

2020 County Rents and Prices North Dakota

March 2020

An annual survey of farmers and ranchers was conducted to obtain average rental rates and the price of rented land in their localities. Approximately 8,000 North Dakota agricultural producers were sampled for this survey. Over 7,000 questionnaires were mailed on December 16th, 2019 and a follow-up mailing to non-respondents occurred on January 16th, 2020. On February 12th, 2020, an additional 1,000 producers were sampled for 9 counties with low response rates and questionnaires were sent to them on February 13th. Over 2,100 reports contained positive data. We would like to thank all who participated, for without their cooperation this report would not be possible.

The tables in this report contain county-level data for

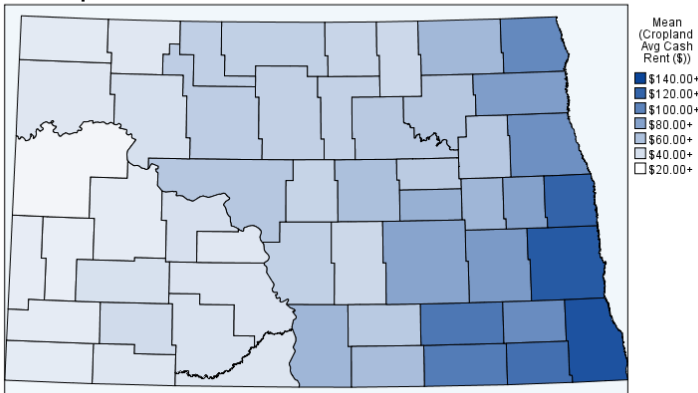
cropland, pastureland, and tame hayland. All data refer to non-irrigated land and only include information for cash rental arrangements. All fee-per-head, animal unit month and share rent arrangements were excluded.

The minimum and maximum prices show the range of reported local average data in each county. Field size, topography, soil type, location and availability of rental land affect this range. The published prices in this report should never be used as the only factor to establish rental arrangements.

We advise the reader to exercise discretion when using data from counties with less than fifteen reports tabulated. Using a 3-year average is one way to minimize variability that can occur from year to year.

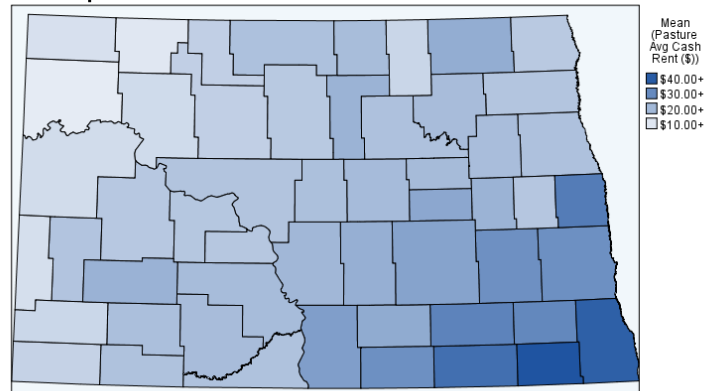
2020 Non-Irrigated Cropland Average Rents

Dollars per acre



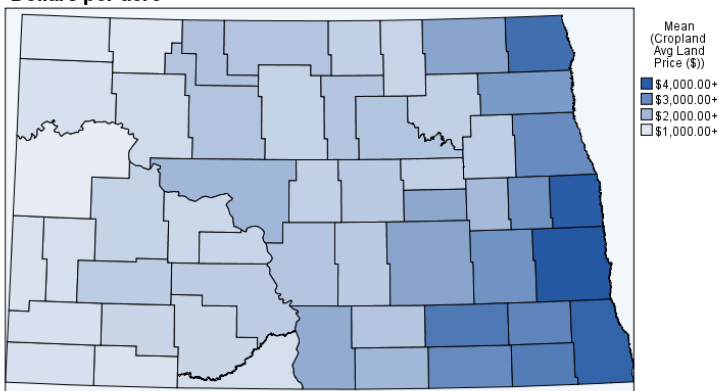
2020 Non-Irrigated Pastureland Average Rents

