

# Agricultural Real Estate Transfers

## M.D. of Rocky View No. 44

1999-2018

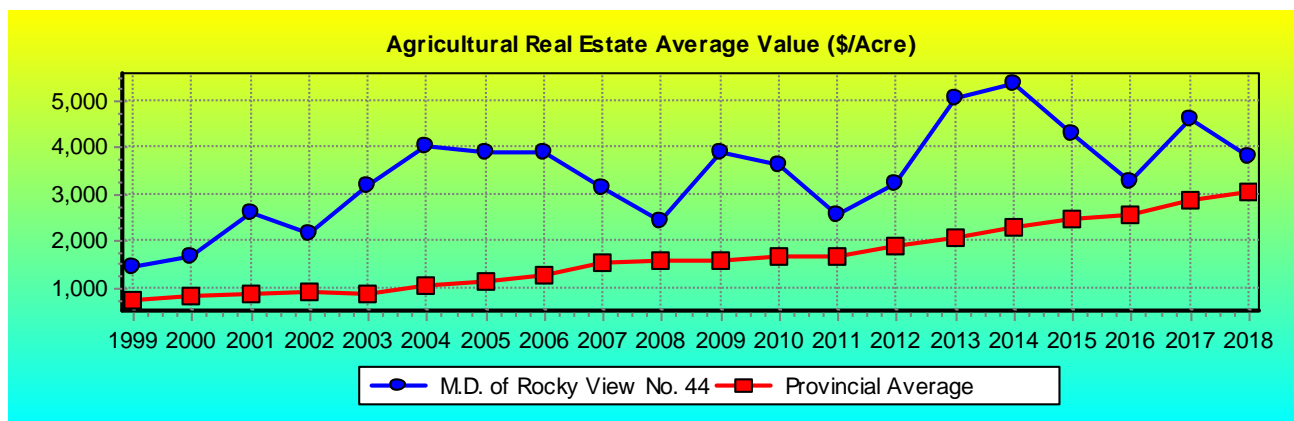
The value, acreage and number of lands transfers are sorted by the C.L.I. class of the real estate transferred.

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	CLI1	CLI2	CLI3	CLI4	CLI5	CLI6	Ohter	All Classes
<b>Average Value (\$ per Acre)</b>								
1999	1,614.50	558.59	1,513.39	2,668.81	2,741.89	2,618.64	2,984.87	1,460.34
2000	2,222.70	797.90	1,175.57	2,300.10	2,400.71	2,044.39	-	1,665.64
2001	1,667.59	1,815.41	2,025.00	2,990.47	5,004.58	-	982.44	2,604.26
2002	1,859.25	1,461.71	2,283.50	-	2,265.05	3,513.56	-	2,151.76
2003	1,399.48	2,719.66	3,355.02	2,087.26	4,370.03	5,544.24	1,872.11	3,176.54
2004	2,815.56	3,629.01	4,851.97	-	3,936.56	10,000.00	-	4,022.50
2005	4,560.91	3,671.02	2,503.44	3,500.00	5,012.57	4,503.45	-	3,894.48
2006	3,776.74	3,992.00	3,615.12	1,650.91	3,979.07	5,176.54	7,940.73	3,883.76
2007	1,359.85	2,363.24	4,275.28	6,254.94	4,850.47	-	5,018.02	3,103.36
2008	161.34	4,766.88	2,010.97	781.87	4,490.41	-	153.25	2,396.03
2009	3,969.23	1,513.15	5,060.08	1,282.26	5,010.20	5,316.70	512.59	3,866.27
2010	2,641.43	174.04	4,497.74	2,501.97	5,085.32	3,724.18	3,901.31	3,593.41
2011	4,376.24	850.33	2,331.01	4,507.22	7,275.22	-	4,400.00	2,546.68
2012	4,053.93	386.76	5,609.26	4,222.08	7,179.22	5,410.52	-	3,212.41
2013	5,148.44	2,588.74	4,297.14	1,497.38	6,530.50	8,131.42	-	5,023.98
2014	4,693.39	5,316.70	6,286.42	-	4,537.53	-	5,384.00	5,333.20
2015	4,378.46	-	4,099.87	4,303.40	5,930.00	1,905.26	-	4,251.89
2016	2,866.83	1,510.84	7,297.43	3,132.76	4,283.41	3,479.27	-	3,271.00
2017	4,340.09	4,396.58	3,992.85	3,865.69	5,165.34	-	5,003.95	4,574.46
2018	1,606.27	4,378.46	3,516.30	-	5,048.62	7,390.36	-	3,765.61
<b>Acres Transferred</b>								
1999	1,999	5,822	3,276	761	1,789	1,028	240	14,915
2000	830	1,932	1,885	973	1,987	160	-	7,767
2001	902	1,524	2,136	1,222	1,279	-	159	7,221
2002	640	2,211	2,763	-	4,439	621	-	10,674
2003	1,111	718	1,981	925	1,393	635	160	6,923
2004	2,501	1,033	3,114	-	1,325	160	-	8,134
2005	1,938	1,725	2,329	480	1,920	619	-	9,010
2006	1,420	1,276	1,725	288	474	546	91	5,821
2007	1,493	743	1,034	160	472	-	320	4,222
2008	462	459	480	320	479	-	160	2,359
2009	781	320	744	320	799	160	160	3,284
2010	542	160	795	160	221	161	543	2,582
2011	283	2,958	1,996	160	636	-	868	6,900
2012	1,434	2,878	935	160	1,052	160	-	6,618
2013	441	400	799	128	966	160	-	2,894
2014	639	480	716	-	343	-	158	2,336
2015	160	-	1,275	160	319	157	-	2,071
2016	1,037	1,177	480	160	479	465	-	3,797
2017	639	595	789	319	1,477	-	160	3,980
2018	725	160	475	-	559	240	-	2,159
<b>Number of Transfers</b>								
1999	11	34	19	4	12	8	3	91
2000	6	10	9	6	13	1	-	45
2001	6	7	11	8	8	-	1	41
2002	4	12	13	-	14	4	-	47
2003	6	5	14	4	7	4	1	41
2004	14	8	12	-	9	1	-	44
2005	14	10	12	2	10	4	-	52
2006	9	8	11	2	3	4	1	38
2007	10	5	7	1	3	-	2	28
2008	3	3	3	2	3	-	1	15
2009	5	2	5	2	5	1	1	21
2010	4	1	5	1	2	1	4	18
2011	2	19	13	1	4	-	6	45
2012	9	18	7	1	7	1	-	43
2013	3	3	5	1	6	1	-	19
2014	4	3	5	-	3	-	1	16
2015	1	-	8	1	2	1	-	13
2016	7	8	3	1	3	3	-	25
2017	4	4	5	2	10	-	1	26
2018	5	1	4	-	4	2	-	16