

Farmland Values for Missouri Counties

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 table in this guide contains state and county values for Missouri land and buildings from every U.S. Census of Agriculture 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 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 through personal contact with every farm operator within select segments of each state. Surveyors also contact select 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 historical relationship. Annual land values for Missouri and surrounding states can be found in MU Extension publication G404, *Farmland Values for Midwestern States*.

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, using two known values to estimate the unknown value. 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. Therefore, 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), and so on.

The second, and more accurate, approach is to adjust county values using Missouri figures from the USDA's annual survey (reported in MU Extension publication G404). For example, the state average value for farmland in Missouri was \$217 per acre in 1969, \$224 per acre in 1970, \$236 per acre in 1971, and \$384 per acre in 1974. Of the \$167 increase between 1969 and 1974, \$7, or 4.19 percent, occurred between 1969 and 1970.

$$\text{One-year increase} = \$224 \text{ (in 1970)} - \$217 \text{ (in 1969)} = \$7$$

$$\text{One-year increase} \div \text{Five-year increase} \times 100 = \text{Percentage of five-year increase}$$

$$\$7 \div \$167 \times 100 = 4.19\%$$

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.

$$4.19\% \times \$131 = \$5.49 \text{ per acre}$$

Therefore, the estimated value for Adair County in 1970 would be \$173.49 per acre.

$$\$168 + \$5.49 = \$173.49 \text{ per acre}$$

Using the same procedure, the estimated value of Adair County farmland in 1971 would be \$182.90 per acre (\$19 increase in Missouri land value in the first two years of the five-year period \div \$167 five-year increase \times 100 \times Adair County's five-year increase of \$131 = \$14.90 per acre increase; Adair County's value in 1969 of \$168 + \$14.90 = \$182.90 per acre estimated 1971 value).

$$\text{Two-year increase} = \$236 \text{ (in 1971)} - \$217 \text{ (in 1969)} = \$19$$

$$\text{Two-year increase} \div \text{Five-year increase} \times 100 = \text{Percentage of five-year increase}$$

$$\$19 \div 167 \times 100 = 11.377\%$$

$$\text{Percentage of five-year increase} \times \text{County's five-year increase (in dollars)} = \text{Dollars per acre increase}$$

$$11.377\% \times \$131 = \$14.90 \text{ per acre increase}$$

$$\text{Value in earlier year} + \text{Per acre increase} = \text{Estimated value per acre}$$

$$\$168 + \$14.90 = \$182.90 \text{ per acre}$$

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Using this data

Occasionally, the value of a specific piece of property at some time in the past may need to be determined.

MU Extension publication G404, *Farmland Values for Midwestern States*, describes a method of calculating past property value, for which the county data in the following table is important.

Table 1. Market value (in dollars) of farm land and buildings for Missouri counties, average per acre.

