

Farm Land Values for Missouri Counties

Department of Agricultural Economics

USDA information available

The U.S. Department of Agriculture's National Agricultural Statistics Service (USDA/NASS) collects information on the market value of agricultural land and buildings through two different procedures — the Census of Agriculture conducted every four to five years and an annual survey. The results are made available through published reports and on the Web.

The table in this guide contains state and county values for Missouri land and buildings from the U.S. Census of Agriculture for each year it has been conducted since 1959. The Census of Agriculture data is gathered through a complex sampling procedure that has varied through the years. In general, these values have been obtained by mail using a special version of the standard U.S. census form for farms that meet certain criteria.

USDA/NASS's annual survey uses a different sampling method and does not provide county-level data. This annual survey is conducted by personally contacting every farm operator within selected segments in each state. Surveyors also contact selected Realtors and others who have direct knowledge of land sales in the state. The statisticians responsible for this survey compare their data with the census data to see that the figures maintain a uniform historic relationship. Annual land values for Missouri and surrounding states can be found in MU Extension publication G404, *Farm Land Values*.

Survey dates are important

Values given for the same year may not be the same in both the census and annual reports. The census figures represent values *within* the designated year. The annual survey provides values as of Jan. 1 of the designated year. Thus, when land prices are trending higher, the Jan. 1 value tends to be lower than the census value

for that year. When prices are trending lower, the Jan. 1 value tends to be higher than the census value for the same year.

County values for intervening years

For years in which the census was not conducted, county values may be estimated using the information in the following table. Two methods of calculation are possible. The first is simple interpolation. For example, land in Adair County was worth \$168 per acre in 1969 and \$299 per acre in 1974, for an increase of \$131 during this five-year period, or an average increase of \$26.20 per year. Thus one could estimate that Adair County farmland was worth \$194.20 per acre in 1970 ($\$168 + \26.20), \$220.40 in 1971 ($\$168 + \$26.20 + \26.20), etc.

The second, and more accurate, approach is to adjust county values using Missouri figures from the annual survey (MU Guide 404). For example, the Missouri average value for farmland in 1969 was \$217 per acre, in 1970 it was \$224 per acre, in 1971 it was \$236 per acre, and in 1974 it was \$384 per acre. Of the \$167 increase over these five years, \$7 or 4.19 percent occurred between 1969 and 1970. Multiplying the 4.19 percent one-year Missouri increase by the \$131 per acre five-year increase of Adair County gives a one-year increase for Adair County of \$5.49 per acre. Therefore, the estimated value for Adair County in 1970 would be \$173.49 per acre ($\$168 + \5.49). Using the same procedure, the value of Adair County farmland in 1971 would be \$182.91 (the \$11.38 increase in Missouri land in these two years of the five-year period times Adair County's five-year increase of $\$131 = \$14.91 +$ Adair County's value in 1969 of $\$168 = \182.91).

Using this data

Occasionally it is necessary to determine the value of a specific piece of property at some time in the past. A method for calculating this is described in MU Guide 404, but the county data in the following table is important to the calculations.

Authors

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Market value of farm land and buildings for Missouri counties, average per acre.

