

Agricultural Real Estate Transfers

M.D. of Smoky River No. 130

1999-2018

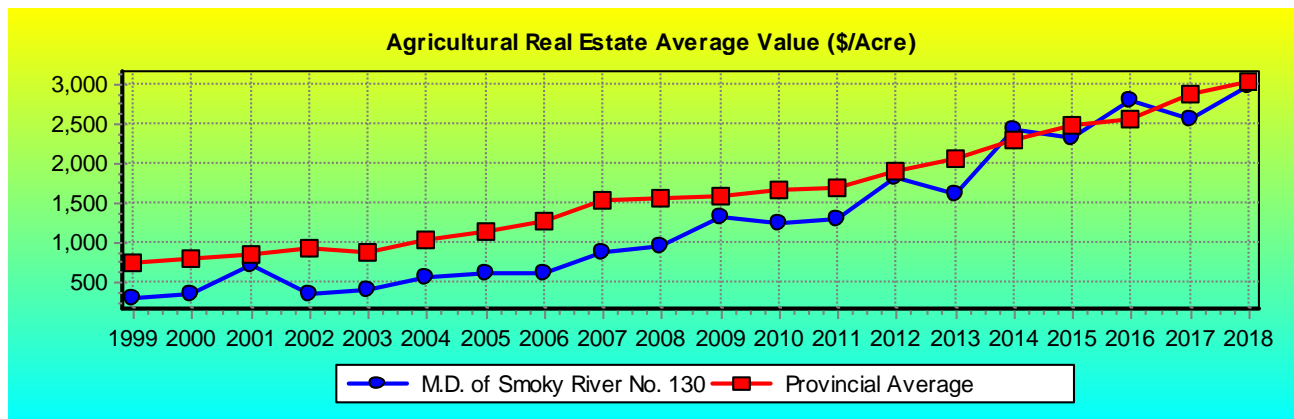
The value, acreage and number of lands transfers are sorted by the C.L.I. class of the real estate transferred.

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	-	366.40	284.79	293.31	248.08	-	166.32	299.04
2000	-	394.42	337.48	298.76	392.62	-	-	363.77
2001	-	531.90	974.86	439.77	155.05	-	-	710.30
2002	-	459.26	296.25	549.99	287.86	-	206.76	358.81
2003	-	435.85	389.21	441.41	402.71	-	414.05	407.98
2004	-	544.50	541.35	612.50	229.48	-	655.77	555.05
2005	-	650.00	671.79	322.57	-	-	294.36	620.40
2006	-	622.40	583.32	656.25	-	-	918.33	622.10
2007	-	876.98	867.07	883.10	-	-	882.69	875.88
2008	-	837.99	1,114.79	661.78	-	-	1,003.63	963.66
2009	-	1,367.56	1,583.65	503.57	-	-	836.15	1,331.14
2010	-	1,395.76	1,190.63	889.78	-	-	805.66	1,253.87
2011	-	1,662.26	1,233.51	870.85	2,808.55	-	1,032.00	1,293.75
2012	-	1,777.77	1,333.62	2,071.75	4,448.45	-	1,644.85	1,828.70
2013	-	1,762.84	1,700.11	1,033.15	844.42	-	-	1,600.15
2014	-	2,561.10	2,712.06	1,924.16	-	-	1,778.48	2,438.78
2015	-	2,190.59	1,987.61	1,688.06	3,608.15	-	3,874.48	2,320.75
2016	-	2,953.32	3,328.33	1,526.19	-	-	692.32	2,807.43
2017	-	2,278.03	2,220.63	2,920.01	1,989.86	-	3,484.58	2,563.23
2018	-	2,925.14	3,529.31	2,547.05	938.24	-	2,168.38	2,980.11
Acres Transferred								
1999	-	2,956	5,654	883	161	-	793	10,446
2000	-	2,555	2,716	318	476	-	-	6,066
2001	-	2,480	2,987	955	161	-	-	6,584
2002	-	3,636	3,878	473	799	-	1,029	9,816
2003	-	1,592	4,630	1,269	481	-	430	8,402
2004	-	2,702	4,952	640	161	-	1,113	9,568
2005	-	3,115	3,819	444	-	-	479	7,857
2006	-	3,295	3,607	1,280	-	-	321	8,504
2007	-	3,319	2,128	1,343	-	-	791	7,581
2008	-	1,067	2,222	793	-	-	942	5,025
2009	-	2,683	1,574	318	-	-	469	5,044
2010	-	3,177	2,708	478	-	-	236	6,599
2011	-	1,898	1,403	1,196	117	-	1,097	5,711
2012	-	1,878	2,148	167	438	-	161	4,792
2013	-	2,130	1,586	465	320	-	-	4,500
2014	-	1,760	1,748	322	-	-	798	4,629
2015	-	2,216	1,664	1,855	795	-	639	7,169
2016	-	1,588	1,760	634	-	-	159	4,142
2017	-	1,382	2,068	1,915	640	-	853	6,858
2018	-	631	1,744	479	160	-	480	3,493
Number of Transfers								
1999	-	18	26	6	1	-	5	56
2000	-	16	16	2	3	-	-	37
2001	-	14	20	4	1	-	-	39
2002	-	18	20	3	3	-	6	50
2003	-	10	20	7	3	-	3	43
2004	-	15	21	2	1	-	7	46
2005	-	16	19	3	-	-	3	41
2006	-	21	22	4	-	-	2	49
2007	-	21	14	9	-	-	5	49
2008	-	7	14	5	-	-	6	32
2009	-	17	10	2	-	-	3	32
2010	-	20	17	3	-	-	2	42
2011	-	12	9	8	1	-	7	37
2012	-	12	14	2	3	-	1	32
2013	-	14	10	3	2	-	-	29
2014	-	11	11	2	-	-	5	29
2015	-	14	11	12	5	-	4	46
2016	-	10	11	4	-	-	1	26
2017	-	9	13	13	4	-	6	45
2018	-	4	11	3	1	-	3	22