

Illinois Farmland Sales Database

With this program, the user can analyze actual Illinois farmland sales data from 1979 through 1999 along with associated price forecasts for 2000.

The historic data in the Illinois Farmland Sales Database are taken from transfer declarations, also known as “green sheets,” filed with the Illinois Department of Revenue. The data have been screened to include only arm’s length transfers of 5 acres or more, and can be further screened to reflect specific property types, acreage, or price characteristics.

The database can be used to analyze a single year’s data in detail or to summarize data for a single location through time. In addition, the program can be used to compare multiple regions through time. Statistics on price per acre (both parcel-weighted and acre-weighted), turnover rates and other price statistics can be reported as well as information related to acreage statistics. After each sort, the data are available in table and graphical form, and can be directly printed or copied to another application.



Required Input

Type of Analysis

Three types of data searches are available.

- **SINGLE LOCATION THROUGH TIME** Generates data and a detailed report for one location for the time period chosen.
- **MULTIPLE LOCATIONS, SINGLE YEAR** Generates data and a summary report for multiple locations for the year chosen.
- **MULTIPLE LOCATIONS THROUGH TIME** Generates data and a summary report for multiple locations for the time period chosen.

Location

A single location or combination of locations may be selected by clicking on the name of the location. Location options include: State Total and individual counties. To **remove** a location from the search, re-click on the location or click .

Time Period

Using the , select the year or beginning and ending dates for the search. Years available include 1979 through 2000 forecast.

Data to Graph/Lookup

The user can select the parameters for producing a graph or for generating information.

- The SINGLE LOCATION THROUGH TIME analysis uses this section to produce a graph.
- The MULTIPLE LOCATIONS THROUGH TIME analysis uses this section to determine what information is displayed in the table format.
- The MULTIPLE LOCATION, SINGLE YEAR analysis does not use this section. The user can graph or report results on a price-per-acre or acreage basis. Subcategories for each are shown below.

Price-Per-Acre subcategories are:

Acreage Weighted Average	Median
Parcel Weighted Average	75 th % percentile
Standard Deviation	# of Parcels
25 th % percentile	

Acreage subcategories are:

Total Acres	Median
Average acreage	75 th % percentile
Standard Deviation	Turnover rate
25 th % percentile	# of Parcels

Search Criteria

The user can narrow a search by using one or all of the following search specifics:

- Specific Property Classes: Farm-improved or unimproved.
- Acreage Minimum and maximum.
- Price Per Acre Minimum and maximum.

