated	1045	1010	1015	925	950	1025	1485	1445	1650	1670	1510	1455
Center Pivot Irrigated[b]	830	790	890	985	1090	1215	1320	1250	1300	1590	1525	1850
South:												
Dry Crop (No irr. potential)	535	550	580	645	635	660	865	865	930	1025	1010	1075
Dry Crop (Irr. pot.)	805	830	900	995	920	860	1280	1255	1390	1580	1535	1430
Grazing (Tillable)	395	380	405	470	480	495	640	585	600	700	770	795
Grazing (Nontillable)	285	310	335	380	370	390	455	440	470	550	575	610
Hayland	340	360	365	430	465	500	550	550	565	670	685	690
Gravity Irrigated	1255	1350	1415	1455	1385	1580	1960	2010	2150	2165	2025	2505
Center Pivot Irrigated[b]	1275	1285	1400	1470	1480	1645	1975	2005	2225	2290	2150	2550
Southeast:												
Dry Crop (No irr. potential)	750	800	890	1070	1155	1540	1290	1325	1500	1770	1975	2350
Dry Crop (Irr. pot.)	915	1015	1120	1230	1460	1515	1485	1625	1830	2020	2235	2655
Grazing (Tillable)	490	495	545	640	725	800	730	720	800	925	1050	1185
Grazing (Nontillable)	355	375	425	495	525	570	565	560	620	725	825	905
Hayland	460	480	505	560	640	730	620	690	740	845	930	1080
Gravity Irrigated	1450	1490	1630	1690	1950	2215	2090	2075	2300	2390	2575	3050
Center Pivot Irrigated[b]	1490	1540	1730	1875	2180	2330	2080	2125	2380	2560	2940	3325

[a] Source: UNL Nebraska Farm Real Estate Market Developments Surveys.
[b] Pivot not included in per acre value.

Appendix Table 6. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2007.[a]

Type of Land and Year	Agricultural Statistics District							
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast
	Dollars Per Acre							
Dryland Cropland								
1981	b	b	60	43	68	35	38	55
1982	b	b	67	38	71	34	38	60
1983	b	b	63	43	66	25	41	57
1984	b	b	63	41	72	29	44	57
1985	b	b	55	38	65	26	40	50
1986	b	b	52	29	58	25	35	45
1987	b	b	55	29	58	23	35	45
1988	b	b	58	35	62	25	38	48
1989	b	b	65	42	70	26	43	52
1990	b	b	65	44	72	31	41	54
1991	b	b	64	45	73	27	41	58
1992	b	b	60	47	73	28	43	57
1993	24	28	65	46	74	28	47	60
1994	b	33	66	44	79	32	45	62
1995	21	36	69	48	79	29	46	61
1996	21	35	69	49	81	31	47	62
1997	22	38	74	53	85	32	49	65
1998	22	39	79	53	88	32	51	70
1999	21	38	79	51	85	30	49	67
2000	20	38	79	53	86	29	49	66
2001	20	37	78	53	87	29	51	64
2002	21	38	85	54	87	31	53	69
2003	22	32	86	59	89	32	52	71
2004	22	35	91	60	94	33	55	75
2005	24	37	92	62	99	33	56	79
2006	24	38	97	63	102	31	52	83
2007	26	41	109	71	113	34	56	93

See footnotes at end of table.

Appendix Table 6. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2007.[a]

Type of Land and Year	Agricultural Statistics District							
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast
Gravity Irrigated Cropland								
1981	b	b	107	114	114	97	117	115
1982	100	96	b	119	116	97	115	115
1983	93	95	b	110	111	92	110	112
1984	110	95	100	115	113	89	115	113
1985	91	90	89	105	99	80	103	98
1986	78	73	80	90	97	77	93	88
1987	b	67	83	88	96	76	91	85
1988	b	70	94	94	103	76	95	93
1989	b	87	102	111	115	88	106	97
1990	74	88	99	113	113	96	106	104
1991	84	95	99	119	118	101	112	103
1992	83	101	98	109	119	99	118	109
1993	77	93	107	118	124	94	124	114
1994	83	100	110	121	131	107	124	122
1995	80	98	108	120	127	101	123	116
1996	78	99	108	124	127	104	126	118
1997	80	105	114	129	136	108	132	125
1998	91	105	116	129	136	103	133	128
1999	85	102	111	123	133	98	130	119
2000	82	98	118	123	133	100	128	120
2001	84	98	122	128	133	106	127	126
2002	84	100	124	128	136	104	128	131
2003	86	98	120	129	135	97	125	128
2004	88	105	129	134	138	101	128	131
2005	94	104	133	134	142	105	130	134
2006	97	105	135	135	144	101	130	138
2007	103	115	156	150	160	107	139	152

See footnotes at end of table.

