



2014 Pacific Regional Land Values and Cash Rents



Cooperating with the California Department of Food and Agriculture

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CALIFORNIA LAND VALUES

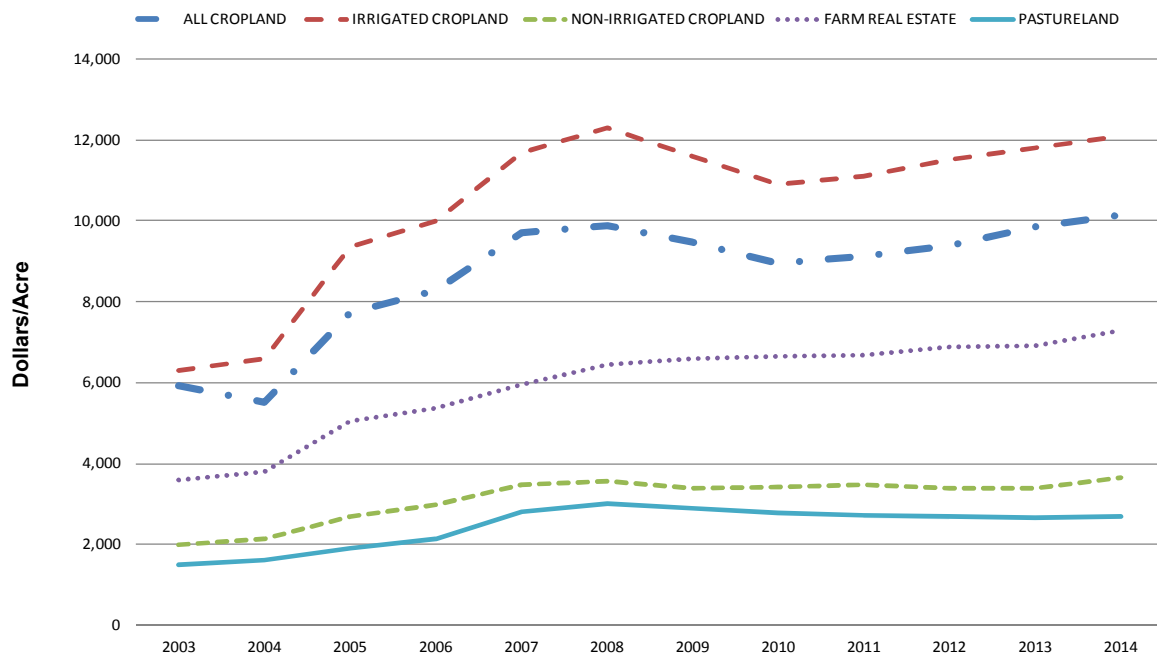
The 2014 California average farm real estate was valued at \$7,300 per acre, according to a survey conducted by the National Agricultural Statistics Service (NASS). This is an all-time record high for California and \$400 above the previous record set in 2013. Annual farm real estate values have continually trended upward since 1994. Irrigated cropland, at \$12,100 per acre, increased \$300

per acre compared with the 2013 estimated value. Non-irrigated cropland, at \$3,650 per acre, was up \$250 per acre from last year. All cropland, at \$10,140 per acre, was up \$280 per acre from last year. The average value of pastureland, at \$2,700 per acre, was \$50 per acre greater than the previous year.