Dollars per acre



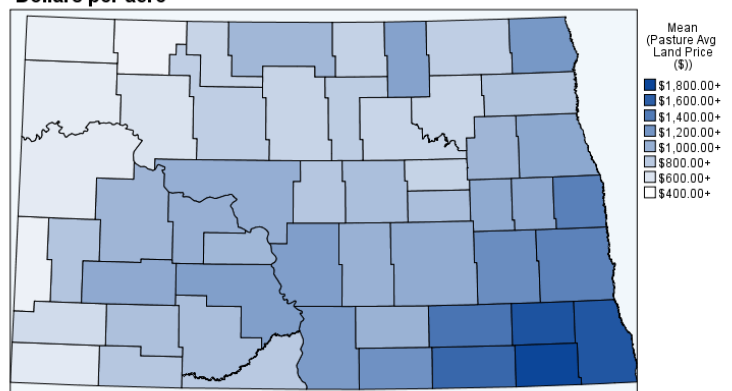
2020 Non-Irrigated Cropland Average Price of Rented Land

Dollars per acre



2020 Non-Irrigated Pastureland Average Price of Rented Land

Dollars per acre



NON-IRRIGATED CROPLAND CASH RENTS AND PRICES

North Dakota: 2020 and 5-Year Average

County	2015-2019 average		Number of reports ²	2020			Average rental rate	Average price of rented land
	Rental rate	Price of rented land ¹		Reported local average rental rate				
				Minimum	Maximum	Most frequently		
(dollars/acre)	(dollars/acre)	(number)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)	
Adams.....	37.50	1212.00	19	28.00	47.00	35.00	36.10	1110.00
Barnes.....	85.60	2788.00	59	40.00	130.00	100.00	84.80	2814.00
Benson.....	50.10	1563.00	27	45.00	70.00	50.00	54.20	1747.00
Billings.....	38.00	1177.00	14	22.00	40.00	25.00	30.50	1175.00
Bottineau.....	49.10	1654.00	52	24.00	85.00	50.00	50.30	1755.00
Bowman.....	35.50	1262.00	16	20.00	50.00	35.00	32.90	1148.00
Burke.....	35.50	1139.00	18	30.00	45.00	35.00	35.20	1030.00
Burleigh.....	53.30	1730.00	20	20.00	70.00	50.00	50.20	1739.00
Cass.....	121.20	4182.00	69	53.00	200.00	130.00	126.30	4083.00
Cavalier.....	66.90	2284.00	44	40.00	95.00	50.00	65.40	2434.00
Dickey.....	106.80	3072.00	26	50.00	150.00	100.00	104.30	2977.00
Divide.....	35.40	1044.00	36	22.00	55.00	30.00	33.50	1022.00
Dunn.....	34.00	1388.00	15	20.00	50.00	30.00	32.50	1438.00
Eddy.....	53.80	1752.00	18	31.00	75.00	50.00	53.20	1509.00
Emmons.....	72.00	1802.00	37	20.00	100.00	65.00	66.80	2300.00
Foster.....	74.60	2344.00	27	35.00	100.00	85.00	70.70	2371.00
Golden Valley.....	30.40	1125.00	18	20.00	65.00	30.00	31.70	1105.00
Grand Forks.....	85.40	2917.00	52	43.00	185.00	70.00	91.00	2972.00
Grant.....	34.10	1260.00	23	22.00	60.00	40.00	38.20	1375.00
Griggs.....	65.80	2055.00	20	45.00	90.00	70.00	67.10	1975.00
Hettinger.....	42.90	1632.00	28	28.00	60.00	50.00	42.90	1373.00
Kidder.....	48.40	1316.00	23	22.00	90.00	45.00	44.90	1628.00
