

Agricultural Real Estate Transfers

Wheatland County

1999-2018

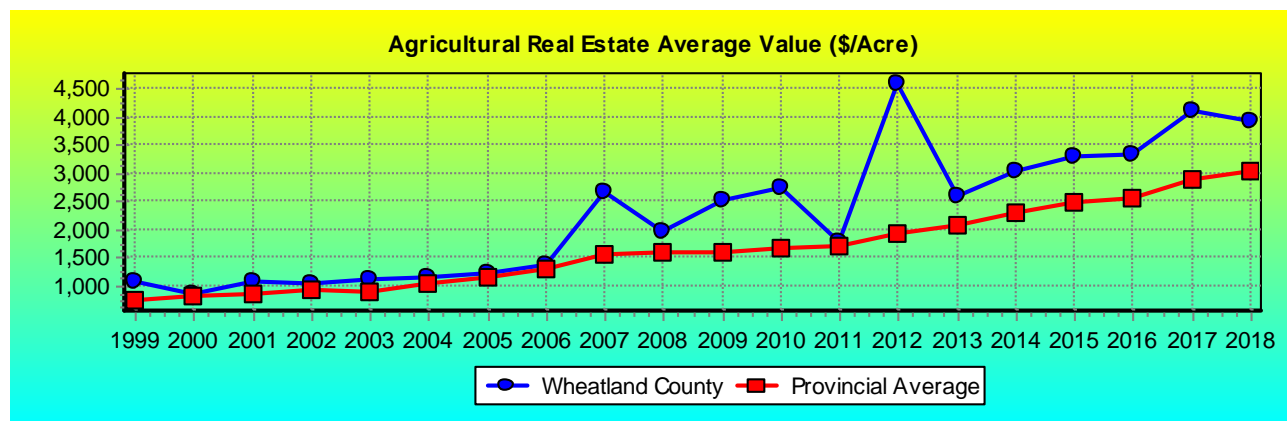
The value, acreage and number of lands transfers are sorted by the C.L.I. class of the real estate transferred.

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	2,956.56	1,611.84	985.97	718.83	646.55	-	5,215.29	1,081.20
2000	3,469.88	900.76	961.20	615.43	743.53	673.65	557.36	859.19
2001	1,700.00	677.36	1,096.88	1,159.55	876.89	-	-	1,055.70
2002	382.99	1,397.57	1,077.41	966.73	1,272.28	-	-	1,015.29
2003	1,569.52	1,089.23	1,227.01	925.46	882.35	693.80	2,296.45	1,097.97
2004	5,158.49	1,518.71	1,016.02	1,409.31	560.94	-	-	1,147.48
2005	-	1,200.29	1,059.32	1,421.13	687.50	-	-	1,203.59
2006	1,028.26	1,262.12	1,701.83	1,303.40	845.83	-	808.86	1,369.84
2007	4,996.23	3,978.14	2,947.22	1,844.46	2,449.55	1,532.46	579.41	2,658.65
2008	-	2,106.79	2,161.77	1,699.50	1,864.03	1,862.85	-	1,965.43
2009	-	2,027.43	2,207.98	1,164.52	3,594.75	-	2,973.27	2,507.15
2010	-	2,738.44	2,573.95	2,594.92	-	-	5,204.34	2,744.89
2011	156.37	1,554.35	2,314.41	536.32	-	-	-	1,783.35
2012	-	-	6,626.82	4,371.70	3,940.11	-	-	4,572.63
2013	-	3,139.28	1,642.29	7,150.58	-	-	-	2,585.91
2014	3,965.63	4,150.08	2,247.73	2,350.16	2,702.13	-	-	3,008.58
2015	-	2,510.92	3,045.47	3,846.79	-	-	-	3,263.11
2016	-	3,149.08	3,667.99	3,351.49	-	-	-	3,335.03
2017	8,479.62	4,111.58	3,473.80	3,615.55	-	-	7,972.70	4,106.06
2018	-	3,979.61	4,036.56	3,257.27	5,000.82	5,751.47	3,677.04	3,903.46
Acres Transferred								
1999	159	2,665	7,322	4,312	1,022	-	240	15,719
2000	75	2,959	3,323	1,338	1,666	635	70	10,067
2001	160	1,802	5,518	4,757	798	-	-	13,036
2002	627	587	3,747	2,951	320	-	-	8,232
2003	700	477	1,209	1,237	476	649	80	4,828
2004	79	530	1,341	1,587	1,280	-	-	4,816
2005	-	1,280	3,179	2,887	320	-	-	7,666
2006	880	638	2,377	1,863	480	-	79	6,316
2007	80	320	1,426	631	449	160	112	3,178
2008	-	319	1,280	874	320	310	-	3,103
2009	-	316	477	397	701	-	140	2,031
2010	-	317	559	642	-	-	79	1,596
2011	160	639	1,408	274	-	-	-	2,481
2012	-	-	240	80	754	-	-	1,074
2013	-	619	877	106	-	-	-	1,603
2014	160	798	1,063	313	160	-	-	2,495
2015	-	159	1,593	799	-	-	-	2,552
2016	-	610	303	753	-	-	-	1,666
2017	153	480	638	1,041	-	-	63	2,374
2018	-	320	959	955	320	96	276	2,925
Number of Transfers								
1999	1	11	25	13	4	-	3	57
2000	1	10	14	6	7	2	1	41
2001	1	9	20	15	3	-	-	48
2002	4	4	18	10	2	-	-	38
2003	3	2	6	7	2	3	1	24
2004	1	4	9	8	4	-	-	26
2005	-	7	11	13	1	-	-	32
2006	4	4	13	12	3	-	1	37
2007	1	2	10	4	3	1	1	22
2008	-	2	8	6	2	2	-	20
2009	-	2	3	3	5	-	1	14
2010	-	2	4	4	-	-	1	11
2011	1	4	9	2	-	-	-	16
2012	-	-	2	1	5	-	-	8
2013	-	4	6	1	-	-	-	11
2014	1	5	7	2	1	-	-	16
2015	-	1	10	5	-	-	-	16
2016	-	4	2	5	-	-	-	11
2017	1	3	4	7	-	-	1	16
2018	-	2	6	6	2	1	2	19