



Cheyenne County 17

2010 Analysis of Agricultural Land

Ratio Study

Final Statistics

Preliminary Statistics

		Median		AAD	
County		73%			10.98%
# sales	95	Mean	72%	COD	15.09%
		W. Mean	70%	PRD	102.81%
Market Area 1		Median	73%	AAD	10.50%
# sales	11	Mean	74%	COD	14.40%
		W. Mean	69%	PRD	106.95%
Market Area 2		Median	71%	AAD	12.82%
# sales	21	Mean	75%	COD	18.02%
		W. Mean	74%	PRD	101.26%
Market Area 3		Median	72%	AAD	12.20%
# sales	41	Mean	70%	COD	16.85%
		W. Mean	69%	PRD	101.40%
Market Area 4		Median	74%	AAD	7.21%
# sales	22	Mean	71%	COD	9.79%
		W. Mean	67%	PRD	105.58%

		Median		AAD	
		65%			9.94%
		Mean	65%	COD	15.19%
		W. Mean	63%	PRD	103.37%
		Median	63%	AAD	10.48%
		Mean	68%	COD	16.69%
		W. Mean	62%	PRD	109.36%
		Median	61%	AAD	11.88%
		Mean	64%	COD	19.60%
		W. Mean	61%	PRD	105.02%
		Median	64%	AAD	10.06%
		Mean	64%	COD	15.62%
		W. Mean	64%	PRD	99.45%
		Median	72%	AAD	7.59%
		Mean	69%	COD	10.50%
		W. Mean	65%	PRD	106.10%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	0	N/A	51	73.44%	5	65.67%
Mkt Area 1	0	N/A	1	58.82%	1	97.84%
Mkt Area 2	0	N/A	11	73.96%	1	56.56%
Mkt Area 3	0	N/A	24	73.43%	3	65.67%
Mkt Area 4	0	N/A	15	73.44%	0	N/A

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	5	65.19%	56	73.12%	6	61.20%
Mkt Area 1	1	73.34%	1	58.82%	1	97.84%
Mkt Area 2	0	N/A	13	71.16%	1	56.56%
Mkt Area 3	2	56.19%	25	72.39%	3	65.67%
Mkt Area 4	2	75.49%	17	73.80%	1	56.73%