LaMoure.....	100.50	2889.00	31	65.00	170.00	100.00	107.30	3375.00
Logan.....	57.80	1701.00	19	20.00	88.00	50.00	54.00	1720.00
McHenry.....	46.60	1399.00	33	35.00	75.00	50.00	49.90	1442.00
McIntosh.....	63.70	1821.00	19	45.00	82.00	50.00	62.20	2035.00
McKenzie.....	31.90	1118.00	19	15.00	36.00	30.00	25.90	870.00
McLean.....	57.40	2021.00	60	30.00	90.00	55.00	55.90	2031.00
Mercer.....	39.20	1360.00	21	22.00	85.00	35.00	39.50	1338.00
Morton.....	39.10	1506.00	29	25.00	60.00	40.00	37.60	1577.00
Mountrail.....	39.70	1457.00	51	25.00	75.00	40.00	39.80	1282.00
Nelson.....	55.80	1482.00	37	30.00	90.00	50.00	55.10	1551.00
Oliver.....	40.00	1547.00	17	20.00	45.00	35.00	35.10	1387.00
Pembina.....	100.60	3376.00	32	35.00	150.00	100.00	95.80	3609.00
Pierce.....	50.20	1741.00	29	30.00	70.00	50.00	49.30	1718.00
Ramsey.....	54.20	1509.00	36	40.00	77.00	50.00	55.80	1498.00
Ransom.....	102.60	3141.00	27	45.00	155.00	100.00	93.70	3133.00
Renville.....	50.10	1998.00	28	35.00	65.00	50.00	50.60	1791.00
Richland.....	132.10	4041.00	77	60.00	205.00	120.00	131.10	3842.00
Rolette.....	44.00	1287.00	23	25.00	65.00	50.00	47.00	1475.00
Sargent.....	114.70	3279.00	40	50.00	180.00	100.00	112.30	3292.00
Sheridan.....	45.00	1362.00	35	30.00	75.00	50.00	47.60	1502.00
Sioux.....	36.00	1101.00	6	30.00	48.00	30.00	36.70	1200.00
Slope.....	37.50	1299.00	20	20.00	50.00	30.00	32.70	1167.00
Stark.....	41.90	1544.00	29	19.00	50.00	40.00	39.20	1585.00
Steele.....	79.20	2652.00	23	45.00	120.00	75.00	80.30	2821.00
Stutsman.....	75.20	2172.00	52	40.00	115.00	100.00	78.20	2447.00
Towner.....	47.20	1583.00	17	25.00	60.00	50.00	44.70	1408.00
Traill.....	113.10	3762.00	43	40.00	200.00	140.00	120.20	3970.00
Walsh.....	80.40	2532.00	61	42.00	180.00	65.00	82.90	2668.00
Ward.....	52.80	1774.00	60	30.00	85.00	55.00	51.70	1762.00
Wells.....	60.00	2094.00	28	28.00	100.00	50.00	60.60	1624.00
Williams.....	35.30	1007.00	43	20.00	72.00	30.00	35.70	1145.00

