

Agricultural Real Estate Transfers

County of Forty Mile No. 8

1999-2018

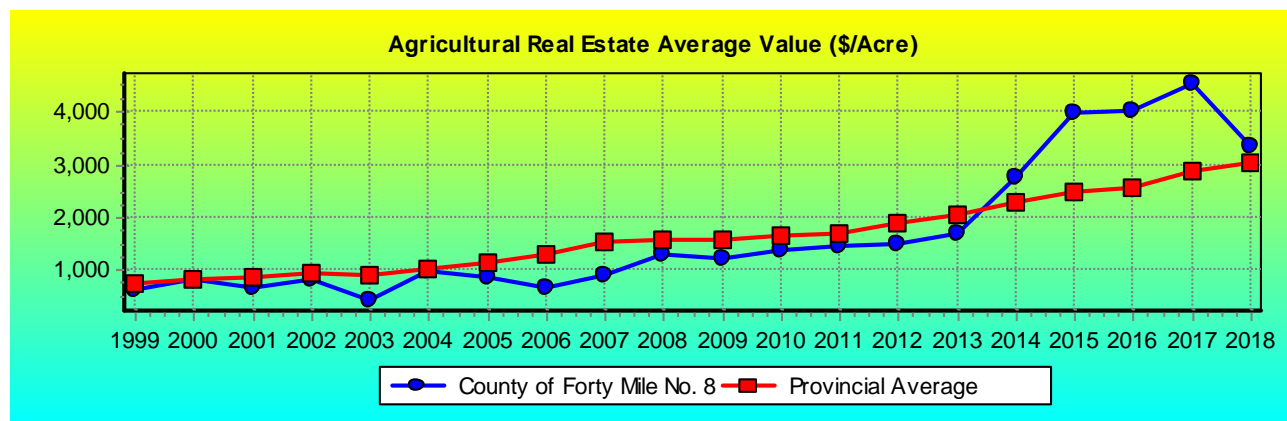
The value, acreage and number of lands transfers are sorted by the C.L.I. class of the real estate transferred.

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	2,458.33	1,233.95	758.14	469.22	402.10	477.64	-	613.33
2000	3,110.33	894.78	882.63	518.84	390.51	1,546.47	-	835.34
2001	1,259.08	502.47	957.92	670.93	608.22	126.35	-	666.25
2002	2,826.10	703.15	759.45	639.90	340.92	-	218.75	807.07
2003	-	918.88	384.04	463.91	379.06	357.92	-	426.89
2004	2,520.78	-	547.07	886.88	1,352.62	2,000.00	-	985.21
2005	-	2,434.81	1,156.39	463.20	300.50	1,496.51	-	845.76
2006	1,264.06	503.11	712.13	578.38	278.13	416.36	-	668.88
2007	638.21	-	1,024.92	957.82	616.59	-	-	918.41
2008	2,634.01	2,430.84	858.56	968.24	556.73	2,877.27	-	1,290.77
2009	-	2,088.21	710.15	986.02	1,516.58	663.02	-	1,214.97
2010	1,778.80	3,366.55	935.33	1,211.41	90.30	2,001.58	-	1,378.81
2011	3,670.63	324.78	1,564.42	980.47	1,217.03	1,462.09	-	1,459.48
2012	3,145.62	1,930.22	1,631.67	779.43	862.49	1,007.02	-	1,475.50
2013	4,628.65	3,402.69	2,419.22	1,436.93	648.79	2,001.58	-	1,696.91
2014	7,069.56	3,910.39	3,425.37	2,886.42	1,093.30	241.46	-	2,753.44
2015	-	6,105.12	3,952.63	3,406.63	2,113.12	5,066.50	-	3,973.32
2016	5,212.45	3,671.66	3,987.37	4,001.92	2,126.68	-	-	4,011.32
2017	9,670.60	2,793.14	4,346.08	5,249.01	450.36	875.69	531.67	4,524.52
2018	6,036.01	2,168.51	3,722.54	3,452.76	1,555.64	3,002.37	-	3,334.67
Acres Transferred								
1999	480	1,908	3,664	9,931	5,430	162	-	21,575
2000	1,040	799	5,400	5,041	2,667	160	-	15,108
2001	152	657	1,915	7,303	2,634	783	-	13,445
2002	916	313	5,178	4,251	1,439	-	320	12,417
2003	-	319	3,839	3,022	791	964	-	8,936
2004	95	-	2,398	3,604	2,543	320	-	8,960
2005	-	1,424	5,267	8,881	1,290	311	-	17,174
2006	722	159	1,273	3,435	320	89	-	5,998
2007	191	-	1,589	4,397	957	-	-	7,134
2008	636	1,074	1,752	2,710	955	160	-	7,287
2009	-	962	1,117	2,528	1,296	160	-	6,063
2010	629	477	1,118	3,516	167	160	-	6,067
2011	319	161	713	648	1,189	639	-	3,669
2012	631	1,267	541	1,927	488	159	-	5,012
2013	160	160	799	3,338	476	160	-	5,092
2014	79	161	793	3,023	638	161	-	4,855
2015	-	789	1,397	1,118	642	160	-	4,106
2016	480	592	1,752	3,391	160	-	-	6,374
2017	159	161	947	2,075	160	160	160	3,822
2018	160	429	1,117	2,575	316	320	-	4,916
Number of Transfers								
1999	3	10	21	45	20	1	-	100
2000	7	3	24	26	11	1	-	72
2001	1	2	8	42	15	3	-	71
2002	6	2	19	26	9	-	1	63
2003	-	2	10	17	5	4	-	38
2004	1	-	13	19	13	1	-	47
2005	-	7	16	34	7	2	-	66
2006	3	1	8	18	1	1	-	32
2007	2	-	10	28	6	-	-	46
2008	5	7	11	17	6	1	-	47
2009	-	6	7	16	8	1	-	38
2010	4	3	7	22	1	1	-	38
2011	2	1	4	4	8	4	-	23
2012	4	8	4	12	3	1	-	32
2013	1	1	5	21	3	1	-	32
2014	1	1	5	19	4	1	-	31
2015	-	5	9	7	4	1	-	26
2016	3	4	11	22	1	-	-	41
2017	1	1	6	13	1	1	1	24
2018	1	3	7	16	2	2	-	31