Appendix Table 6. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2007.[a]

Type of Land and Year	Agricultural Statistics District							
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast
Center Pivot Irrigated Cropland								
1981	b	71	117	102	118	91	126	119
1982	98	82	116	108	120	93	127	119
1983	90	86	101	100	114	83	117	116
1984	98	81	99	101	118	80	120	114
1985	b	69	93	90	104	81	111	96
1986	b	60	86	75	99	69	91	86
1987	b	62	83	77	97	66	82	86
1988	b	67	91	82	100	73	89	93
1989	b	88	99	98	110	81	101	100
1990	77	97	106	99	114	91	104	108
1991	85	98	108	109	120	94	115	110
1992	79	96	105	102	120	92	119	113
1993	79	83	107	108	124	93	124	114
1994	85	104	115	116	130	98	126	122
1995	86	100	118	117	128	101	127	122
1996	80	107	117	119	130	105	128	124
1997	90	115	124	130	142	110	138	132
1998	95	115	125	132	143	111	138	132
1999	90	109	122	124	143	110	136	127
2000	93	105	125	124	144	111	135	129
2001	94	106	130	129	144	113	132	134
2002	96	108	132	131	146	115	133	135
2003	97	105	137	134	145	115	135	138
2004	97	114	144	139	151	117	139	143
2005	107	119	142	139	155	121	143	147
2006	102	120	147	140	157	120	139	152
2007	118	136	173	156	176	128	154	169

See footnotes at end of table.

Appendix Table 6. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2007.[a]

Type of Land and Year	Agricultural Statistics District							
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast
Dryland Alfalfa								
1981	b	b	53	47	56	31	45	45
1982	b	b	57	47	64	31	43	47
1983	b	b	56	43	64	32	43	50
1984	b	b	50	46	63	36	44	45
1983	b	b	50	44	59	28	42	40
1986	b	b	47	32	52	25	44	40
1987	b	b	41	32	53	b	41	37
1988	b	b	52	36	58	b	42	39
1989	b	b	59	41	64	b	56	48
1990	b	b	62	49	67	30	b	48
1991	b	38	62	57	71	28	b	49
1992	b	36	56	46	58	b	50	48
1993	b	27	65	47	66	31	50	54
1994	b	b	65	46	70	37	51	52
1995	b	b	68	50	73	b	54	57
1996	b	b	68	52	78	b	51	54
1997	b	b	72	56	82	b	54	60
1998	b	b	79	58	86	b	59	64
1999	b	b	80	54	82	b	b	64
2000	b	b	80	56	82	b	b	b
2001	b	b	79	53	79	b	b	b
2002	b	b	86	55	82	b	56	b
2003	b	b	84	62	77	b	53	68
2004	b	b	92	63	85	b	53	74
2005	b	b	90	59	82	b	58	b
2006	b	b	89	54	87	b	59	80
2007	b	b	105	63	96	b	b	b

See footnotes at end of table.

Appendix Table 6. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2007.[a]

Type of Land and Year	Agricultural Statistics District							
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast
Irrigated Alfalfa								
1981	b	b	88	92	96	b	90	b
1982	b	b	75	87	100	56	90	b
1983	b	b	78	89	105	70	84	b
1984	b	b	80	83	96	68	84	b
1985	b	b	74	80	87	b	69	b
1986	b	b	68	58	69	b	68	b
1987	b	b	61	62	70	b	68	b
1988	b	b	72	66	78	b	68	b
1989	b	b	89	88	92	b	100	b
1990	b	b	96	95	93	90	111	b
1991	b	b	98	98	102	78	98	b
1992	b	b	88	81	82	b	94	b
1993	b	b	96	96	92	b	100	b
1994	b	b	99	93	101	b	95	b
1995	b	b	99	102	101	b	103	b
1996	b	b	108	106	108	b	109	b
1997	b	b	113	106	119	b	b	b
1998	b	b	118	112	124	b	b	b
1999	b	b	112	108	115	b	b	b
2000	b	b	105	107	114	b	b	b
2001	b	b	118	107	118	b	b	b
2002	b	b	124	111	121	b	116	b
2003	b	b	125	121	124	b	117	b
2004	b	b	132	126	128	b	123	126
2005	b	b	130	121	119	b	124	b
2006	b	b	132	123	120	b	125	b
2007	b	b	b	138	162	b	b	b

See footnotes at end of table.

Appendix Table 6. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2007.[a]

Type of Land and Year	Agricultural Statistics District							
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast
Other Hayland								
1981	b	21	b	37	39	34	b	34
1982	b	18	b	30	b	b	b	34
1983	b	b	b	41	b	b	b	31
1984	b	b	b	32	44	29	b	36
1985	b	b	b	38	38	b	b	28
1986	b	b	b	26	29	b	b	26
1987	b	b	b	28	32	b	b	24
1988	b	b	b	26	31	b	b	31
1989	b	b	b	30	44	b	b	34
1990	b	b	b	39	44	34	b	38
1991	b	18	37	37	43	35	b	33
1992	b	21	31	30	34	b	27	30
1993	b	22	38	34	38	b	35	29
1994	b	b	38	37	39	b	33	29
1995	b	b	41	40	44	b	31	34
1996	b	b	42	40	40	b	31	36
1997	b	b	42	43	44	b	32	38
1998	b	b	48	43	50	b	35	40
1999	b	b	48	38	48	b	b	b
2000	b	b	48	35	43	b	b	b
2001	b	b	50	37	47	b	b	b
2002	b	b	50	38	51	b	36	b
2003	b	b	46	36	53	b	33	b
2004	b	b	b	42	57	b	36	42
2005	b	b	52	42	56	b	36	b
2006	b	b	b	39	55	b	39	b
2007	b	b	b	51	b	b	b	b

See footnotes at end of table.