¹ Question wording prior to 2018 asked for the average "value" of rented land, rather than average "price." ² Number of reports is based on positive responses to average rental rate, excluding ineligible responses (e.g., out-of-state).

NON-IRRIGATED PASTURELAND CASH RENTS AND PRICES

North Dakota: 2020 and 5-Year Average

County	2015-2019 average		2020					
	Rental rate	Price of rented land ¹	Number of reports ²	Reported local average rental rate			Average rental rate	Average price of rented land
				Minimum	Maximum	Most frequently		
	(dollars/acre)	(dollars/acre)	(number)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)
Adams.....	18.70	792.00	19	12.00	30.00	15.00	18.10	817.00
Barnes.....	25.20	1064.00	24	15.00	50.00	30.00	28.70	1253.00
Benson.....	15.40	655.00	19	12.00	30.00	15.00	18.20	715.00
Billings.....	19.50	802.00	15	7.00	27.00	15.00	17.50	831.00
Bottineau.....	17.40	753.00	31	7.00	30.00	10.00	18.30	936.00
Bowman.....	13.80	715.00	17	8.00	30.00	8.00	14.50	563.00
Burke.....	11.80	539.00	14	6.00	20.00	10.00	10.00	491.00
Burleigh.....	22.80	1119.00	19	10.00	30.00	18.00	20.40	1125.00
Cass.....	23.10	1377.00	24	13.00	60.00	20.00	28.80	1335.00
Cavalier.....	18.00	961.00	5	10.00	54.00	10.00	22.60	767.00
Dickey.....	39.20	1492.00	11	25.00	50.00	40.00	35.90	1542.00
Divide.....	11.40	563.00	22	7.00	26.00	10.00	11.50	513.00
Dunn.....	18.90	975.00	16	10.00	25.00	10.00	16.80	950.00
Eddy.....	21.90	897.00	15	9.00	25.00	25.00	19.50	730.00
Emmons.....	25.90	1043.00	31	10.00	40.00	25.00	25.70	1148.00
Foster.....	24.70	880.00	22	12.00	40.00	20.00	23.70	883.00
Golden Valley.....	15.00	671.00	18	4.00	30.00	10.00	11.90	502.00
Grand Forks.....	20.20	903.00	15	8.00	40.00	20.00	18.20	1055.00
Grant.....	18.30	849.00	24	8.00	40.00	25.00	19.20	885.00
Griggs.....	20.50	1100.00	15	10.00	35.00	20.00	21.30	1038.00
Hettinger.....	19.30	906.00	18	12.00	30.00	20.00	18.70	868.00
Kidder.....	23.20	807.00	19	15.00	28.00	25.00	22.10	982.00
LaMoure.....	33.10	1297.00	18	12.00	45.00	40.00	31.60	1442.00
Logan.....	25.10	1009.00	19	10.00	35.00	25.00	23.10	977.00
McHenry.....	18.50	774.00	27	8.00	25.00	15.00	16.50	720.00
McIntosh.....	28.40	1069.00	18	15.00	48.00	25.00	28.80	1223.00
McKenzie.....	11.50	626.00	21	6.00	20.00	10.00	12.50	552.00
McLean.....	17.80	964.00	40	8.00	40.00	20.00	17.60	1004.00
Mercer.....	17.40	960.00	27	14.00	22.00	15.00	17.00	995.00
Morton.....	19.40	1110.00	25	10.00	30.00	20.00	19.30	1119.00
Mountrail.....	12.50	688.00	37	7.00	35.00	10.00	12.70	610.00
Nelson.....	19.40	801.00	14	10.00	30.00	20.00	19.00	950.00
Oliver.....	18.50	1092.00	17	8.00	32.00	15.00	16.90	941.00
Pembina.....	21.00	1011.00	5	10.00	25.00	10.00	16.40	1175.00
Pierce.....	21.00	825.00	19	12.00	30.00	20.00	21.30	776.00
Ramsey.....	25.70	770.00	8	10.00	30.00	15.00	19.30	708.00
Ransom.....	33.30	1351.00	14	10.00	50.00	25.00	30.60	1692.00
Renville.....	16.80	910.00	13	10.00	22.00	15.00	15.20	719.00
Richland.....	36.60	1587.00	28	15.00	80.00	40.00	39.20	1670.00
Rolette.....	18.50	697.00	15	10.00	35.00	20.00	19.10	735.00
Sargent.....	39.70	1632.00	16	25.00	50.00	50.00	41.60	1789.00
Sheridan.....	17.20	770.00	33	10.00	28.00	10.00	18.50	823.00
Sioux.....	16.70	776.00	7	4.00	30.00	17.00	18.00	800.00
Slope.....	13.10	769.00	16	8.00	15.00	15.00	13.60	669.00
Stark.....	22.00	1021.00	26	10.00	48.00	20.00	21.40	1042.00
Steele.....	21.70	948.00	12	10.00	25.00	20.00	17.10	1057.00
Stutsman.....	24.70	991.00	42	12.00	45.00	25.00	24.70	1027.00
Towner.....	18.70	791.00	5	9.00	18.00	15.00	13.80	1100.00
Traill.....	34.00	1244.00	5	15.00	40.00	40.00	33.00	1350.00
Walsh.....	19.10	789.00	18	10.00	25.00	15.00	17.30	844.00
Ward.....	16.50	749.00	36	10.00	25.00	10.00	15.10	762.00
Wells.....	20.50	867.00	19	10.00	35.00	25.00	19.50	879.00
Williams.....	9.30	487.00	24	4.00	17.00	10.00	9.10	539.00

¹ Question wording prior to 2018 asked for the average "value" of rented land, rather than average "price." ² Number of reports is based on positive responses to average rental rate, excluding ineligible responses (e.g., out-of-state).