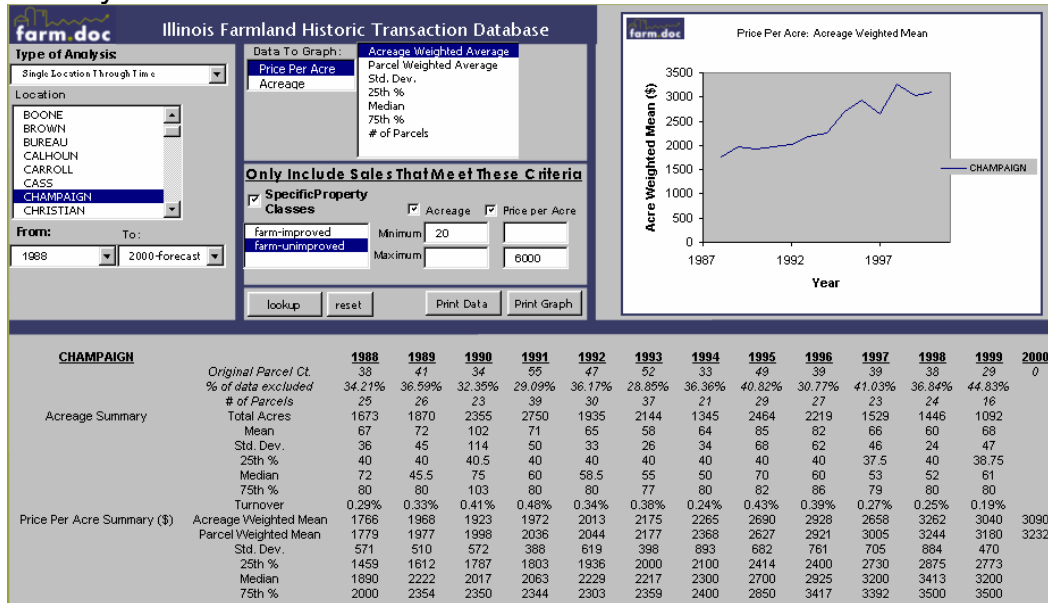
Lookup

After inputs are selected, click  to generate results.

Reset

To input new search information, click .

The report shown below provides land data for unimproved farms in Champaign County from 1988 to 2000 forecast.



Outputs

Two output reports are generated when **lookup** is clicked.

Graph A graph of either "Price Per Acre" or "Acreage" is provided based on user selections when either SINGLE or MULTIPLE LOCATIONS THROUGH TIME is selected. Individual data are shown in a graph of acres by price when "Single Year" is chosen. To print, click **Print Graph**.

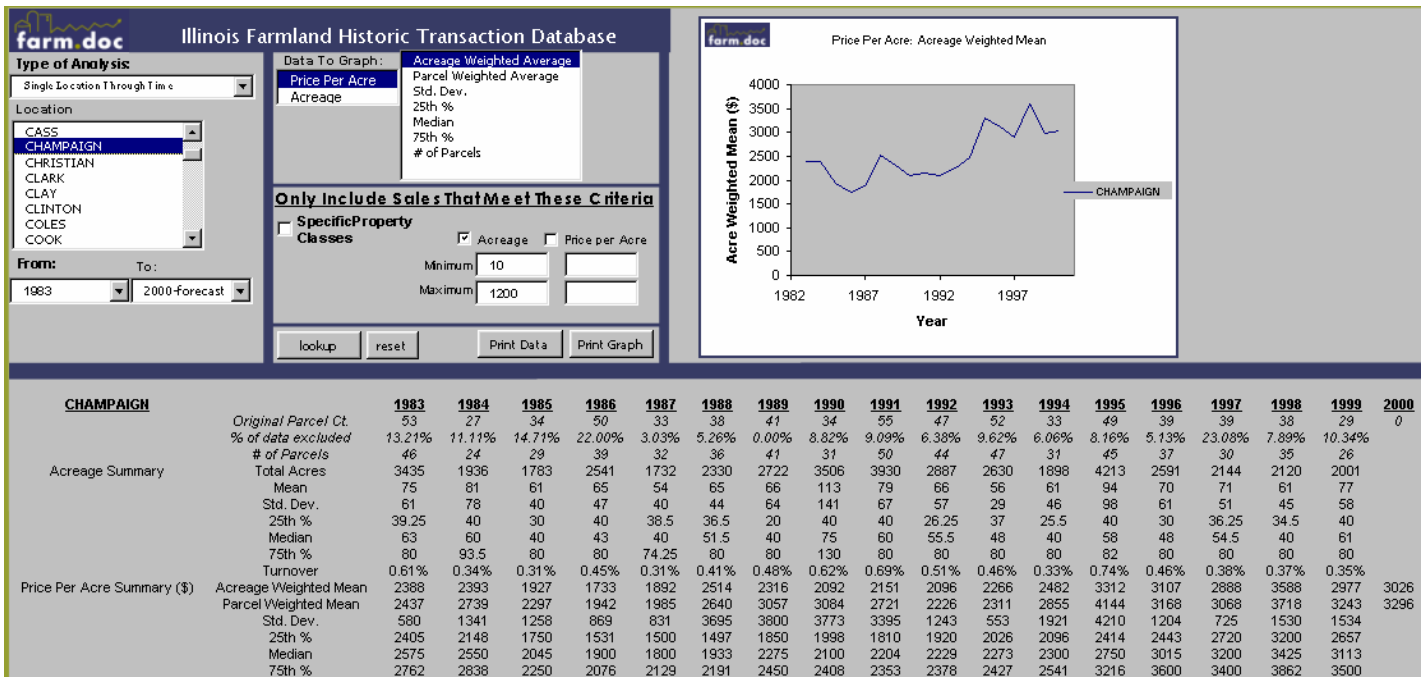
Data The land data are provided in a table format. For each year selected, a summary of the actual land sales data is provided for each location, as well as the price-per-acre summary for all the selected years. The data may be copied for use in other applications, or printed by clicking **Print Data**.

