

# Changes in Landlord Net Income for the 2022 Ag Values

## Nonirrigated:

- 8-Year:** Thirty-eight of the 105 counties increased; the remaining sixty seven counties decreased. Changes ranged from \$6.59 in Wyandotte to \$-3.62 in Phillips; the average change was \$-0.33. Increases were only in the eastern third of Kansas. Changes in those districts ranged from \$-1.69 to \$6.59.
- Annual:** Commodity prices decreased across the state. Production costs decreased in all districts, except SC-60. Production costs were mixed in SC-60. Yields generally increased in all districts.
- NW-10** The 2020 Average LNI decreased in five of the eight counties. Overall: yields increased except wheat in Graham and Sheridan and sorghum in Cheyenne and Thomas. All prices decreased. Overall counties moved from wheat and sorghum to corn and soybeans. Production costs decreased in all counties, except Sherman.
- WC-20** The 2020 Average LNI decreased in all counties, except Lane and Wallace. Overall: yields increased, except wheat in Greeley and Wichita and sorghum in Gove. All prices decreased. Overall counties moved from wheat and sorghum to corn. Production costs decreased in all counties, except Lane.
- SW-30** The 2020 Average LNI decreased in 13 of the 14 counties. Overall: yields increased, except wheat and sunflowers in most counties. All prices decreased. Most counties moved from wheat to sorghum and corn acreage. Production costs decreased in all counties, except Grant and Meade.
- NC-40** The 2020 Average LNI increased in seven counties and decreased in four. Overall: Yields increased in all counties and crops, except wheat in Phillips and sorghum in Smith. All prices decreased. The data for the net acreage change for the district show acreage moving from wheat and sorghum to corn, soybeans, and alfalfa. Production costs decreased in all 11 counties, except Washington.
- C-50** The 2020 Average LNI increased in six counties and decreased in five. Overall: Most yields increased in all counties and crops, except sorghum in Rice and wheat in Russell. All prices decreased. The net change in acreage for the district was from wheat to sorghum, corn, soybeans, and alfalfa; the largest acreage increase was to soybeans. Production costs decreased in all counties.
- SC-60** The 2020 Average LNI decreased in eleven of the thirteen counties, exceptions were Reno and Sedgwick. Overall: yields increased in all counties, except sorghum in Sedgwick. All prices decreased. For the district, wheat acreage decreased and sorghum, corn, soybeans, and alfalfa acreage increased. The largest acreage changes were decreases in wheat and increases in soybeans. Production costs decreased in all counties, except Harper and Kingman.
- NE-70** The 2020 Average LNI decreased in all counties, except Atchison and Jackson. Yields increased and prices decreased in all crops and all counties. Acreage for the district moved from wheat, sorghum, corn, and alfalfa to soybeans. Production costs decreased in all of the 11 counties.

EC-80 The 2020 Average LNI increased in all the counties, except Shawnee and Wabaunsee. Overall: Yields increased and prices decreased in all crops and all counties. Acreage moved from corn in six counties, from corn and soybeans in four counties. Wheat, sorghum, and alfalfa acreage moved into corn and soybean acreage. Production costs decreased in all 14 counties.

SE-90 The 2020 Average LNI increased in all counties, except Neosho. Overall: Yields increased and prices decreased in all crops and all counties. For the district, wheat acreage decreased and sorghum, corn, and soybeans acreage increased. Production costs decreased in all counties.

#### Pasture:

8-Year: The 2020 Weighted Average LNI increased for native and tame grass in all districts, except WC-20 native. Percent changes ranged from -3.00% to 19.42% for native; dollar changes ranged from \$-0.20 to \$0.74. Percent changes for tame ranged from 3.31% to 17.92%; dollar changes ranged from \$0.40 to \$1.81.

Annual: **Native:** The 2020 Weighted Average LNI for native pasture increased in all districts, except SW-30. Dollar changes for native ranged from \$-0.33 to \$2.10; percent changes ranged from -10.64% to 14.74. Cash rent decreased in SW-30, was unchanged in NW-10 and WC-20, and increased in the remaining districts. The largest increase was \$2.24 in NE-70; the decrease was \$0.50 in SW-30. Fence and maintenance costs decreased in all districts.

**Tame:** The 2020 Weighted Average LNI for tame pasture increased in all districts. Dollar changes ranged from \$0.56 to \$2.74; percent changes ranged from 3.05% to 13.00%. Cash rent increased in all districts. Rent changes ranged from \$0.55 to \$2.98. Fence and maintenance costs decreased in all districts.

#### Irrigated:

8-Year: At the 200' well depth, the 2020 Weighted Average LNI for irrigated crop land decreased in all districts.

Annual: The 2020 Weighted Average LNI for irrigated crop land increased in all districts, except NW and NC-40. At the 200' well depth, weighted LNI changes ranged from \$-25.76 to \$24.95; The average annual LNI decreased in all districts, except WC-20 and C-50; changes ranged from \$-35.06 to \$17.95. Wheat yield decreased in the three western districts and increased in the central districts. Sorghum decreased in all, except WC-2 and C-50. Soybean yield increased in all districts. Alfalfa yields increased, except in SW-30. Prices decreased statewide for all crops. Overall, wheat and soybean irrigated acreage decreased, and corn, sorghum, and alfalfa irrigated acreage increased. Expenses increased in all districts for all crops. Landlord share of expenses increased on all crops, except wheat and alfalfa.