NON-IRRIGATED TAME HAYLAND CASH RENTS AND PRICES

North Dakota: 2020

County	2015-2019 average		2020					
	Rental rate	Price of rented land ¹	Number of reports ²	Reported local average rental rate			Average rental rate	Average price of rented land
				Minimum	Maximum	Most frequently		
	(dollars/acre)	(dollars/acre)	(number)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)
Adams.....	23.40	944.00	14	18.00	38.00	30.00	25.90	1005.00
Barnes.....	28.50	1400.00	14	15.00	60.00	40.00	34.10	1522.00
Benson.....	22.20	695.00	14	10.00	30.00	20.00	18.80	833.00
Billings.....	24.70	928.00	13	15.00	35.00	25.00	25.00	933.00
Bottineau.....	19.60	820.00	12	12.00	33.00	20.00	22.90	1079.00
Bowman.....	23.20	911.00	12	10.00	35.00	15.00	21.60	793.00
Burke.....	19.10	665.00	9	8.00	30.00	20.00	17.80	580.00
Burleigh.....	26.40	1149.00	17	10.00	60.00	20.00	29.10	1352.00
Cass.....	57.90	2002.00	8	40.00	80.00	50.00	55.50	2044.00
Cavalier.....	26.80	1161.00	(D)	(D)	(D)	(D)	(D)	(D)
Dickey.....	47.30	1470.00	9	25.00	70.00	30.00	41.10	1738.00
Divide.....	17.50	660.00	17	12.00	30.00	20.00	19.50	693.00
Dunn.....	24.80	1130.00	14	13.00	40.00	30.00	25.10	1150.00
Eddy.....	26.10	888.00	13	10.00	60.00	25.00	26.90	998.00
Emmons.....	33.60	1072.00	23	10.00	78.00	30.00	30.10	1461.00
Foster.....	35.50	1131.00	9	15.00	65.00	40.00	44.70	1069.00
Golden Valley.....	23.70	919.00	10	8.00	40.00	20.00	20.80	800.00
Grand Forks.....	42.60	1688.00	8	15.00	100.00	15.00	36.90	1579.00
Grant.....	26.80	1017.00	19	15.00	45.00	35.00	29.60	1101.00
Griggs.....	81.80	1035.00	6	30.00	65.00	30.00	45.00	1270.00
Hettinger.....	26.70	1110.00	14	12.00	40.00	20.00	26.50	1080.00
Kidder.....	25.80	883.00	18	15.00	40.00	30.00	27.10	1115.00
LaMoure.....	40.70	1527.00	8	15.00	65.00	15.00	38.80	1889.00
Logan.....	33.10	1083.00	12	10.00	60.00	60.00	32.40	1108.00
McHenry.....	19.90	783.00	24	8.00	40.00	25.00	19.00	792.00
McIntosh.....	32.40	1178.00	9	15.00	60.00	60.00	38.00	1158.00
McKenzie.....	19.60	675.00	15	10.00	20.00	20.00	16.50	593.00
McLean.....	23.70	1112.00	18	7.00	50.00	30.00	26.00	1386.00
Mercer.....	23.50	1075.00	16	18.00	52.00	20.00	25.80	1061.00
Morton.....	26.00	1267.00	19	10.00	40.00	20.00	25.50	1174.00
Mountrail.....	22.80	861.00	33	10.00	40.00	15.00	22.50	825.00
Nelson.....	26.50	1001.00	10	15.00	60.00	15.00	28.10	933.00
Oliver.....	25.70	1150.00	10	12.00	40.00	40.00	25.90	1043.00
Pembina.....	71.30	1065.00	5	20.00	35.00	20.00	27.40	1375.00
Pierce.....	22.80	851.00	14	8.00	40.00	35.00	26.00	895.00
Ramsey.....	27.90	799.00	5	10.00	30.00	20.00	20.00	620.00
Ransom.....	47.40	1830.00	10	10.00	80.00	60.00	45.50	2280.00
Renville.....	21.80	1040.00	9	12.00	50.00	20.00	26.40	844.00
Richland.....	47.50	1779.00	19	20.00	100.00	50.00	52.40	1537.00
Rolette.....	24.30	631.00	14	10.00	50.00	20.00	24.10	975.00
Sargent.....	50.60	1826.00	14	20.00	100.00	50.00	53.60	2017.00
Sheridan.....	53.10	918.00	24	15.00	40.00	30.00	28.00	978.00
Sioux.....	24.30	894.00	(D)	(D)	(D)	(D)	(D)	(D)
Slope.....	23.00	912.00	14	12.00	33.00	15.00	20.10	755.00
Stark.....	28.30	1148.00	21	20.00	50.00	25.00	29.10	1343.00
Steele.....	29.40	1120.00	4	20.00	50.00	20.00	30.00	1667.00
Stutsman.....	31.40	1093.00	26	18.00	50.00	35.00	34.50	1301.00
Towner.....	26.30	1042.00	4	10.00	35.00	10.00	23.00	1625.00
Traill.....	55.40	2257.00	(D)	(D)	(D)	(D)	(D)	(D)
Walsh.....	26.10	966.00	7	10.00	30.00	30.00	23.60	1070.00
Ward.....	22.10	910.00	18	10.00	50.00	25.00	24.90	1079.00
Wells.....	23.40	889.00	9	10.00	45.00	25.00	25.00	1044.00
Williams.....	14.40	596.00	11	10.00	35.00	20.00	21.60	690.00

(D) Withheld to avoid disclosing data for individual operations. ¹ Question wording prior to 2018 asked for the average "value" of rented land, rather than average "price."
² Number of reports is based on positive responses to average rental rate, excluding ineligible responses (e.g., out-of-state).