

2024 AGRICULTURAL PRODUCTIVITY CALCULATIONS

CAD 111 Hood

CATEGORY	FINAL VALUE/ACRE
Irrigated Cropland	\$347.36
Dry Cropland	\$157.64
Improved Pasture	\$204.15
Native Pasture	\$57.83

CAP RATE 0.1060

IRRIGATED CROPLAND		
	Cash or Share	Net To
	Lease	Land
2018	C	\$35.37
2019	C	\$38.72
2020	C	\$33.95
2021	C	\$39.14
2022	C	\$36.93
5 Year Average NTL		\$36.82
IRRIGATED CROPLAND VALUE		
\$347.36		

IMPROVED PASTURELAND		
	Net To	
	Land	
2018	\$12.68	
2019	\$12.49	
2020	\$19.23	
2021	\$20.10	
2022	\$43.72	
5 Yr Avg NTL		\$21.64
IMPROVED PASTURE VALUE		
\$204.15		

DRY CROPLAND		
	Cash or Share	Net To
	Lease	Land
2018	C	\$15.18
2019	C	\$13.91
2020	C	\$21.55
2021	C	\$10.34
2022	C	\$22.59
5 Year Average NTL		\$16.71
DRY CROPLAND VALUE		
\$157.64		

NATIVE PASTURELAND		
	Net To	
	Land	
2018	\$5.14	
2019	\$4.20	
2020	\$5.08	
2021	\$6.46	
2022	\$9.75	
5 Yr Avg NTL		\$6.13
NATIVE PASTURE VALUE		
\$57.83		