

# Tuition increase for universities

Tuition for Kansas Board of Regents institutions gained final Regent approval Thursday, with increases in undergraduate and graduate in-state rates for all six of the universities.

Fort Hays State University is increasing tuition by the lowest amount of all the Regents four-year institutions, both in terms of percentages and in dollars.

But with differences in fees and with certain additional charges, it can be difficult to make a useful comparison of what a college education costs at different institutions. The following comparisons can give a good estimate of the institutional cost for tuition and fees.

The numbers are based on the approved tuition for 2014-2015 and assume a 15-hour semester. The numbers are for a hypothetical business major so that the comparison can be apples to apples. Each of the six Regents universities has a business major, but four of them also charge differential rates, called course fees, based on certain majors, such as business, medical, veterinary, nursing and others.

However, all have business majors, so the comparison that follows is what it would cost a Kansas resident on-campus undergraduate business major for a 15-credit-hour semester in tuition and fees beginning in fall 2014. They are arranged from lowest to highest total cost.

## Fort Hays State University

Tuition and fees for 2014 to 2015: \$2,234.25

This is an increase of \$55.20 per semester (2.5 percent) from 2013 to 2014.

Fort Hays State does not charge course fees.

## Emporia State University

Tuition and fees for 2014 to 2015: \$2,963.00

This is an increase of \$156.00 per semester (5.6 percent) from 2013 to 2014.

Emporia State does not charge course fees for business majors.

## Pittsburg State University

Tuition and fees for 2014 to 2015: \$3,115.00

This is an increase of \$162.00 per semester (5.5 percent) from 2013 to 2014.

Pittsburg State does not charge course fees.

## Wichita State University

Tuition and fees for 2014 to 2015: \$3,723.00

With six hours of business courses (some semesters would be less, some more, totaling about 45 percent of coursework over an undergraduate career), the business major would pay the base tuition of \$3633 plus another \$90.

The base tuition is an increase of \$169.75 per semester (4.9 percent) from 2013 to 2014. The business course fee of \$15 per semester did not increase.

## Kansas State University

Tuition and fees for 2014 to 2015: \$4,637.20

With six hours of business

courses (some semesters would be less, some more, totaling about 45 percent of coursework over an undergraduate career), the business major would pay the base tuition of \$4,517.20 plus another \$120.

The base tuition is an increase of \$224.50 per semester (5.2 percent) from 2013 to 2014. The business course fee of \$20 did not increase.

## University of Kansas

Tuition and fees for 2014 to 2015: \$5,611.09

With six hours of business courses (some semesters would be less, some more, totaling about 45 percent of coursework over an undergraduate career), the business major would pay the base tuition of \$4,853.29 plus another \$757.80.

This is an increase of \$214.49 per semester (4.6 percent) from 2013 to 2014 in the base tuition. The business course fee of \$126.30 is an increase of \$6.60 per credit hour (5.51 percent) from 2013 to 2014.

“At Fort Hays State University, we are committed to student access and student success,” said Fort Hays State University President Edward H. Hammond. “The new tuition and fees that Kansas Board of Regents approved continues to position Fort Hays State University as the best buy in the state of Kansas.”

# Farmland values are in check this year

Positive income results for farms, combined with a tight land supply, have buffered economists' previously projected downturn of farmland values, according to Farmers National Company, the nation's leading farm and ranch real estate company.

Farmers National Company recorded strong real estate sales for the first half of 2014, down somewhat from record sales experienced in 2013. Aggressive marketing by Farmers National agents and good demand for land have propelled this year's sales.

“The big story is that the land market is stable, despite projections that farm income and land values would drop,” said Randy Dickhut, Vice President of Real Estate Operations of Farmers National Company. “The anticipated large drop in farmland values hasn't happened, as farm incomes were stronger than expected going into 2014. Original income projections of 20 percent below last year were not realized.”

