

2014 County Rents and Values

North Dakota

April 2014

An annual survey of farmers and ranchers was conducted to obtain average rental rates and the value of rented land in their localities. Approximately 4,000 North Dakota agricultural producers were sampled for this survey conducted January 27 – February 8, 2014. Almost 2,005 reports contained positive data. We would like to thank all who participated, for without their cooperation this report would not be possible.

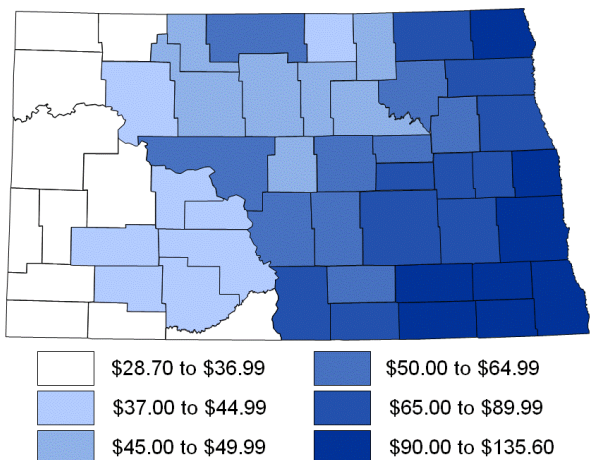
The tables in this report contain county-level data for cropland, pastureland, alfalfa hayland, other tame hayland and wild or prairie grass hayland. All data refer to non-irrigated land and only include information for

cash rental arrangements. All fee-per-head, animal unit month and share rent arrangements were excluded.

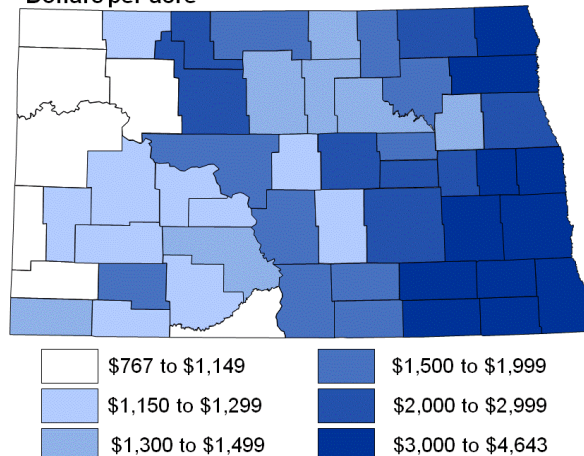
The minimum and maximum values show the range of reported local average data in each county. Field size, topography, soil type, location and availability of rental land affect this range. The published values in this report should never be used as the only factor to establish rental arrangements.

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.

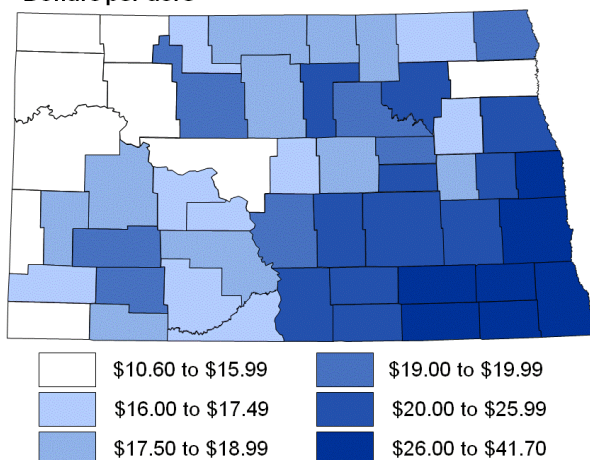
2014 Non-Irrigated Cropland Average Rents
Dollars per acre



