

# AGRICULTURAL GUIDE

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Farm Land Value

## Farm Land Value Data Sources for Missourians

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This guide sheet is intended for farmers, investors, lenders, appraisers, attorneys, real estate sales persons and others who are interested in finding and keeping data series on per-acre farm land values in Missouri.

Confusion has resulted from the United States Department of Agriculture's change from free distribution of publications to the sales of publications. For land values it is further compounded by name changes. The old and familiar Farm Real Estate Market Developments is no longer published. The data formerly in it are now only part of an umbrella series known as Agricultural Resources.

Land values are in just two of the five publications which appear under Agricultural Resources. The five publications are:

--Inputs Situation and Outlook. Issued in January, this is between 40 and 50 pages long. It includes information on supply, demand and prices for pesticides, fertilizer, farm machinery, energy and seed.

--Agricultural Land Values Summary. This 8- to 12-page publication is issued in April. Its tables show the average value of land per acre, value of land and buildings, cash rent, cropland and pasture rented for cash.

--Agricultural Land Values and Markets, Situation and Outlook. This publication is up to 50 pages long and is issued in June. It includes data issued in the April summary plus an expanded narrative and information on farm land transfers.

--Inputs Situation and Outlook. This publication is issued in July and is between 40 and 50 pages long. Information here is the same as inputs report above.

--Cropland, Water, and Conservation Situation and Outlook. This is issued in September and is between 40 and 50 pages long. It has information on cropland used for crops, water used for irrigation, and soil and water conservation.

If you want to subscribe to Agricultural Resources the five issues are available directly from the Economic Research Service for \$9.00 a year for domestic, \$11.25 for foreign. Apparently a standing order cannot be made for just the two land data publications. However, single copies may be ordered for \$2 domestic, \$2.50 foreign.

Make your check payable to ERS Publications and mail to:

ERS Publications  
USDA, Room 228  
1301 New York Avenue N.W.  
Washington, DC 20005-4788  
The ERS phone number is (202) 786-1515.

The Missouri values estimates are also available on AgEBB (Agricultural Economics Bulletin Board). To get this data on your micro computer, use a modem and call 314/882-8289. Line setting should be 300, 1200, or 2400 baud and E, 7, 1, or N, 8, 1. Look in Farm Management bulletins or call 314/882-4827 for help.

Some of this same data is available on UMC Ag guides 404 and 406, which are available through University Extension offices.

For a number of years, the Agricultural Economics Department at UMC has made an informal yearly survey of Missouri land value estimates. The results

are released in a letter sent primarily to survey recipients. However, other persons wishing to be involved in the survey and to receive the letter may ask to be put on the mailing list by writing Farm Land Value Survey, 220 Mumford Hall, Ag. Econ., UMC, Columbia, Mo. 65203. Give name, mailing address and county.

The Census of Agriculture is taken every five years. It provides estimates of farm land values down to the county level. These census data can be found in some reference libraries. Another source of county farm land data is the County and City Data Book published by the U.S. Bureau of Census. The data are from the Census of Agriculture and are thus, unfortunately, available only for selected years. This means these data will often not fill appraisal needs. County and City Data Book should be available in most ref-

erence libraries.

There are, in addition to the pre-acre data series referred to above, newsletters from various sources which provide useful information on farm land value trends. The Federal Reserve Banks of St. Louis and Kansas City both publish newsletters in which farm land values are sometimes discussed. Farm magazines and real estate organs such as Realtors Land Institute Journal, 430 N. Michigan Avenue, Chicago, Illinois 60611, can be purchased and these sometimes discuss farm land values. Sometimes there is discussion of farm land values in Journal of the American Society of Farm Managers and Rural Appraisers, 950 S. Cherry Street, Suite 106, Denver, Colorado 80222. Newspapers also often carry articles on aspects of the subject.



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