Example: Single Location Through Time

To review the land transactions for a single location, select SINGLE LOCATION THROUGH TIME for the type of analysis.

The figure shown below contains the report for land transactions for Champaign County from 1983 through 2000 forecast. The search criteria include farms with 10 to 1,200 acres.

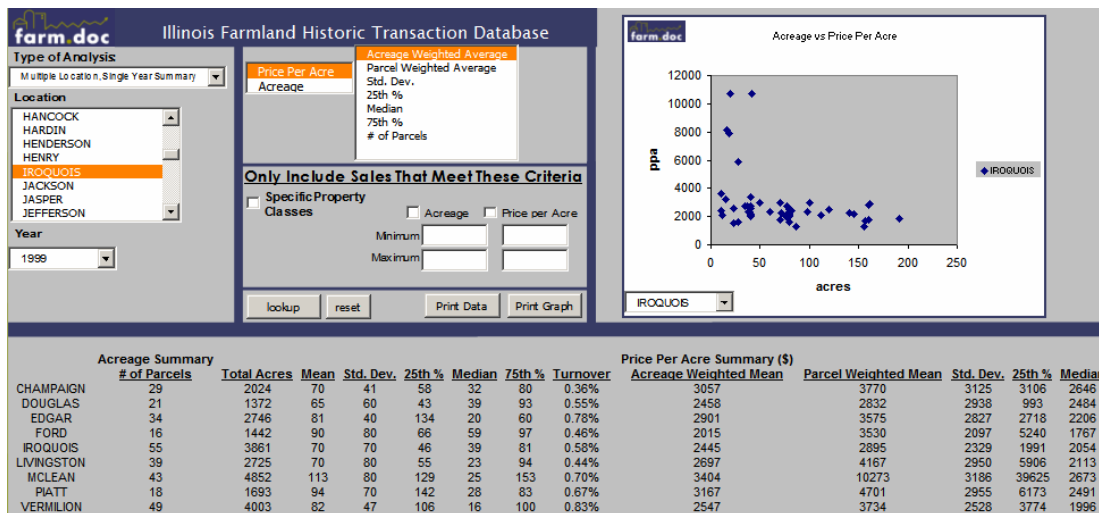
The graph displays the acreage weighted average price per acre.



The data shown above represent land transactions for 1983 through 2000 forecast in Champaign County, Illinois. The search includes all property classes and acreage ranging from 10 to 1,200 acres. As can be seen in 1997, 39 parcels were sold; in 1998, 38 parcels were sold; and in 1999, 29 parcels were sold and so on. However, with the acreage restrictions placed on the search, 23.08% of the 1997 (7.89% of 1998 and 10.34% of 1999) parcels were not included in the final data because they did not meet these criteria. In 1997, 30 parcels met the criteria (35 in 1998 and 26 in 1999). The summary information represents only those parcels that meet the criteria selected by the user.

