



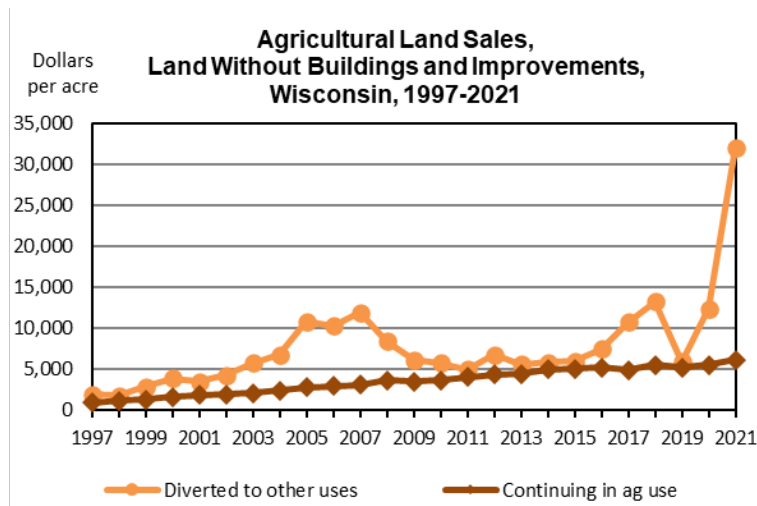
# WISCONSIN AGRICULTURAL LAND SALES 2021



SEPTEMBER 2022

In 2021, the average value of agricultural land sales in Wisconsin without buildings or improvements continuing in agricultural use averaged \$6,202 per acre, while land being diverted to other uses averaged \$32,158 per acre. The steep climb in values for agricultural land being diverted to other uses came primarily from land being developed for commercial uses in southeastern Wisconsin. The average value of forest land continuing in forest land averaged \$2,562 per acre, while land being diverted to other uses was \$3,241 per acre.

Agricultural land sales figures in this report include only averages of arm's length transactions classified as predominately for agricultural use reported to and reviewed by the Wisconsin Department of Revenue, Bureau of Equalization. Sales made under other than normal market conditions (such as family sales or foreclosures) are not included in this report. With each sale of a parcel of land, the buyer is required to file a Wisconsin Real Estate Transfer Return, documenting the parcel size, sale price, present use, and intended use of the property. State appraisers inspect the site and verify the transfer return. The sales data in this report are a summary of the Wisconsin Real Estate Transfer Returns. Specifics on land sales transactions within a certain county can be obtained by contacting the Department of Revenue or at [www.revenue.wi.gov/retr](http://www.revenue.wi.gov/retr).



**AGRICULTURAL LAND SALES: LAND WITHOUT BUILDINGS AND OTHER IMPROVEMENTS: WISCONSIN, 2016-2021**

Year	Agricultural land continuing in agricultural use			Agricultural land being diverted to other uses		
	Number of transactions	Acres sold	Dollars per acre	Number of transactions	Acres sold	Dollars per acre
2016	817	45,413	5,221	61	1,720	7,558
2017	807	42,621	4,960	94	4,222	10,794
2018	964	51,421	5,587	106	3,252	13,280
2019	882	48,840	5,269	18	626	5,942
<b>2020</b>	<b>1,072</b>	<b>58,810</b>	<b>5,579</b>	<b>87</b>	<b>2,754</b>	<b>12,458</b>
<b>2021</b>	<b>1,147</b>	<b>66,959</b>	<b>6,202</b>	<b>82</b>	<b>2,947</b>	<b>32,158</b>