County	1959	1964	1969	1974	1978	1982	1987	1992	1997 ^b	2002	2007	2012	2017
Adair	115	118	168	299	511	635	418	454	669	1,012	1,862	2,453	2,792
Andrew	150	184	279	498	817	958	664	775	1,170	1,838	2,421	3,558	3,843
Atchison	183	221	315	548	1,004	941	680	775	1,131	1,642	2,452	4,862	4,903
Audrain	166	211	283	500	1,001	1,066	686	802	1,197	1,601	2,609	3,822	4,256
Barry	81	116	178	377	620	879	752	829	1,344	1,678	2,582	2,538	3,429
Barton	87	128	186	360	694	824	486	625	788	1,000	1,858	2,105	2,753
Bates	103	136	227	384	651	694	485	611	976	1,199	1,955	2,268	3,090
Benton	59	91	139	264	472	680	457	568	938	1,115	1,901	2,090	2,737
Bollinger	56	90	136	281	532	672	596	626	1,022	1,292	1,873	2,014	2,507
Boone	127	171	285	509	907	958	794	1,036	1,647	2,544	2,805	3,644	5,654
Buchanan	181	216	295	499	980	1,009	792	887	1,228	1,790	2,702	3,451	4,053
Butler	109	195	260	498	890	991	758	929	1,200	1,499	2,266	3,184	4,695
Caldwell	119	142	219	393	674	804	540	581	868	1,369	1,999	2,275	3,170
Callaway	95	133	194	383	762	952	624	817	1,216	1,780	2,548	3,267	3,960
Camden	34	47	91	208	487	563	474	524	807	1,254	1,858	2,176	2,208
Cape Girardeau	121	180	233	410	859	1,100	823	1,046	1,385	1,891	2,540	3,133	4,343
Carroll	142	183	262	437	795	911	648	792	971	1,295	2,114	3,134	3,580
Carter	39	66	87	176	419	538	463	540	822	1,048	1,630	1,663	1,909
Cass	152	211	357	552	931	1,091	903	1,178	1,560	1,844	2,839	3,318	3,759
Cedar	62	95	141	289	492	685	478	568	909	1,146	1,823	1,822	2,489
Chariton	133	166	257	397	786	938	585	721	1,014	1,333	1,969	2,973	3,439
Christian	107	138	220	455	686	889	882	1,259	1,792	2,387	2,785	3,124	4,027
Clark	98	138	201	366	747	774	554	603	800	1,165	1,971	2,654	3,575
Clay	278	300	487	776	1,287	1,476	1,050	1,329	1,916	3,392	2,850	4,282	4,169
Clinton	155	185	296	561	866	950	725	796	1,274	1,541	2,330	3,427	3,721
Cole	86	121	160	346	558	822	691	862	1,181	1,974	2,410	2,913	3,646
Cooper	113	139	206	340	669	729	525	707	955	1,332	2,226	2,841	3,268
Crawford	58	80	146	298	453	538	560	674	920	1,247	1,859	2,080	2,583
Dade	73	106	174	321	568	684	486	600	897	1,277	1,819	2,192	2,807
Dallas	63	83	151	303	522	707	625	675	1,159	1,396	2,223	2,326	2,583
Daviess	118	147	208	388	691	861	522	597	723	1,176	1,937	2,784	3,265
DeKalb	124	161	268	449	706	879	512	573	908	1,139	1,958	2,817	3,273
Dent	43	55	96	224	336	464	450	526	762	991	1,683	1,602	2,091

Table 1. Market value (in dollars) of farm land and buildings for Missouri counties, average per acre. (continued)