Example: Multiple Location, Single Year Summary

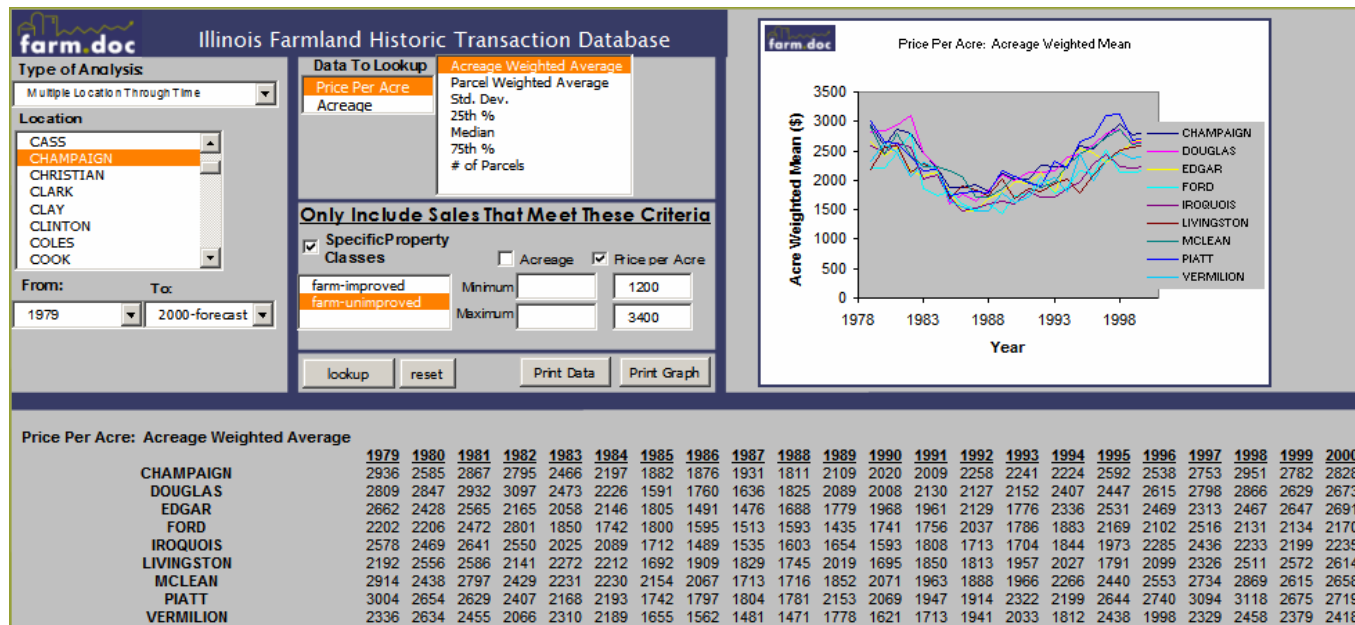
The following example illustrates the data and analysis available when selecting MULTIPLE LOCATION, SINGLE YEAR SUMMARY. Below are Champaign, Douglas, Edgar, Ford, Iroquois, Livingston, McLean, Piatt, and Vermilion counties in 1999. The search criteria were unrestricted, thereby retrieving all farmland sales from those counties in 1999. The graph provides a marker for each transaction included in the analysis on a price-per-acre versus number-of-acres basis for an individual county. The user selects the county for which the land transactions are graphed using the drop-down menu in the graph.



The summary describes the land transactions for the above-mentioned Illinois counties for 1999. The number of parcels sold in 1999 ranged from 55 parcels sold in Iroquois County to 18 parcels sold in Piatt County. The data also provide a summary of land prices in the region. For example; the average price per acre was highest in McLean County at \$3,404 per acre, while the lowest was in Ford County at \$2,015 per acre.

Example: Multiple Locations Through Time

Shown below is a sample report generated by selecting MULTIPLE LOCATIONS THROUGH TIME. Counties are each represented with a different colored line.



The summary report contains an average price per acre through time for each location selected. As shown, prices generally decreased over time until 1987, when prices began to increase. For example, in 1979, Champaign County prices reached a high of \$2,731 per acre, while in 1988 prices hit a low at \$1,970.