

Changes in Landlord Net Incomes for 2018 Ag Values

Nonirrigated:

The 8 year average LNI increased in one hundred-three of the 105 counties; Grant and Morton had small decreases. Changes ranged from \$16.30 in Brown to \$-0.21 in Grant; the average change was \$3.78; changes in northeast Kansas were the highest, between \$8.93 and \$16.30.

All crop prices decreased across the state. Overall, production costs decreased in all counties, except Wichita. Yields generally increased in five of the nine districts; however, in some counties, corn and soybean yields declined. Most counties moved from wheat and sorghum to corn and soybeans.

- NW-10 Average 2016 LNI decreased in all eight counties. Overall: yields decreased, except wheat. All prices decreased. The crop mix moved to wheat and corn from sorghum. Production costs decreased.
- WC-20 Average 2016 LNI decreased in all counties, except Wichita. Overall: wheat and sorghum yields increased; corn and sunflower yields decreased. All prices decreased. The crop mix moved generally to corn from wheat and sorghum. Production costs decreased, except in Wichita.
- SW-30 Average 2016 LNI decreased in all counties, except for Grant, Morton, and Stanton. Overall: yields increased in all crops, except wheat and sunflowers. All prices decreased. The crop mix shifted from wheat and sorghum to corn. Production costs decreased.
- NC-40 Average 2016 LNI decreased in all counties. Overall: yields decreased in all crops, except wheat. All prices decreased. The crop mix shifted from wheat and sorghum to corn, soybeans, and alfalfa. Production costs decreased.
- C-50 Average 2016 LNI decreased in all counties. Overall: all crop yields decreased, except wheat. All prices decreased. Overall, the crop mix moved from wheat and sorghum to corn, soybeans, and alfalfa. Production costs decreased.
- SC-60 Average 2016 LNI decreased in all counties, except Comanche. Overall: crop yields decreased, except in Comanche. All prices decreased. Overall, the crop mix moved from wheat and sorghum to corn, soybeans, and alfalfa. Production costs decreased.
- NE-70 Average 2016 LNI decreased in seven of the eleven counties. Overall: yields increased, except sorghum and corn. All prices decreased. Overall, the crop mix moved from wheat and sorghum and alfalfa to corn and soybeans. Production costs decreased.
- EC-80 Average 2016 LNI decreased in all counties, except Johnson. Overall: yields increased, except for corn and soybeans. All prices decreased. Generally, the crop mix moved from wheat and sorghum and alfalfa to corn and soybeans. Production costs decreased.

SE-90 Average LNI decreased in 11 of the 14 counties. Overall: yields increased, except for soybeans. All prices decreased. Overall, crop mix moved from wheat and sorghum to corn and soybeans. Production costs decreased.

Pasture

Weighted average LNI increased for native and tame grass in all districts. Percent changes ranged from 5.23% to 34.30% for native. Percent changes for tame ranged from 1.75% to 244.42%. Per acre income changes for native (tame) ranged from 0.40 to 1.57 (0.16 to 2.16).

NATIVE: Weighted average LNI for native pasture increased in all districts, ranging from 0.15 to 1.22. Average annual LNI changes ranged from 0.27 to 1.40. Cash rent increased in all districts; the largest change was a \$1.38 increase in NE-70. Fence costs decreased in all districts; watering costs remained at \$0.60.

TAME: Weighted average LNI for tame pasture increased in all districts, except NC-40, ranging from -0.26 to 1.82. Annual LNI changes ranged from 0.58 to 1.75. Cash rent increased in all districts; changes ranged from 0.56 to 1.72. Fence costs decreased in all districts. Watering costs remained at \$0.60.

Irrigated

Weighted average LNI for irrigated crop land increased in all districts. Weighted average LNI changes ranged from 5.42 to 10.85.

Most yields increased or remained relatively constant. There were small decreases in sorghum and soybean yields in half of the districts. Wheat decreased in C-50 and SC-60, and alfalfa and corn yields increased in all districts, except NW-10. Prices decreased statewide for all crops. Generally, across the state, acres moved into corn. All districts, except SW-30 and SC-60, moved from wheat, sorghum, and soybeans to corn. SW-30 moved from wheat to sorghum and corn. SC-60 moved from sorghum to corn and soybeans. Expenses decreased in all districts.