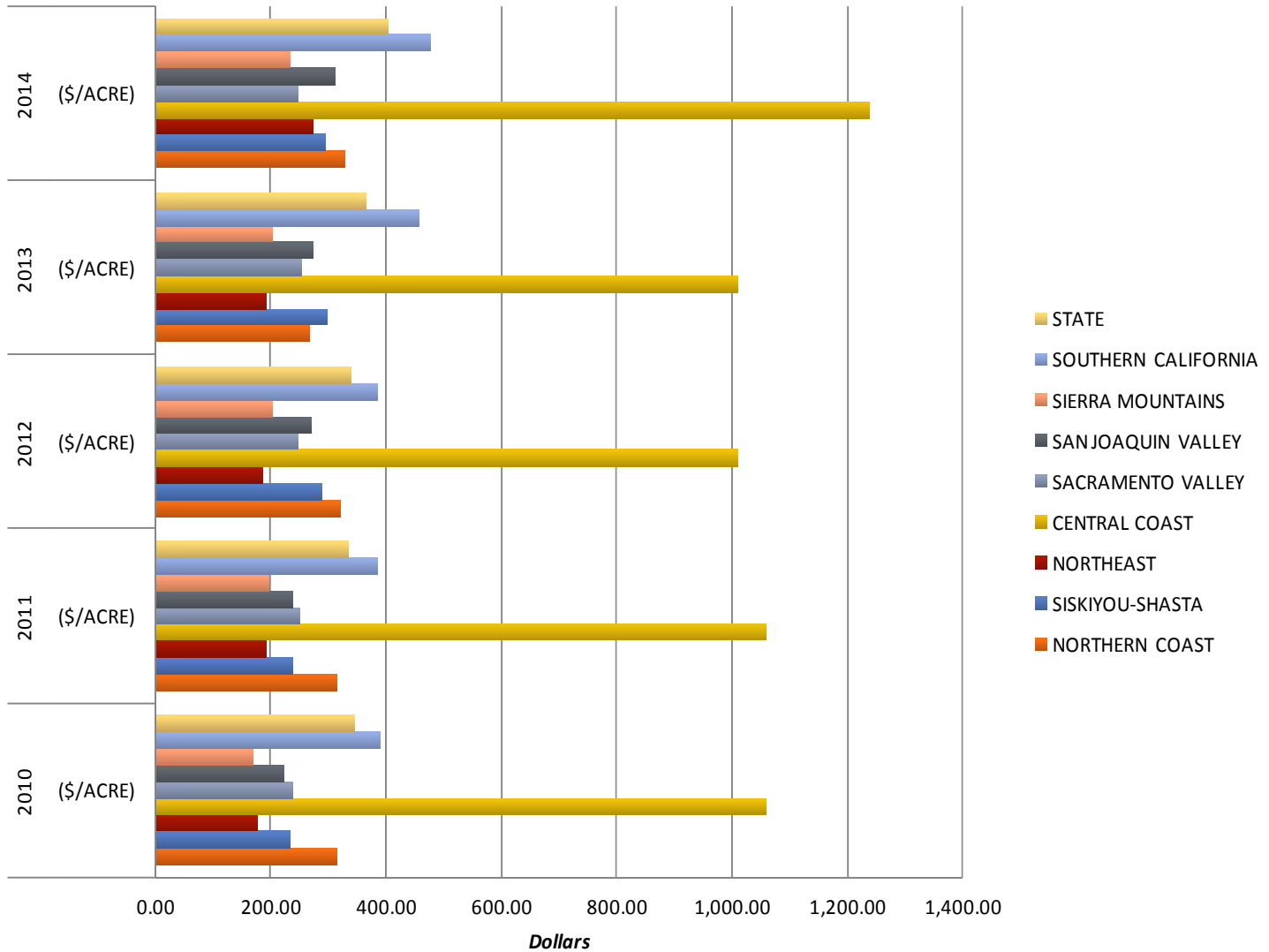
CALIFORNIA LAND VALUES 2003-2014

Year	ALL CROPLAND	IRRIGATED CROPLAND	NON-IRRIGATED CROPLAND	FARM REAL ESTATE	PASTURELAND
	(\$/acre)	(\$/acre)	(\$/acre)	(\$/acre)	(\$/acre)
2003	5,920	6,300	2,000	3,600	1,500
2004	5,500	6,590	2,130	3,800	1,600
2005	7,730	9,350	2,690	5,050	1,900
2006	8,290	10,000	2,980	5,360	2,150
2007	9,700	11,700	3,480	5,960	2,800
2008	9,880	12,300	3,570	6,440	3,020
2009	9,390	11,500	3,360	6,600	2,870
2010	8,960	10,900	3,420	6,660	2,790
2011	9,130	11,100	3,480	6,670	2,710
2012	9,400	11,500	3,390	6,880	2,680
2013	9,860	11,800	3,400	6,900	2,650
2014	10,140	12,100	3,650	7,300	2,700

CALIFORNIA AVERAGE LAND VALUE BY TYPE, 2003 - 2014



**CALIFORNIA IRRIGATED CROPLAND CASH RENTS
BY AGRICULTURAL DISTRICT, 2010 – 2014**



CALIFORNIA CASH RENTS – IRRIGATED CROPLAND

The 2014 State irrigated cropland rental rate of \$405 per acre was up \$40 per acre from 2013. This is the second consecutive year the State has reached an all-time record high. The Central Coast irrigated cropland rental rate increased by 23 percent from last year to \$1,240 per acre and San Joaquin Valley increased by 14 percent to \$311 per acre. Sacramento Valley rental rates decreased slightly to \$248 per acre in 2014 from \$253 per acre in 2013.