County	1959	1964	1969	1974	1978	1982	1987	1992	1997**	2002	2007
Adair	\$115	\$118	\$168	\$299	\$511	\$635	\$418	\$454	\$669	\$1012	\$1862
Andrew	150	184	279	498	817	958	664	775	1170	1838	2421
Atchison	183	221	315	548	1004	941	680	775	1131	1642	2452
Audrain	166	211	283	500	1001	1066	686	802	1197	1601	2609
Barry	81	116	178	377	620	879	752	829	1344	1678	2582
Barton	87	128	186	360	694	824	486	625	788	1000	1858
Bates	103	136	227	384	651	694	485	611	976	1199	1955
Benton	59	91	139	264	472	680	457	568	938	1115	1901
Bollinger	56	90	136	281	532	672	596	626	1022	1292	1873
Boone	127	171	285	509	907	958	794	1036	1647	2544	2805
Buchanan	181	216	295	499	980	1009	792	887	1228	1790	2702
Butler	109	195	260	498	890	991	758	929	1200	1499	2266
Caldwell	119	142	219	393	674	804	540	581	868	1369	1999
Callaway	95	133	194	383	762	952	624	817	1216	1780	2548
Camden	34	47	91	208	487	563	474	524	807	1254	1858
Cape Girardeau	121	180	233	410	859	1100	823	1046	1385	1891	2540
Carroll	142	183	262	437	795	911	648	792	971	1295	2114
Carter	39	66	87	176	419	538	463	540	822	1048	1630
Cass	152	211	357	552	931	1091	903	1178	1560	1844	2839
Cedar	62	95	141	289	492	685	478	568	909	1146	1823
Chariton	133	166	257	397	786	938	585	721	1014	1333	1969
Christian	107	138	220	455	686	889	882	1259	1792	2387	2785
Clark	98	138	201	366	747	774	554	603	800	1165	1971
Clay	278	300	487	776	1287	1476	1050	1329	1916	3392	2850
Clinton	155	185	296	561	866	950	725	796	1274	1541	2330
Cole	86	121	160	346	558	822	691	862	1181	1974	2410
Cooper	113	139	206	340	669	729	525	707	955	1332	2226
Crawford	58	80	146	298	453	538	560	674	920	1247	1859
Dade	73	106	174	321	568	684	486	600	897	1277	1819
Dallas	63	83	151	303	522	707	625	675	1159	1396	2223
Daviess	118	147	208	388	691	861	522	597	723	1176	1937
DeKalb	124	161	268	449	706	879	512	573	908	1139	1958
Dent	43	55	96	224	336	464	450	526	762	991	1683
Douglas	39	53	100	244	445	578	537	595	789	1071	1845
Dunklin	249	426	422	590	1112	1273	960	1100	1469	1936	2472
Franklin	111	147	248	482	750	1070	958	1182	1637	2431	2992
Gasconade	63	82	139	260	477	590	637	756	1047	1586	2205
Gentry	109	127	196	358	657	728	522	551	796	1156	1869
Greene	187	231	322	586	939	1203	1298	1366	2222	3299	3277
Grundy	116	134	223	404	750	1042	528	657	732	1024	1861
Harrison	104	126	162	323	575	707	435	496	644	951	1837
Henry	97	140	224	389	707	746	553	652	852	1209	1803
Hickory	47	73	135	264	416	543	504	514	701	1082	1562
Holt	173	239	290	543	981	1109	716	919	1047	1491	2452
Howard	104	145	212	365	709	754	558	723	1059	1334	2109

Market value of farm land and buildings for Missouri counties, average per acre. (continued)