In late 2013, forecasters were pessimistic for the year ahead. However, Dickhut said economic trends and key market factors shifted in a way that paints a more positive picture for this year.

Experts predicted a softening in land values as grain prices started to decline. In fact, commodity price drops boosted worldwide demand for United States exports, resulting in higher grain prices than initially thought. Higher grain prices and better farm incomes actually stabilized land prices going into 2014.

“Market factors aligned to create an optimal situation for our industry,” Dickhut said. “Due to this, we continue to see a strong land market. While there are no record-setting top values currently, land prices are not going down significantly.”

While land values nationally are slightly down a few percent or stable, Dickhut said values overall remain historically strong. The northern plains area has experienced the most softening of land values due to weather conditions and lower commodity prices last year. Still, good quality farms sell well as demand continues from buyers. In contrast, the delta region has experienced land value increases of 13 percent due to good crop production.

Regionally, land prices remain fairly stable compared to the double-digit price increases seen in recent years. Prices per acre for high quality land range nationwide from \$3,500 to as

high as \$12,500 per acre in parts of Indiana, Illinois, Iowa, and Nebraska. Values in the Upper Midwest remain strong overall with sales reaching \$9,000 per acre in some locations.

As demand rises, prices for grass land continue to increase in places like Nebraska and Texas. Livestock producers are rebuilding depleted cattle herds, which puts pasture land at a premium. Reduced feed costs for livestock have helped boost income levels in this ag sector, allowing operators to acquire land.

“The 2014 outlook for farms remains positive,” said Dickhut. “Farm owners continue to search for high quality land to expand their operations. I think economic forecasts overrated the demise of the U.S. land market. Things didn't fall apart, but instead held steady and strong. Profitability for operations helped to ultimately keep property values strong.”

## REGIONAL LAND VALUE REPORTS

### Kansas and Oklahoma

The market for high quality cropland remains steady throughout the High Plains with stronger values in the western part of the region. Overall area values are holding steady with some slight reductions from values 18 to 24 months ago, according to Brock Thurman, Farmers National Company area vice president, Kiowa, Kan.

“Prices are still good for those high quality properties, with reductions being seen on lower quality land,” said Thurman. “Values within the south central region are definitely tied to the specific location and quality of the farmland. Quality land is still selling at record prices, but we aren't necessarily seeing

measurable increases in value overall.”

Auction activity was busy during April and May in these states, still standing out as the method of choice for selling farm properties. “We definitely saw higher prices on land at auctions, versus private treaty sales,” said Thurman.

Some land sales are seeing higher prices if the property is tied to mineral rights. Active producing properties can bring higher prices and impact transactions based on the land selling with the mineral rights or not. Positive crop production levels or profitability boosted by crop insurance receipts are also keeping values at a fairly strong point.

“It's important to keep farms profitable in this region to keep land values steady,” said Thurman. “Drought in the area has been challenging. If commodity prices stay high, farms will remain economically viable.”

Looking ahead for this region, Thurman predicts cropland will remain steady or see potential reductions in value based on market factors. Values will remain tied to land quality and location.

Prices for irrigated high quality cropland in the area are variable, but range between \$3,500 and \$6,000 per acre, while the range for non-irrigated land is \$2,000 to \$4,000.

Call Shylo with all of your local news.

877-3361.

spaxton@nwkansas.com

# Summer Show Choir



The 2014 Summer Show Choir presented ‘Let's Go to the Movies’ at its Friday night performance at the East Campus Auditorium. Members of the choir ranged from preschool to the 12th grade and were from Norton, Alma, Long Island, Logan, Lenora, Sharon Springs, Prairie View and Loomis, Neb. They sang 15 songs in all, including the ‘Candy Man’ from ‘Willie Wonka and The Chocolate Factory,’ and the theme from ‘Ghostbusters.’