CALIFORNIA CASH RENTS - IRRIGATED CROPLAND					
AG STATISTICAL DISTRICT	2010 (\$/ACRE)	2011 (\$/ACRE)	2012 (\$/ACRE)	2013 (\$/ACRE)	2014 (\$/ACRE)
NORTHERN COAST	314.00	315.00	320.00	267.00	328.00
SISKIYOU-SHASTA	234.00	239.00	289.00	297.00	295.00
NORTHEAST	177.00	191.00	185.00	192.00	272.00
CENTRAL COAST	1,060.00	1,060.00	1,010.00	1,010.00	1,240.00
SACRAMENTO VALLEY	240.00	250.00	247.00	253.00	248.00
SAN JOAQUIN VALLEY	223.00	239.00	269.00	273.00	311.00
SIERRA MOUNTAINS	170.00	198.00	207.00	204.00	233.00
SOUTHERN CALIFORNIA	390.00	385.00	385.00	457.00	477.00
STATE	345.00	335.00	340.00	365.00	405.00

1/ Districts data combined to avoid disclosure of individual farms.

CALIFORNIA CASH RENTS –NON-IRRIGATED CROPLAND

The 2014 State non-irrigated rental rate of \$32.00 per acre was up 7 percent from 2013. Rental rate changes were varied throughout the State with the Central Coast showing the largest increase in rental rates at \$25.50 per acre, up 27 percent from 2013. The San Joaquin Valley rental rates stayed constant at \$37 per acre and Southern California fell to \$29.50 per acre, down 11 percent from 2013.

CALIFORNIA CASH RENTS - NON-IRRIGATED CROPLAND					
AG STATISTICAL DISTRICT	2010	2011	2012	2013	2014
DISTRICT	(\$/ACRE)	(\$/ACRE)	(\$/ACRE)	(\$/ACRE)	(\$/ACRE)
NORTHERN COAST	(D)	51.50	(D)	(D)	108.00
SISKIYOU-SHASTA	40.00	37.00	(D)	(D)	35.00
NORTHEAST	(D)	(D)	(D)	27.00	21.50
CENTRAL COAST	42.50	42.00	34.00	20.00	25.50
SACRAMENTO VALLEY	38.00	36.00	31.00	35.50	34.00
SAN JOAQUIN VALLEY	57.00	54.50	41.50	37.00	37.00
SIERRA MOUNTAINS	36.50	33.00	23.50	18.00	21.00
SOUTHERN CALIFORNIA	77.00	(D)	71.50	33.00	29.50
OTHER DISTRICTS ^{1/}	66.50	74.50	57.00	61.50	(N/A)
STATE	50.00	50.00	40.00	30.00	32.00

(D) Districts were suppressed to avoid disclosure of individual operations.
 1/ Districts data combined to avoid disclosure of individual farms.

CALIFORNIA CASH RENTS – PASTURELAND

The State pastureland rental rate, at \$13.50 per acre, was up from \$12.00 per acre in 2013 and was the highest rental rate since 2009. The San Joaquin Valley rate, at \$14.50 per acre, was up 26 percent and was the highest since \$15.00 per acre in 2009. The Sacramento Valley and Central Coast increased 3 percent and 10 percent, respectively, from 2013. Southern California and Siskiyou-Shasta were the only districts to show a decrease in rental rate from 2013.

