

## Land

# Land prices continue to climb

## Sale of the Month

By P.J. GRIEKSPoor

**T**HE price of land continues to climb steadily, and Don Hazlett with Farm and Ranch Realty at Colby doesn't see an end in sight.

"I think as long as we see strong commodity prices, we'll see this land value hold up," he says. "And I think investment interest in land is strong. It's the safe haven thing. If you had half a million dollars, where would you put it?"

Farm and Ranch recently sold 960 acres of Thomas County farmland to five buyers at prices ranging from \$990 to \$1,420 an acre. The property owners, Curt and Jackie Stephens, thought it was a good time to sell CJ Farms, says Farm and Ranch office manager Cindy Hake.

"It is easy to think that we might be at or near the peak for prices," Hake says.

Tracts 1 through 4 were 160-acre parcels and sold for prices between \$1,392 and \$1,420. All were dryland farming quarters.

The other 80-acre parcels were sold to one buyer and were rolling cropland, but without the trees and water that recreational land buyers usually look for, Hazlett says. Those tracts sold to one buyer for \$990 an acre.

Hazlett says bidding was brisk, with 50 price raises from bidders from five states. In the end, local farmers bought all the land.

### Pawnee County

Two tracts totaling 320 acres were sold Aug. 26 by Carr Auction and Real Estate in Larned.

Tract 1 in central Pawnee County is 160 acres of cropland, with wheat, soybean and grain sorghum bases established. It sold for \$1,380 per acre.

Tract 2 in southeast Pawnee County sold for \$1,320 an acre. It is cropland, also with wheat, soybean and grain sorghum bases.

No crops were included in the sale.

Broker Rita Kurtz says the buyers were local farmers.

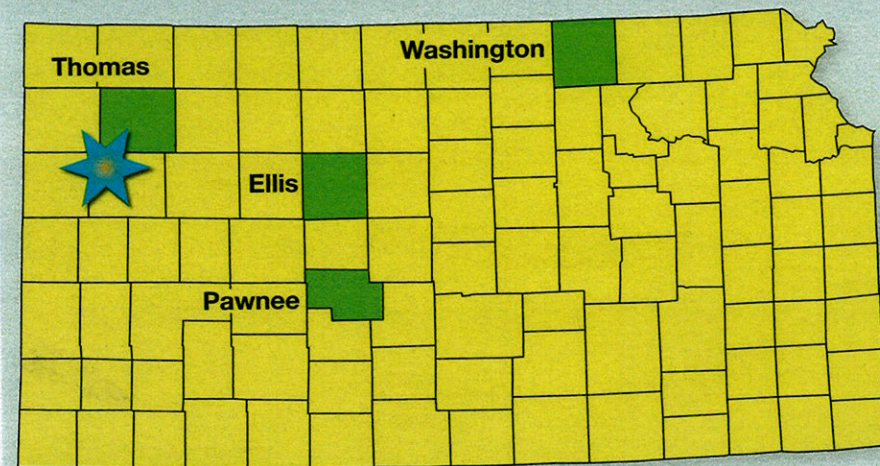
### Ellis County

A 160-acre parcel of grassland sold for \$127,000 in an Aug. 29 sale conducted by Farmland Auction and Realty in Hays.

Broker Anseln Simoneau says another auction during the month found land enrolled in the Conservation Reserve Program bringing \$896 an acre. That parcel is located near Dighton.

"Minerals play a big role in what land goes for around here," Simoneau says. "But we are seeing a lot of investment too."

## Kansas Land Report



### Washington County

Three tracts of farmland in Washington County sold Sept. 6. All brought high prices, and one 75-acre parcel sold for a whopping \$2,360 an acre.

A 166-acre tract brought \$280,000, or \$1,686 an acre.

The third parcel, an 84-acre farm, sold for \$87,000.

Raymond Bott Realty and Auction in Washington was the broker for the properties.

The 84-acre farm is all native grass and has deep, heavily timbered draws

that provide about 20 acres of habitat for deer, turkey and other wildlife.

The 75-acre parcel contains about 65 acres of gently upward sloping farmland. The rest is waterways and a farmstead.

The 166-acre tract is 67 acres of cropland with the rest in native grass and timber. About half the cropland is Mill Creek bottom land while the rest is gently sloping upland. The proximity to Mill Creek and mature timber make the farm excellent for hunting, fishing and recreation.