—Telegram photo by Mike Stephens

# SHERIFF'S LOG

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| <p><b>April 1</b><br/>(2) Registration/Offender/Update<br/>(2) Trash dumping-East of Norton<br/>VIN inspections<br/>(2) Document service<br/>VIN inspections<br/><b>April 2</b><br/>Contact with public<br/>Ambulance run<br/>(2) Reckless driver-Clayton and Alma<br/>(2) VIN inspection<br/><b>April 3</b><br/>Phone/Mail scam-Norton<br/>VIN inspections<br/>Finger prints<br/>Control burn-Norton<br/>Cattle out<br/><b>April 4</b><br/>Finger prints<br/>Animal call<br/>Welfare check-Alma<br/>(2) VIN inspection<br/>(2) Contact with the public<br/>Noise disturbance-Alma<br/>Alarm, Bank-Norton<br/>For your information</p> | <p>Motor vehicle accident with animal<br/>Reckless driver-Dam road, Norton<br/><b>April 5</b><br/>Burglary-Lenora<br/><b>April 6</b><br/>Creating a hazard-Norton<br/>Suspicious activity-Norton<br/>Motor vehicle accident with animal<br/><b>April 7</b><br/>(2) VIN inspections<br/>Phone/Mail scam-Norton<br/><b>April 8</b><br/>Animal call<br/>(2) VIN inspections<br/>Traffic/Driving complaint-Highway 383 toward Highway 36<br/>Criminal damage to property-Alma<br/>(2) Gunshots/Non-Injury shooting-Alma<br/>Inmate appointment<br/><b>April 9</b><br/>Motor vehicle accident with animal</p> | <p>Contact with public<br/>Criminal damage to property-Norton<br/>Registration/Offender/Update<br/>Traffic/Driving complaint-Alma<br/>Finger prints<br/>Disabled vehicle<br/>Traffic stop<br/>Inmate appointment<br/><b>April 10</b><br/>(2) Traffic stop<br/>VIN inspection<br/>Theft<br/><b>April 11</b><br/>(2) Creating a hazard-Phillips County line &amp; Norton<br/>Alarm, residential-Norton<br/>Registration/Offender/Update<br/>Traffic stop<br/>(2) VIN inspections<br/>Document service<br/><b>April 12</b><br/>Motor vehicle accident with animal<br/>Traffic stop</p> |
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# Congratulations

## to the Norton City, County Economic Development Foundation



Schamber Historic Preservation proudly congratulates all the citizens of Norton and Norton County for the completion of the Dr. E.A. Lyons House. Along with all the following sub-contractors:

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| <ul style="list-style-type: none"> <li>•Skrdlant Welding</li> <li>•Scott Evans Concrete</li> <li>•Prestige Painting and Drywall</li> <li>•Mid Continental Restoration</li> <li>•Don's Floor Covering</li> <li>•Roger Goldt Plastering</li> <li>•Nelson Brothers Construction</li> <li>•Norton Glass</li> <li>•Nex-Tech</li> <li>•Norton Correctional Facility</li> <li>•Western Aluminum and Glass</li> <li>•Hays Planing Mill</li> </ul> | <ul style="list-style-type: none"> <li>•H-D Construction</li> <li>•A Place for Everything</li> <li>•Garrett Plumbing, Heating &amp; Electric</li> <li>•Mike Gnad Masonry</li> <li>•Mick and Collette Miller</li> <li>•Weather Craft Roofing</li> <li>•Mort Plunkett Architect</li> <li>•Cornerstone Building &amp; Design</li> <li>•City of Norton</li> <li>•Dennis Balthazor Machine</li> <li>•Brian Luther Construction</li> <li>•Roy Construction</li> </ul> |
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With special thanks to  
Tara Vance, Scott Sproul, Verla Grysch  
and the Moffet Family

## Schamber Historic Preservation

wishes to thank everyone in Norton for their patience and consideration on the construction projects downtown. We would like to remind everyone that it is a construction zone and to please be careful when traveling in this area.

Thanks to everyone.  
Len and Linus Schamber