County	1959	1964	1969	1974	1978	1982	1987	1992	1997**	2002	2007
Howell	50	68	124	272	481	664	528	623	986	1372	1734
Iron	42	68	126	275	489	582	453	585	957	1332	1708
Jackson	323	403	551	838	1251	1568	1396	1763	2214	3675	3266
Jasper	130	171	247	441	718	861	684	821	1234	1494	2210
Jefferson	114	169	293	570	859	1176	1022	1441	2029	2635	3080
Johnson	108	138	235	445	768	954	736	802	1137	1693	2227
Knox	116	131	193	368	744	783	483	552	799	1391	1897
Laclede	65	78	142	301	474	637	558	710	940	1377	1928
Lafayette	178	217	319	620	985	1081	835	992	1445	1831	2705
Lawrence	109	146	212	440	725	906	763	873	1306	1777	2467
Lewis	116	129	204	391	775	807	496	604	871	1106	2131
Lincoln	147	191	294	495	916	1135	962	1145	1701	2172	3135
Linn	117	119	189	428	699	793	455	546	692	1005	1826
Livingston	125	152	217	404	729	892	516	793	895	1285	2025
McDonald	72	95	193	342	696	775	757	885	1284	2029	2370
Macon	86	116	158	293	602	682	466	523	684	1072	1792
Madison	49	77	115	229	437	535	455	619	719	973	1710
Maries	43	56	87	216	368	498	418	474	749	1032	1704
Marion	146	181	249	408	753	971	606	781	1021	1226	2231
Mercer	82	91	150	292	592	614	430	550	883	5358	1811
Miller	51	76	112	241	465	561	523	623	884	1479	1966
Mississippi	235	361	400	526	1132	1380	1020	1267	1590	1855	2365
Moniteau	89	112	174	321	564	727	546	689	945	1380	2375
Monroe	111	158	220	400	844	881	567	667	913	1183	2264
Montgomery	124	164	260	469	749	1001	699	900	1200	1639	2850
Morgan	66	91	148	304	582	644	535	570	986	1553	2216
New Madrid	280	435	479	566	1156	1384	942	1148	1466	1837	2425
Newton	112	147	209	438	736	989	730	969	1382	1760	2623
Nodaway	135	163	256	442	921	868	562	689	848	1195	2102
Oregon	36	50	102	238	385	547	413	569	835	1004	1706
Osage	56	65	104	250	402	500	480	553	945	1400	1938
Ozark	34	45	88	211	397	508	567	529	737	1366	1705
Pemiscot	323	431	481	567	1064	1409	937	1059	1376	1772	2161
Perry	121	130	208	341	773	866	705	801	1081	1487	2175
Pettis	112	165	238	408	772	832	610	754	1003	1388	2365
Phelps	57	81	136	256	396	641	546	637	884	1519	2065
Pike	120	166	221	424	911	925	626	796	1180	1618	2368
Platte	197	234	441	669	1191	1147	902	1178	1922	2306	2843
Polk	80	108	182	363	588	761	640	724	1257	1409	2165
Pulaski	51	68	101	222	338	503	462	494	759	1310	1862
Putnam	69	87	135	248	492	544	367	404	618	866	1725
Ralls	119	162	255	391	813	912	634	789	1080	1437	2373
Randolph	115	149	209	355	733	897	554	604	935	1174	2033
Ray	148	181	280	465	843	1006	713	886	1285	1490	2200
Reynolds	38	55	101	204	411	502	369	714	605	1048	1424

Market value of farm land and buildings for Missouri counties, average per acre. (continued)

County	1959	1964	1969	1974	1978	1982	1987	1992	1997**	2002	2007
Ripley	64	86	129	262	495	618	568	579	803	1016	1729
St. Charles	258	278	462	724	1193	1700	1542	2097	2598	3991	3271
St. Clair	62	98	161	320	587	660	442	509	707	1018	1787
St. Francois	91	109	175	365	730	785	805	1026	1251	2033	2636
St. Louis	899*	1033*	917	1094	1785	3213	2259	2152	2592	3627	3686
Ste. Genevieve	90	122	162	325	633	757	717	827	1118	1466	2168
Saline	190	234	294	509	915	1094	815	861	1223	1368	2209
Schuyler	90	97	162	282	581	618	367	401	634	811	1700
Scotland	103	131	180	356	730	742	470	615	761	1122	1965
Scott	176	261	345	479	1029	1308	834	1088	1347	1745	2585
Shannon	39	56	120	207	440	489	411	483	607	1052	1756
Shelby	118	142	215	369	782	812	543	611	911	1187	2073
Stoddard	177	287	339	482	1058	1322	940	1209	1563	2048	2369
Stone	77	90	191	339	602	696	578	815	1280	1927	2465
Sullivan	72	89	133	290	529	635	354	440	678	814	1566
Taney	42	63	114	252	417	487	471	613	1098	1728	1902
Texas	46	63	107	231	429	538	443	585	772	1027	1737
Vernon	78	120	182	317	663	689	474	652	897	1105	1842
Warren	123	164	259	515	1033	1267	973	1584	1792	2312	3324
Washington	61	88	129	266	401	491	525	665	823	1477	1864
Wayne	45	60	103	214	421	591	453	537	786	1034	1706
Webster	76	96	173	364	602	701	656	805	1219	1722	2613
Worth	108	118	201	292	709	611	448	542	545	916	1635
Wright	49	66	108	290	477	592	510	654	892	1259	1811
Missouri	\$112	\$150	\$224	\$396	\$723	\$856	\$640	\$774	\$1084	\$1508	\$2179

Source: U.S. Census of Agriculture
 * St. Louis City and County are included in 1959 and 1964; all other years are county only.
 **1997 data has been reweighted to reflect the new methodology used in the 2002 and 2007 census.