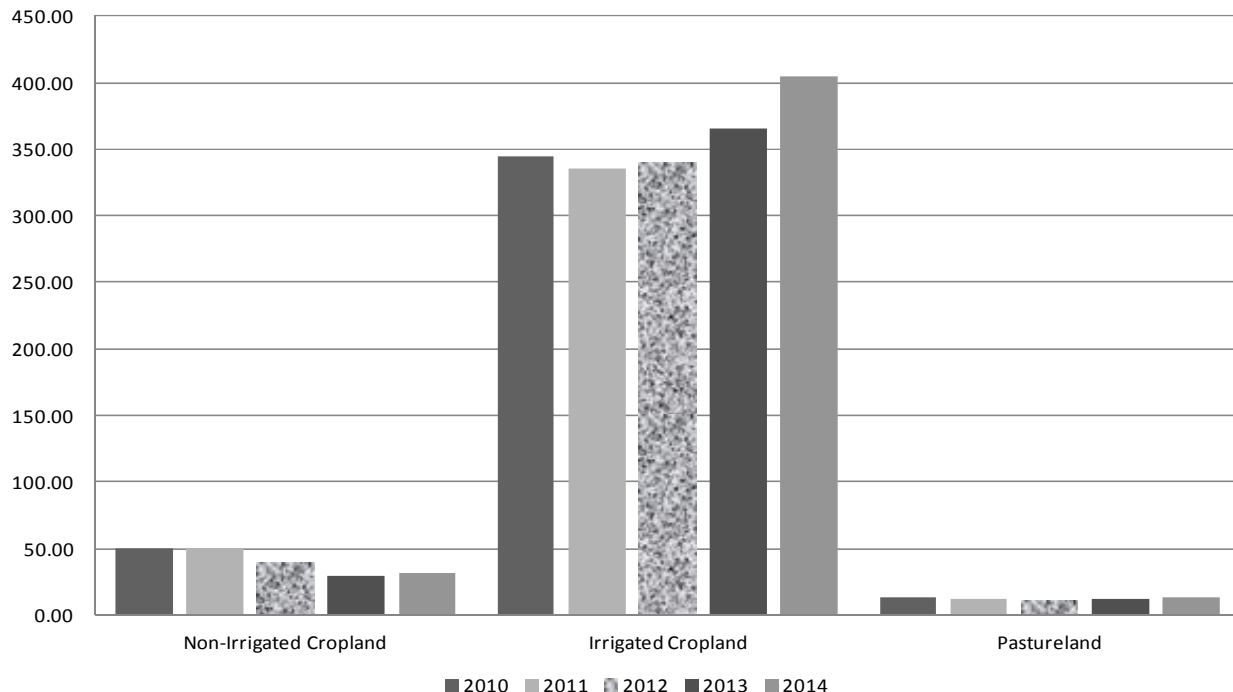
CALIFORNIA CASH RENTS - PASTURELAND					
AG STATISTICAL DISTRICT	2010	2011	2012	2013	2014
DISTRICT	(\$/ACRE)	(\$/ACRE)	(\$/ACRE)	(\$/ACRE)	(\$/ACRE)
NORTHERN COAST	20.00	21.50	12.00	21.00	23.00
SISKIYOU-SHASTA	10.50	14.00	13.00	12.00	10.00
NORTHEAST	14.00	13.50	11.00	9.10	9.70
CENTRAL COAST	10.00	9.00	9.00	10.00	11.00
SACRAMENTO VALLEY	15.50	16.00	13.00	14.00	14.50
SAN JOAQUIN VALLEY	13.50	13.50	13.50	11.50	14.50
SIERRA MOUNTAINS	17.00	15.00	11.50	9.70	14.00
SOUTHERN CALIFORNIA	6.10	5.90	5.60	6.40	6.30
STATE	13.00	12.50	11.50	12.00	13.50

CALIFORNIA STATE AVERAGE CASH RENTS

The release includes average rental rates for irrigated cropland, non-irrigated cropland and pastureland during 2013.

The information is based on data NASS gathered by contacting nearly 7,000 agricultural producers who rented land for cash in California during 2014.

CALIFORNIA STATE AVERAGE CASH RENTS BY LAND TYPE, 2010 - 2014



NEVADA CASH RENTS - IRRIGATED CROPLAND

The 2014 State irrigated cropland rental rate, at \$150 per acre, was down \$5 per acre from 2013. This is the first time that the irrigated cropland rental rate has decreased from the previous year since 2011. The South District's rental rate, at \$102 per acre, decreased 29 percent from 2013.

