

2021 AGRICULTURAL PRICES, RENTAL RATES, & EXPENSES

The commodity prices, expenses, and AUM rental rates are required for use by all Colorado counties for the 2021 reappraisal year and for the following intervening year.

COMMODITY PRICES:

The agricultural commodity prices reported are for the ten-year period of 2010-2019. The following published commodity prices are for the approved base crops using the lower of either 1)the harvest months or 2)annual market price, and based on the current ten-year averages. The prices are derived from the Colorado Agricultural Statistics Service annual reports from the Colorado Department of Agriculture and Agricultural Marketing Service of the USDA for the applicable ten years.

CROPS	2021	2019	
	Avg. Commodity Price	Avg. Commodity Price	Difference
All Hay	\$176.80	\$165.10	\$11.70
Barley (feed)	\$5.08	\$5.28	(\$0.20)
Corn (grain)	\$4.35	\$4.41	(\$0.06)
Sorghum (grain)	\$4.01	\$4.09	(\$0.08)
Wheat (all)	\$5.26	\$5.51	(\$0.25)

* Beginning in 1996, sorghum commodity prices are based on market year averages.

AUM RENTAL RATE:

The following AUM rental rate, researched by the Division, must be used in the valuation of meadow hay and dry grazing lands when determining the landlord gross income. The rental rate is derived from the National Agricultural Statistic Service, United States Department of Agriculture and based on the ten-year period of 2010-2019 for Colorado.

2021	2019	
AUM Rental Rate	AUM Rental Rate	Difference
\$18.36	\$17.53	\$0.83

AGRICULTURAL EXPENSES:

The following agricultural expenses, researched by the Division, must be used in the valuation of agricultural lands. The expenses for each item listed are an average of the ten-year period of 2010-2019 and are listed by subclass.

EXPENSES	2021	2019	
	Average Expense	Average Expense	Difference
Irrigated Land:			
Alfalfa seed (per acre)	\$13.87	\$13.15	\$0.72
Landlord Baling (per ton)	\$10.30	\$10.10	\$0.20
Fence expense (per acre)	\$3.66	\$3.33	\$0.33
Dry Farm Land:			
Fence expense (per acre)	\$2.20	\$2.00	\$0.20
Meadow Hay Land:			
Water (per acre)	\$14.17	\$13.59	\$0.58
Fence expense (per acre)	\$3.66	\$3.33	\$0.33
Grazing Land:			
Fence & water (per acre)	\$1.67	\$1.56	\$0.11

Crop yields and other landlord expenses not listed must be determined locally from typical farmers and ranchers in each production area. Locally researched yields and expenses must represent the ten-year averages from 2010-2019. Refer to ARL Volume 3 - Land Valuation Manual, Chapter V for approved procedures when determining local yields and expenses.

County	Base Crop	Harv Acres	Plnt Acres	Production	Yield
PROWERS	ALFALFA	49,207		185,665	3.77
PROWERS	Barley				
PROWERS	Corn	19,541	26,500	2,918,540	149.40
PROWERS	Sorghum	33,460	38,450	1,886,900	56.40
PROWERS	Winter Wheat	111,960	133,750	4,436,000	39.60

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PROWERS	Barley				
PROWERS	Corn	19,541.00	26,500.00	2,918,540.00	149.40
PROWERS	Sorghum	33,460.00	38,450.00	1,886,900.00	56.40
PROWERS	Winter Wheat	111,960.00	133,750.00	4,436,000.00	39.60

Harv Acres	Plnt Acres
149.35	110.13
56.39	49.07
39.62	33.17