County	1959	1964	1969	1974	1978	1982	1987	1992	1997^b	2002	2007	2012	2017
Douglas	39	53	100	244	445	578	537	595	789	1,071	1,845	1,624	2,100
Dunklin	249	426	422	590	1,112	1,273	960	1,100	1,469	1,936	2,472	3,770	5,090
Franklin	111	147	248	482	750	1,070	958	1,182	1,637	2,431	2,992	3,722	3,864
Gasconade	63	82	139	260	477	590	637	756	1,047	1,586	2,205	2,451	2,787
Gentry	109	127	196	358	657	728	522	551	796	1,156	1,869	2,636	3,098
Greene	187	231	322	586	939	1,203	1,298	1,366	2,222	3,299	3,277	3,683	4,745
Grundy	116	134	223	404	750	1,042	528	657	732	1,024	1,861	2,303	2,928
Harrison	104	126	162	323	575	707	435	496	644	951	1,837	2,494	2,768
Henry	97	140	224	389	707	746	553	652	852	1,209	1,803	2,124	2,690
Hickory	47	73	135	264	416	543	504	514	701	1,082	1,562	1,941	2,108
Holt	173	239	290	543	981	1,109	716	919	1,047	1,491	2,452	3,799	4,893
Howard	104	145	212	365	709	754	558	723	1,059	1,334	2,109	2,537	3,023
Howell	50	68	124	272	481	664	528	623	986	1,372	1,734	1,883	2,144
Iron	42	68	126	275	489	582	453	585	957	1,332	1,708	1,610	2,065
Jackson	323	403	551	838	1,251	1,568	1,396	1,763	2,214	3,675	3,266	4,037	5,814
Jasper	130	171	247	441	718	861	684	821	1,234	1,494	2,210	2,337	3,221
Jefferson	114	169	293	570	859	1,176	1,022	1,441	2,029	2,635	3,080	3,407	4,200
Johnson	108	138	235	445	768	954	736	802	1,137	1,693	2,227	2,645	3,344
Knox	116	131	193	368	744	783	483	552	799	1,391	1,897	2,981	3,042
Laclede	65	78	142	301	474	637	558	710	940	1,377	1,928	2,200	2,517
Lafayette	178	217	319	620	985	1,081	835	992	1,445	1,831	2,705	4,225	4,535
Lawrence	109	146	212	440	725	906	763	873	1,306	1,777	2,467	2,562	3,198
Lewis	116	129	204	391	775	807	496	604	871	1,106	2,131	2,894	3,312
Lincoln	147	191	294	495	916	1,135	962	1,145	1,701	2,172	3,135	3,900	4,361
Linn	117	119	189	428	699	793	455	546	692	1,005	1,826	2,416	2,883
Livingston	125	152	217	404	729	892	516	793	895	1,285	2,025	2,916	3,372
McDonald	72	95	193	342	696	775	757	885	1,284	2,029	2,370	2,477	2,682
Macon	86	116	158	293	602	682	466	523	684	1,072	1,792	1,840	3,194
Madison	49	77	115	229	437	535	455	619	719	973	1,710	1,951	2,099
Maries	43	56	87	216	368	498	418	474	749	1,032	1,704	3,561	1,971
Marion	146	181	249	408	753	971	606	781	1,021	1,226	2,231	2,314	3,966
Mercer	82	91	150	292	592	614	430	550	883	5,358	1,811	2,219	2,693
Miller	51	76	112	241	465	561	523	623	884	1,479	1,966	2,221	2,497
Mississippi	235	361	400	526	1,132	1,380	1,020	1,267	1,590	1,855	2,365	4,153	5,837
Moniteau	89	112	174	321	564	727	546	689	945	1,380	2,375	2,698	3,570
Monroe	111	158	220	400	844	881	567	667	913	1,183	2,264	3,125	3,559
Montgomery	124	164	260	469	749	1,001	699	900	1,200	1,639	2,850	3,453	3,771
Morgan	66	91	148	304	582	644	535	570	986	1,553	2,216	2,646	3,837
New Madrid	280	435	479	566	1,156	1,384	942	1,148	1,466	1,837	2,425	4,435	5,591

Table 1. Market value (in dollars) of farm land and buildings for Missouri counties, average per acre. (continued)

