

Agricultural Real Estate Transfers

County of Two Hills No. 21

1999-2018

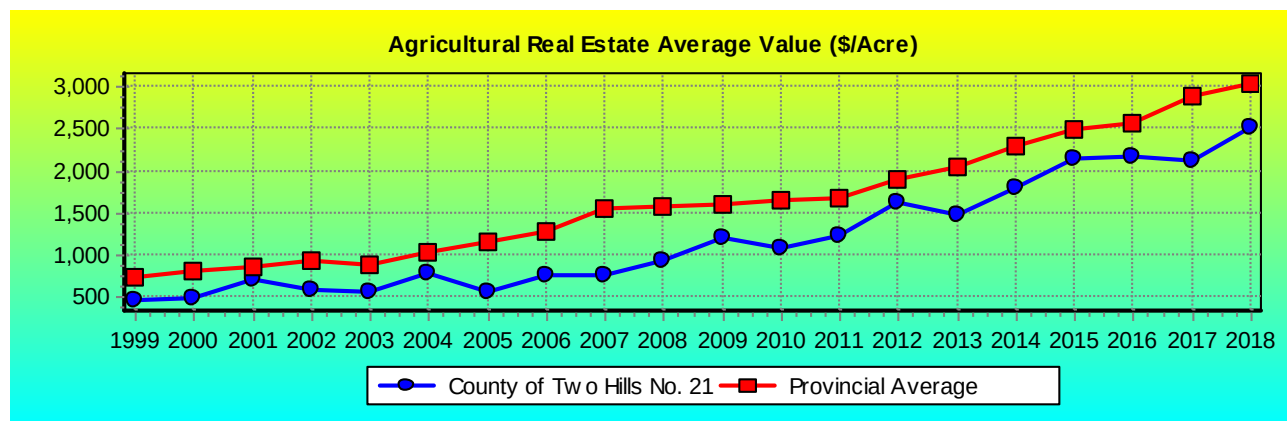
The value, acreage and number of lands transfers are sorted by the C.L.I. class of the real estate transferred.

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	462.76	518.05	439.79	443.05	351.41	277.77	419.35	459.45
2000	807.50	536.89	437.62	508.02	165.59	184.58	-	485.92
2001	765.63	712.09	637.00	995.39	276.32	-	-	699.52
2002	927.34	793.33	531.66	545.63	547.32	-	-	586.83
2003	971.94	550.95	589.63	351.82	603.51	829.22	-	560.82
2004	846.29	700.30	792.34	857.09	-	-	1,315.35	789.80
2005	1,009.56	607.06	538.51	471.73	532.42	477.09	507.81	553.57
2006	925.95	591.34	746.72	731.35	1,205.96	562.50	332.20	752.51
2007	1,067.03	1,055.92	770.04	626.78	381.29	719.32	-	751.18
2008	1,241.78	914.90	793.30	1,112.39	-	-	-	919.06
2009	1,353.49	1,081.25	1,131.71	1,434.49	1,032.06	741.94	-	1,200.50
2010	1,973.62	939.11	942.17	1,283.01	718.17	-	-	1,085.65
2011	2,306.78	1,107.97	1,144.19	1,108.22	874.32	1,305.96	1,617.73	1,215.75
2012	2,658.35	2,383.56	1,374.79	1,273.78	1,298.37	3,232.13	-	1,625.73
2013	972.43	1,588.80	1,610.61	1,382.14	931.18	-	-	1,475.66
2014	4,847.58	2,854.00	1,696.88	1,476.39	1,758.52	-	960.36	1,791.48
2015	2,155.79	2,512.92	1,958.34	2,082.15	1,306.02	3,403.35	-	2,145.13
2016	4,571.13	2,061.67	1,965.63	2,120.72	2,002.93	1,573.77	-	2,173.44
2017	3,388.61	2,517.19	2,175.95	1,728.19	1,285.20	5,161.16	2,557.52	2,120.40
2018	-	3,183.42	2,688.25	2,094.78	1,782.77	-	-	2,514.79
Acres Transferred								
1999	1,462	2,302	2,773	2,403	157	137	100	9,333
2000	919	1,114	4,973	2,611	223	326	-	10,167
2001	320	1,607	6,710	1,962	478	-	-	11,076
2002	320	1,494	5,708	1,991	519	-	-	10,032
2003	158	472	3,807	1,064	319	145	-	5,965
2004	160	1,584	2,952	936	-	-	119	5,750
2005	316	1,665	4,241	1,472	479	314	320	8,808
2006	1,025	1,018	4,164	2,167	264	160	78	8,877
2007	297	557	2,764	1,827	226	160	-	5,830
2008	314	1,114	2,102	867	-	-	-	4,397
2009	74	557	1,663	1,135	160	151	-	3,740
2010	636	619	3,371	789	397	-	-	5,811
2011	455	1,037	2,796	1,759	384	263	278	6,973
2012	160	405	1,819	1,305	857	451	-	4,997
2013	159	1,247	2,786	1,914	474	-	-	6,580
2014	160	758	2,234	2,990	313	-	156	6,610
2015	274	712	2,616	457	272	382	-	4,713
2016	318	497	2,114	1,793	470	154	-	5,345
2017	158	941	3,660	2,377	333	78	452	7,998
2018	-	641	2,672	1,293	477	-	-	5,083
Number of Transfers								
1999	10	15	19	16	1	1	1	63
2000	5	6	33	16	2	2	-	64
2001	2	10	43	13	3	-	-	71
2002	2	10	39	14	3	-	-	68
2003	1	3	25	7	1	1	-	38
2004	1	10	18	7	-	-	1	37
2005	2	11	26	8	3	2	2	54
2006	6	7	27	15	2	1	1	59
2007	2	4	18	12	2	1	-	39
2008	4	7	15	6	-	-	-	32
2009	1	4	12	8	1	1	-	27
2010	4	4	24	5	3	-	-	40
2011	3	7	18	12	3	2	2	47
2012	1	3	12	9	6	4	-	35
2013	1	8	18	13	3	-	-	43
2014	1	5	15	20	2	-	1	44
2015	2	5	18	3	2	3	-	33
2016	2	4	14	12	3	1	-	36
2017	1	7	24	18	3	1	3	57
2018	-	5	19	9	3	-	-	36