



## **Konya Agricultural Land Value Affecting Factors: The Case Study<sup>#</sup>**

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**Abstract:** This study aims at investigating factors that affect the value of agricultural land and measure the level of their impact via regression analysis. In the study, the value of land was taken to be dependent variable while factors affecting the value of the land were considered to be independent variables and multiple regression analysis was conducted. Since some variables could not be stated with regular numbers, dummy variables were used. In the analyses, 9 factors that were thought to affect the value of the land were handled. As a result of these analyses, its distance from the city was found to be the most important factors affecting the value of the land. It was also found that farming land close to the city were more valuable than those far from the city. In other words, the farther the distance from the city is, the less the value of the land. Therefore, when agricultural land is evaluated, these factors need to be paid special attention. The study can be used for various purposes in calculating the value of the land in the district of Eregli.

**Keywords:** *Appraisal, agricultural land, regression analysis*

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