Appendix Table 6. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2007.[a]

Type of Land and Year	Agricultural Statistics District							
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast
Pastureland (Per-Acre)								
1981	6	8	33	16	28	10	14	26
1982	5	9	31	15	22	9	16	24
1983	6	9	26	16	21	9	14	24
1984	6	8	25	16	23	9	16	23
1985	5	6	20	13	23	7	14	20
1986	5	b	16	10	22	6	10	16
1987	4	4	18	10	20	5	11	15
1988	4	5	20	12	21	6	12	18
1989	5	7	23	15	23	7	15	19
1990	5	9	25	17	25	9	15	20
1991	6	10	26	20	27	10	17	22
1992	7	12	25	18	25	12	18	21
1993	6	10	24	21	27	10	19	21
1994	9	11	30	21	28	11	20	23
1995	7	11	31	21	27	12	19	24
1996	7	11	30	20	28	12	19	24
1997	8	12	30	21	29	12	20	25
1998	8	12	31	22	30	12	21	25
1999	7	12	31	21	29	11	20	23
2000	7	13	32	22	29	11	20	21
2001	7	12	32	23	30	11	20	22
2002	8	13	33	24	32	12	21	25
2003	7	11	33	23	28	11	22	24
2004	8	13	36	24	32	13	22	27
2005	8	13	37	25	32	12	23	27
2006	9	14	36	26	33	13	22	29
2007	9	15	38	26	36	12	21	30

See footnotes at end of table.

Appendix Table 6. Historical Average Cash Rental Rates of Nebraska Farmland for Different Types of Land by Agricultural Statistics District, 1981-2007.[a]

Type of Land and Year	Agricultural Statistics District							
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast
	Dollars Per Month							
Pasture (Cow-Calf Pair Rates)[c]								
1981	13.00	13.30	12.85	15.80	12.65	14.40	13.75	12.90
1982	13.00	12.50	15.25	15.95	13.85	16.00	15.00	14.95
1983	13.40	16.60	16.50	16.65	14.50	15.45	15.21	15.81
1984	13.20	15.90	15.30	16.55	14.10	15.25	14.75	15.60
1985	12.20	12.70	12.90	13.00	12.80	13.60	12.80	13.60
1986	10.70	10.50	11.00	10.60	10.10	10.40	10.70	11.30
1987	9.55	10.35	10.10	10.55	10.20	10.25	10.50	10.50
1988	9.50	11.00	10.90	11.30	13.00	12.70	12.65	13.50
1989	11.35	14.50	14.00	14.50	13.25	12.80	14.20	13.70
1990	12.90	16.75	15.55	17.80	15.70	17.40	15.00	15.35
1991	14.85	20.00	18.00	20.30	19.50	18.25	17.50	18.00
1992	14.60	21.00	18.80	19.95	17.40	17.65	19.00	18.00
1993	16.40	21.30	18.50	22.35	19.85	20.75	20.40	19.85
1994	17.20	23.25	19.70	23.00	21.55	23.00	23.00	21.60
1995	16.75	23.40	19.90	23.00	20.50	22.30	22.20	20.30
1996	16.40	23.00	18.35	21.80	21.00	20.35	21.15	20.05
1997	17.00	23.50	20.50	22.25	22.30	21.20	21.20	20.75
1998	18.10	23.70	21.00	23.40	23.60	23.40	22.20	21.70
1999	16.70	23.00	21.60	23.25	21.90	23.25	22.00	20.40
2000	18.25	23.15	23.80	23.80	22.50	24.50	22.00	21.35
2001	19.65	25.10	23.40	24.45	24.00	25.00	22.20	22.75
2002	20.35	26.35	23.80	25.10	24.30	25.00	23.30	24.40
2003	19.15	26.15	25.10	24.90	24.45	24.60	23.00	23.15
2004	21.00	27.65	26.80	26.35	26.00	26.25	24.00	25.15
2005	23.15	28.30	28.10	28.55	27.90	26.70	24.60	25.15
2006	23.00	29.40	29.70	28.70	28.00	26.70	26.00	25.80
2007	25.00	29.55	29.15	27.75	26.00	25.70	25.00	25.15

[a] Reporter's annual estimates of cash rental rates in the annual UNL Nebraska Farm Real Estate Market Developments Survey Series.
[b] Insufficient number of reports.
[c] A cow-calf pair is typically considered to be 1.20 to 1.25 animal units (animal unit being 1,000 lb. animal). However, this can vary depending on weight of cow and age of calf.