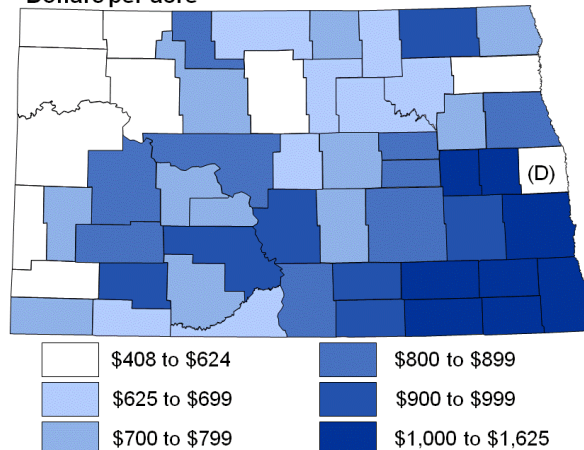
2014 Non-Irrigated Cropland Average Value of Rented Land
Dollars per acre



2014 Non-Irrigated Pastureland Average Rents
Dollars per acre



2014 Non-Irrigated Pastureland Average Value of Rented Land
Dollars per acre



(D) Withheld to avoid disclosing individuals operations

NON-IRRIGATED CROPLAND CASH RENTS AND VALUES

North Dakota: 2014 and 5-Year Average

County	2009-2013 average		2014					
	Rental rate	Value of rented land	Number of reports ¹	Reported local average rental rate			Average rental rate	Average value of rented land
				Minimum	Maximum	Most frequently		
	(dollars/acre)	(dollars/acre)	(number)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)
Adams.....	31.70	681.00	41	20.00	53.00	35.00	36.00	1,256.00
Barnes.....	65.80	1,765.00	34	35.00	125.00	100.00	84.10	3,074.00
Benson.....	42.10	993.00	45	30.00	72.00	40.00	49.30	1,490.00
Billings.....	31.30	717.00	28	25.00	60.00	40.00	36.90	1,224.00
Bottineau.....	41.30	978.00	46	31.00	70.00	45.00	50.20	1,904.00
Bowman.....	31.20	700.00	37	20.00	50.00	35.00	34.30	1,436.00
Burke.....	33.10	623.00	41	25.00	51.00	35.00	35.40	1,243.00
Burleigh.....	38.20	950.00	30	25.00	100.00	50.00	52.40	1,553.00
Cass.....	91.30	2,765.00	50	60.00	225.00	100.00	121.40	4,643.00
Cavalier.....	53.60	1,565.00	54	45.00	100.00	50.00	69.00	2,878.00
Dickey.....	85.70	2,023.00	27	60.00	150.00	100.00	106.30	3,320.00
Divide.....	32.70	603.00	35	28.00	50.00	35.00	35.70	796.00
Dunn.....	30.40	742.00	32	25.00	50.00	30.00	36.00	1,227.00
Eddy.....	44.90	997.00	33	30.00	100.00	55.00	54.10	1,807.00
Emmons.....	50.80	1,032.00	24	35.00	150.00	80.00	74.00	1,513.00
Foster.....	58.10	1,559.00	23	48.00	100.00	65.00	75.80	2,855.00
Golden Valley.....	28.60	650.00	33	20.00	54.00	30.00	33.60	988.00
Grand Forks.....	71.30	1,925.00	38	47.00	175.00	60.00	86.90	2,975.00
Grant.....	29.60	698.00	27	20.00	60.00	45.00	39.10	1,163.00
Griggs.....	54.50	1,241.00	29	45.00	100.00	60.00	66.60	2,435.00
Hettinger.....	37.20	879.00	30	30.00	60.00	30.00	41.60	1,661.00
Kidder.....	38.10	782.00	32	25.00	90.00	45.00	53.20	1,284.00
LaMoure.....	80.10	2,111.00	33	50.00	158.00	150.00	106.50	3,102.00
Logan.....	46.00	1,019.00	27	32.00	100.00	50.00	62.40	1,684.00
McHenry.....	39.50	799.00	28	30.00	65.00	50.00	45.10	1,370.00
McIntosh.....	47.00	898.00	20	40.00	100.00	65.00	68.80	1,853.00
McKenzie.....	27.00	530.00	29	20.00	50.00	25.00	28.70	767.00
McLean.....	48.10	1,124.00	37	34.00	100.00	50.00	57.50	1,901.00
Mercer.....	35.30	636.00	30	20.00	70.00	35.00	40.00	1,150.00
Morton.....	33.80	728.00	25	22.00	80.00	50.00	42.50	1,391.00
Mountrail.....	37.40	799.00	40	25.00	55.00	30.00	38.20	1,120.00
Nelson.....	43.90	957.00	36	31.25	75.00	50.00	53.20	1,479.00
Oliver.....	33.90	795.00	33	25.00	79.00	35.00	41.40	1,160.00
Pembina.....	79.80	2,415.00	28	50.00	200.00	100.00	96.10	3,377.00
Pierce.....	43.60	924.00	35	35.00	75.00	45.00	48.60	1,373.00
Ramsey.....	43.90	1,050.00	38	35.00	84.00	50.00	53.40	1,655.00
Ransom.....	80.50	1,980.00	29	50.00	150.00	100.00	96.60	3,390.00
Renville.....	44.40	1,154.00	39	35.00	67.50	50.00	49.60	2,040.00
Richland.....	106.80	2,911.00	27	75.00	200.00	100.00	135.60	4,156.00
Rolette.....	39.50	802.00	35	30.00	65.00	45.00	44.90	1,367.00
Sargent.....	81.10	2,029.00	32	42.00	200.00	100.00	109.40	3,248.00
Sheridan.....	38.90	841.00	24	25.00	70.00	40.00	45.00	1,254.00
Sioux.....	28.50	526.00	34	18.00	50.00	35.00	34.80	935.00
Slope.....	32.90	707.00	29	27.00	50.00	35.00	36.40	1,093.00
Stark.....	36.30	877.00	34	28.00	50.00	40.00	39.70	1,272.00
Steele.....	64.80	1,581.00	39	45.00	120.00	75.00	82.70	3,081.00
Stutsman.....	57.90	1,414.00	40	35.00	125.00	65.00	73.20	2,709.00
Towner.....	39.80	1,067.00	33	34.00	75.00	45.00	45.40	1,808.00
Traill.....	89.10	2,708.00	25	50.00	160.00	150.00	111.50	3,917.00
Walsh.....	69.10	1,984.00	29	45.00	175.00	100.00	85.00	3,534.00
Ward.....	46.00	1,077.00	31	25.00	70.00	50.00	49.10	2,066.00
Wells.....	44.50	1,412.00	26	25.00	100.00	45.00	57.90	2,252.00
Williams.....	30.50	553.00	35	20.00	50.00	30.00	34.20	862.00

