

Agricultural Real Estate Transfers

Birch Hills County

1999-2018

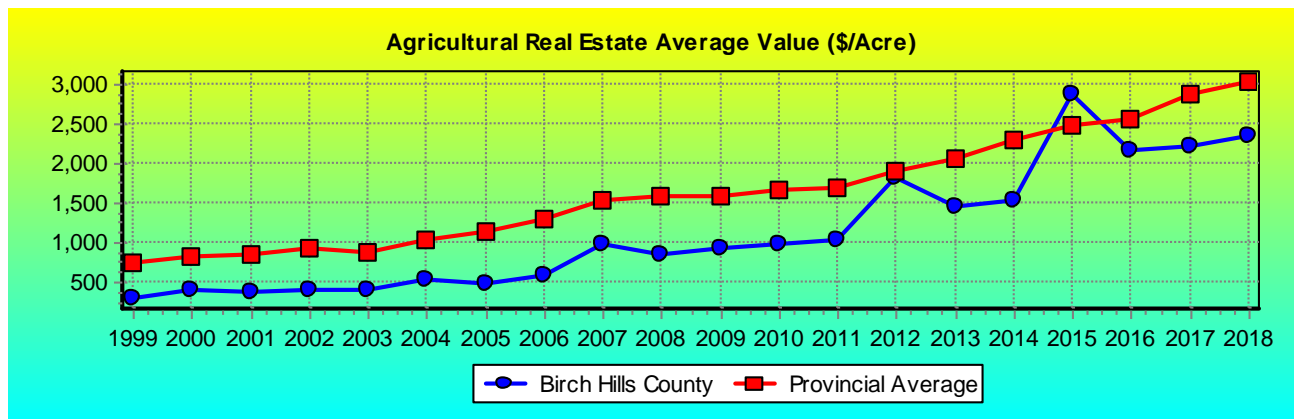
The value, acreage and number of lands transfers are sorted by the C.L.I. class of the real estate transferred.

Note: Average value for All Classes is weighted by the number of acres transacted in each C.L.I. Class. Also the information collected is not guaranteed to include all transacted sales, nor is it intended to constitute an appraisal or opinion of value for a specific parcel of land. A more comprehensive appraisal of a particular piece of land should be performed in order to determine the actual market price. Changing market conditions can have immediate impacts on land values.

The Canada Land Inventory (C.L.I.) rating system provides an indication of the agricultural capability of land. The C.L.I. class for each parcel of land is determined by the dominant C.L.I. class for the parcel, usually a quarter-section of land. This permits comparisons of the real estate value of land of similar productive capability.

The definitions of the land classes used in these reports are:

- Class 1 - Soils with no significant limitations in use for crops.
- Class 2 - Soils with moderate limitations that restricts the range of crops or require moderate conservation practices.
- Class 3 - Soils with moderately severe limitations that restricts the range of crops or require special conservation practices.
- Class 4 - Soils with severe limitations that restricts the range of crops or require special conservation practices or both.
- Class 5 - Soils that are unsuitable for annual cultivation. These soils could be improved for the production of perennial forages or pasture.
- Class 6 - Soils that have some natural grazing potential but where improvement practices are not feasible.
- Other - Soils that have no capability for arable culture or permanent pasture, soils that are organic and frequently found in the wooded regions of the province and soils that could not be assigned a C.L.I. class because of a lack of a suitable map.



Year	CLI 1	CLI 2	CLI 3	CLI 4	CLI 5	CLI 6	Ohter	All Classes
Average Value (\$ per Acre)								
1999	-	264.56	316.45	217.99	-	-	293.75	286.88
2000	-	479.80	412.80	369.32	-	-	245.92	403.29
2001	-	647.99	331.79	261.49	-	-	240.89	376.17
2002	-	403.49	472.26	402.52	562.94	269.73	140.43	405.00
2003	-	461.07	373.50	62.02	-	-	413.40	383.95
2004	-	643.92	520.51	607.07	-	-	270.89	519.41
2005	-	347.01	562.68	125.00	15.63	-	700.46	473.32
2006	-	529.79	646.34	445.79	-	-	-	575.30
2007	-	1,267.42	699.57	1,155.65	750.59	474.99	611.83	963.05
2008	-	761.68	990.58	521.80	-	-	816.70	836.27
2009	-	802.06	967.16	547.25	1,551.74	-	567.79	907.15
2010	-	1,045.46	971.25	740.22	-	-	1,186.57	972.18
2011	-	895.34	1,242.70	782.17	-	-	609.86	1,017.80
2012	-	2,126.22	1,852.75	1,486.63	-	978.12	1,925.19	1,808.46
2013	-	1,004.93	1,632.80	1,311.14	-	-	757.06	1,452.19
2014	-	1,174.91	1,276.08	1,236.30	-	-	2,007.95	1,518.56
2015	-	925.73	3,563.82	1,492.88	2,042.66	-	1,876.48	2,872.09
2016	-	1,842.47	2,125.31	2,434.83	-	-	2,181.78	2,172.54
2017	-	3,651.40	2,179.59	2,436.96	-	1,793.75	1,748.11	2,208.99
2018	-	1,444.29	1,974.47	3,272.86	-	-	1,767.91	2,357.86
Acres Transferred								
1999	-	1,259	2,015	473	-	-	160	3,906
2000	-	959	2,712	1,431	-	-	321	5,422
2001	-	960	2,393	478	-	-	739	4,570
2002	-	1,891	4,162	2,389	160	319	957	9,878
2003	-	802	2,075	161	-	-	397	3,435
2004	-	959	2,251	156	-	-	546	3,912
2005	-	317	3,679	160	640	-	264	5,060
2006	-	637	2,146	953	-	-	-	3,736
2007	-	1,913	2,530	1,595	160	158	319	6,675
2008	-	1,267	1,276	316	-	-	150	3,010
2009	-	1,278	2,224	475	322	-	106	4,405
2010	-	158	1,749	631	-	-	636	3,174
2011	-	625	1,902	937	-	-	320	3,783
2012	-	959	2,011	1,115	-	153	791	5,030
2013	-	299	1,390	313	-	-	106	2,107
2014	-	477	701	317	-	-	865	2,361
2015	-	480	3,040	637	158	-	160	4,475
2016	-	478	1,027	780	-	-	160	2,445
2017	-	159	1,899	478	-	159	469	3,164
2018	-	318	1,432	1,102	-	-	286	3,138
Number of Transfers								
1999	-	6	13	3	-	-	1	23
2000	-	6	15	7	-	-	2	30
2001	-	6	13	3	-	-	5	27
2002	-	11	23	10	1	1	4	50
2003	-	3	11	1	-	-	3	18
2004	-	4	11	1	-	-	3	19
2005	-	2	19	1	2	-	2	26
2006	-	4	12	6	-	-	-	22
2007	-	12	16	10	1	1	2	42
2008	-	8	8	2	-	-	1	19
2009	-	8	14	3	2	-	1	28
2010	-	1	11	4	-	-	4	20
2011	-	4	12	6	-	-	2	24
2012	-	6	13	7	-	1	5	32
2013	-	2	9	2	-	-	1	14
2014	-	3	5	2	-	-	7	17
2015	-	3	19	4	1	-	1	28
2016	-	3	7	5	-	-	1	16
2017	-	1	12	3	-	1	3	20
2018	-	2	9	7	-	-	2	20