County	1959	1964	1969	1974	1978	1982	1987	1992	1997 ^b	2002	2007	2012	2017
Newton	112	147	209	438	736	989	730	969	1,382	1,760	2,623	2,577	3,639
Nodaway	135	163	256	442	921	868	562	689	848	1,195	2,102	3,251	4,012
Oregon	36	50	102	238	385	547	413	569	835	1,004	1,706	1,556	1,781
Osage	56	65	104	250	402	500	480	553	945	1,400	1,938	2,047	2,415
Ozark	34	45	88	211	397	508	567	529	737	1,366	1,705	1,624	2,133
Pemiscot	323	431	481	567	1,064	1,409	937	1,059	1,376	1,772	2,161	3,618	5,235
Perry	121	130	208	341	773	866	705	801	1,081	1,487	2,175	2,673	3,273
Pettis	112	165	238	408	772	832	610	754	1,003	1,388	2,365	2,736	3,500
Phelps	57	81	136	256	396	641	546	637	884	1,519	2,065	2,301	2,636
Pike	120	166	221	424	911	925	626	796	1,180	1,618	2,368	3,461	3,516
Platte	197	234	441	669	1,191	1,147	902	1,178	1,922	2,306	2,843	3,888	4,429
Polk	80	108	182	363	588	761	640	724	1,257	1,409	2,165	2,066	2,525
Pulaski	51	68	101	222	338	503	462	494	759	1,310	1,862	1,948	2,237
Putnam	69	87	135	248	492	544	367	404	618	866	1,725	2,063	2,520
Ralls	119	162	255	391	813	912	634	789	1,080	1,437	2,373	3,210	3,850
Randolph	115	149	209	355	733	897	554	604	935	1,174	2,033	2,630	3,461
Ray	148	181	280	465	843	1,006	713	886	1,285	1,490	2,200	2,730	3,516
Reynolds	38	55	101	204	411	502	369	714	605	1,048	1,424	1,463	1,599
Ripley	64	86	129	262	495	618	568	579	803	1,016	1,729	1,794	2,446
St. Charles	258	278	462	724	1,193	1,700	1,542	2,097	2,598	3,991	3,271	4,240	4,885
St. Clair	62	98	161	320	587	660	442	509	707	1,018	1,787	1,656	2,453
St. Francois	91	109	175	365	730	785	805	1,026	1,251	2,033	2,636	2,513	2,933
St. Louis	899 ^a	1,033 ^a	917	1,094	1,785	3,213	2,259	2,152	2,592	3,627	3,686	4,128	4,348
Ste. Genevieve	90	122	162	325	633	757	717	827	1,118	1,466	2,168	2,305	2,951
Saline	190	234	294	509	915	1,094	815	861	1,223	1,368	2,209	4,023	4,010
Schuyler	90	97	162	282	581	618	367	401	634	811	1,700	2,226	2,581
Scotland	103	131	180	356	730	742	470	615	761	1,122	1,965	2,936	3,370
Scott	176	261	345	479	1,029	1,308	834	1,088	1,347	1,745	2,585	4,077	5,087
Shannon	39	56	120	207	440	489	411	483	607	1,052	1,756	1,670	1,963
Shelby	118	142	215	369	782	812	543	611	911	1,187	2,073	3,552	3,729
Stoddard	177	287	339	482	1,058	1,322	940	1,209	1,563	2,048	2,369	4,392	5,353
Stone	77	90	191	339	602	696	578	815	1,280	1,927	2,465	2,369	2,894
Sullivan	72	89	133	290	529	635	354	440	678	814	1,566	1,858	2,338
Taney	42	63	114	252	417	487	471	613	1,098	1,728	1,902	1,961	2,235
Texas	46	63	107	231	429	538	443	585	772	1,027	1,737	1,641	2,066
Vernon	78	120	182	317	663	689	474	652	897	1,105	1,842	2,156	2,841
Warren	123	164	259	515	1,033	1,267	973	1,584	1,792	2,312	3,324	3,880	4,048
Washington	61	88	129	266	401	491	525	665	823	1,477	1,864	1,919	2,372
Wayne	45	60	103	214	421	591	453	537	786	1,034	1,706	1,527	2,350

Table 1. Market value (in dollars) of farm land and buildings for Missouri counties, average per acre. (continued)

County	1959	1964	1969	1974	1978	1982	1987	1992	1997 ^b	2002	2007	2012	2017
Webster	76	96	173	364	602	701	656	805	1,219	1,722	2,613	2,612	3,102
Worth	108	118	201	292	709	611	448	542	545	916	1,635	2,254	2,844
Wright	49	66	108	290	477	592	510	654	892	1,259	1,811	1,797	2,158
Missouri average	112	150	224	396	723	856	640	774	1,084	1,508	2,179	2,791	3,385

Source: U.S. Census of Agriculture, <https://www.nass.usda.gov/AgCensus/>

^a St. Louis City and County are included in 1959 and 1964; all other years are county only.

^b 1997 data have been reweighted to reflect the new methodology used in the more recent censuses.

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