

Agricultural Real Estate Transfers Clearwater County

1999-2018

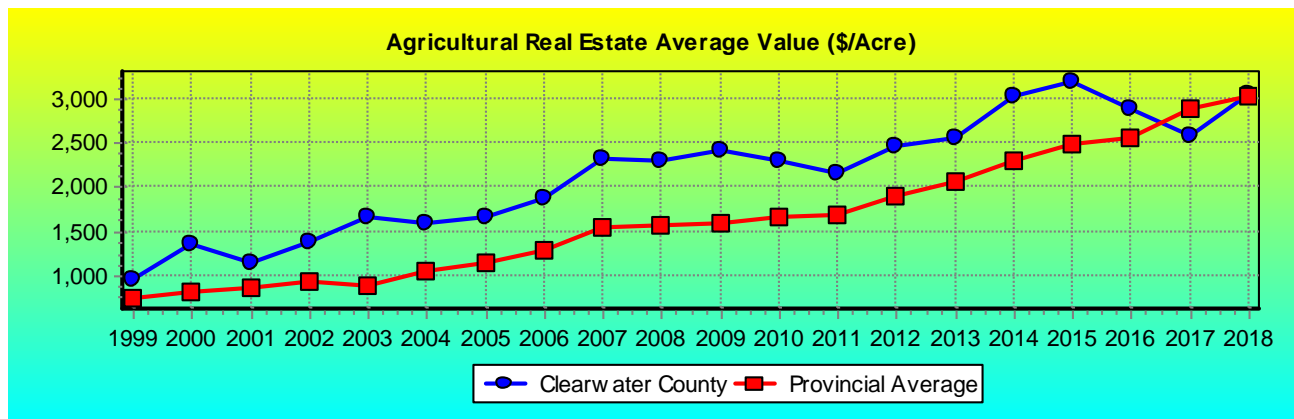
The value, acreage and number of lands transfers are sorted by the C.L.I. class of the real estate transferred.

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	-	1,478.13	955.74	776.58	961.36	1,071.01	1,188.12	938.32
2000	-	1,752.81	957.05	1,436.43	1,265.84	4,613.87	1,121.95	1,360.92
2001	-	1,179.60	1,133.13	1,125.18	1,181.97	566.18	1,178.02	1,142.28
2002	-	1,597.03	1,452.25	1,295.44	1,359.11	1,264.68	1,449.64	1,362.97
2003	-	949.43	1,106.28	2,129.52	1,174.37	-	1,725.78	1,653.26
2004	-	1,572.64	2,365.63	1,303.66	1,669.15	2,143.06	1,571.23	1,595.12
2005	-	915.72	937.50	1,690.28	1,646.13	3,534.38	1,547.42	1,644.51
2006	-	2,169.38	2,041.13	1,655.70	1,404.71	2,955.63	2,084.41	1,877.41
2007	-	4,588.80	2,925.29	2,065.10	1,964.09	3,218.11	2,417.90	2,313.61
2008	-	-	1,957.80	2,373.98	2,031.32	2,544.54	2,329.28	2,289.98
2009	-	-	4,143.90	1,896.80	3,904.26	2,501.97	2,035.91	2,413.40
2010	-	3,424.62	2,865.83	2,263.99	1,958.83	2,420.51	2,161.70	2,293.38
2011	-	2,470.70	2,137.37	1,443.09	3,508.19	3,596.35	2,411.55	2,144.15
2012	-	2,078.17	2,056.31	2,458.29	2,754.40	1,978.13	2,313.15	2,460.14
2013	-	2,378.59	2,211.99	2,932.96	2,278.64	2,260.01	2,737.80	2,558.64
2014	-	2,552.36	3,427.25	3,270.48	2,771.09	-	2,823.28	3,024.77
2015	-	3,471.49	3,687.44	3,054.39	3,819.26	2,830.91	2,627.33	3,190.53
2016	-	4,038.93	2,342.44	2,765.22	1,998.24	2,975.46	3,512.32	2,877.42
2017	-	2,552.45	2,392.29	2,477.17	2,853.62	1,952.32	2,638.18	2,578.19
2018	-	-	-	3,451.29	3,379.96	1,416.49	2,901.34	3,045.19
Acres Transferred								
1999	-	318	944	3,531	1,981	159	1,266	8,199
2000	-	155	452	2,419	1,488	140	1,565	6,218
2001	-	784	783	2,437	1,309	159	1,657	7,129
2002	-	391	444	2,883	2,024	468	1,353	7,563
2003	-	158	158	1,335	1,012	-	640	3,303
2004	-	159	160	1,409	1,584	392	1,719	5,423
2005	-	305	160	3,481	2,288	160	1,341	7,735
2006	-	468	797	2,224	701	311	1,070	5,570
2007	-	80	439	2,055	1,554	398	2,345	6,870
2008	-	-	160	1,364	648	295	789	3,255
2009	-	-	160	859	321	160	864	2,363
2010	-	307	311	1,430	1,272	543	958	4,820
2011	-	320	316	1,910	239	469	860	4,114
2012	-	159	157	1,620	1,752	600	674	4,962
2013	-	475	319	997	904	268	870	3,832
2014	-	471	951	1,909	1,583	-	1,130	6,044
2015	-	160	319	1,082	845	318	840	3,563
2016	-	633	580	1,112	1,495	637	1,500	5,958
2017	-	313	159	1,568	636	161	2,029	4,866
2018	-	-	-	1,118	870	318	1,582	3,887
Number of Transfers								
1999	-	2	6	23	13	1	8	53
2000	-	1	3	16	10	1	10	41
2001	-	5	5	16	9	1	11	47
2002	-	3	3	20	14	3	9	52
2003	-	1	1	9	7	-	4	22
2004	-	1	1	9	10	3	11	35
2005	-	2	1	23	16	1	9	52
2006	-	3	5	14	5	2	8	37
2007	-	1	3	13	10	3	16	46
2008	-	-	1	9	4	2	6	22
2009	-	-	1	6	2	1	6	16
2010	-	2	2	9	8	4	7	32
2011	-	2	2	12	2	3	6	27
2012	-	1	1	11	11	4	5	33
2013	-	3	2	7	6	2	6	26
2014	-	3	6	12	10	-	9	40
2015	-	1	2	7	6	2	6	24
2016	-	4	4	7	8	4	10	37
2017	-	2	1	10	4	1	15	33
2018	-	-	-	7	6	2	10	25