NEVADA CASH RENTS - IRRIGATED CROPLAND					
AG STATISTICAL DISTRICT	2010 (\$/ACRE)	2011 (\$/ACRE)	2012 (\$/ACRE)	2013 (\$/ACRE)	2014 (\$/ACRE)
NORTHEAST	(D)	101.00	(D)	80.00	72.00
NORTHWEST	127.00	129.00	150.00	172.00	191.00
SOUTH	(D)	93.00	(D)	143.00	102.00
OTHER DISTRICTS 1/	124.00	(NA)	111.00	(NA)	(NA)
STATE	125.00	115.00	130.00	155.00	150.00

(D) Districts were suppressed to avoid disclosure of individual operations.
1/ Districts data combined to avoid disclosure of individual farms.
(NA) Not applicable

NEVADA CASH RENTS - PASTURELAND

The State pastureland rental rate, at \$13.00 per acre, was down from \$14.00 per acre in 2013. This is the first time that the pastureland rental rate has decreased from the previous year since estimates began in 2009.

NEVADA CASH RENTS - PASTURELAND					
AG STATISTICAL DISTRICT	2010 (\$/ACRE)	2011 (\$/ACRE)	2012 (\$/ACRE)	2013 (\$/ACRE)	2014 (\$/ACRE)
NORTHEAST	(D)	(D)	(D)	(D)	10.50
NORTHWEST	(D)	(D)	(D)	(D)	(D)
SOUTH	(D)	(D)	12.00	(D)	(D)
OTHER DISTRICTS 1/	10.00	10.00	12.00	14.00	16.00
STATE	10.00	10.00	12.00	14.00	13.00

(D) Districts were suppressed to avoid disclosure of individual operations.
1/ District data combined to avoid disclosure of individual farms.

HAWAII CASH RENTS - IRRIGATED CROPLAND

The 2014 State irrigated cropland rental rate, at \$375 per acre, was up \$45 per acre from the previous record high set in 2013. This is the sixth consecutive year a record high rental rate was set for Hawaii.

HAWAII CASH RENTS - IRRIGATED CROPLAND					
AG STATISTICAL DISTRICT	2010 (\$/ACRE)	2011 (\$/ACRE)	2012 (\$/ACRE)	2013 (\$/ACRE)	2014 (\$/ACRE)
HAWAII ISLAND	(D)	281.00	344.00	(D)	(D)
KAUAI AND NIIHAU ISLANDS	(D)	300.00	(D)	(D)	(D)
MAUI, MOLOKAI & LANAI ISLAND	160.00	160.00	160.00	(D)	205.00
OAHU ISLAND	210.00	280.00	(D)	(D)	315.00
OTHER DISTRICTS 1/	226.00	(NA)	348.00	330.00	546.00
STATE	210.00	250.00	285.00	330.00	375.00

(D) Districts were suppressed to avoid disclosure of individual operations.
1/ District data combined to avoid disclosure of individual farms.
(NA) Not applicable

HAWAII CASH RENTS - NON-IRRIGATED CROPLAND

The 2014 State non-irrigated rental rate, at \$140 dollars per acre, was down \$35 per acre from 2013. This is the first time that the non-irrigated cropland rental rate has decreased from the previous year since estimates began in 2009. Hawaii Island's rental rate decreased by \$37 per acre, or 21 percent, from the record high rate set in 2013.

HAWAII CASH RENTS - NON-IRRIGATED CROPLAND					
AG STATISTICAL DISTRICT	2010 (\$/ACRE)	2011 (\$/ACRE)	2012 (\$/ACRE)	2013 (\$/ACRE)	2014 (\$/ACRE)
HAWAII ISLAND	(D)	(D)	172.00	176.00	139.00
KAUAI AND NIIHAU ISLANDS	(D)	(D)	(D)	(D)	(D)
MAUI, MOLOKAI & LANAI ISLAND	110.00	109.00	(D)	(D)	108.00
OAHU ISLAND	180.00	178.00	(D)	(D)	(D)
OTHER DISTRICTS 1/	139.00	155.00	160.00	174.00	161.00
STATE	140.00	155.00	165.00	175.00	140.00

(D) Districts were suppressed to avoid disclosure of individual operations.
1/ Districts data combined to avoid disclosure of individual farms.

FIND MORE DATA

These data are based on surveys conducted earlier the year by the USDA's, National Agricultural Statistics Service. Additional information on Land Values and Cash Rents can be found at: <http://quickstats.nass.usda.gov/>

If you need additional assistance please call us at (916) 498-5161.

The Pacific Regional Field Office would like to thank all of the participants in the Land Values and Cash Rents Surveys. Their help made this publication possible.