¹ Number of reports is based on positive responses to average rental rate.

NON-IRRIGATED PASTURELAND CASH RENTS AND VALUES

North Dakota: 2014 and 5-Year Average

County	2009-2013 average		2014					
	Rental rate	Value of rented land	Number of reports ¹	Reported local average rental rate			Average rental rate	Average value of rented land
				Minimum	Maximum	Most frequently		
	(dollars/acre)	(dollars/acre)	(number)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)
Adams.....	14.30	424.00	31	8.00	30.00	15.00	17.90	653.00
Barnes	20.20	674.00	20	17.40	45.00	20.00	25.50	957.00
Benson.....	15.90	423.00	28	9.00	33.00	20.00	19.20	638.00
Billings	16.50	505.00	26	5.00	40.00	20.00	18.70	761.00
Bottineau.....	15.30	434.00	24	11.00	30.00	15.00	17.70	654.00
Bowman.....	13.60	425.00	29	6.50	28.00	15.00	15.60	727.00
Burke	10.30	305.00	21	6.00	15.00	10.00	11.10	464.00
Burleigh.....	16.30	607.00	35	11.00	30.00	20.00	19.50	920.00
Cass.....	24.40	961.00	14	10.00	75.00	40.00	38.70	1,377.00
Cavalier.....	13.20	633.00	15	5.00	30.00	15.00	16.40	954.00
Dickey	31.20	898.00	18	20.00	60.00	35.00	33.60	1,219.00
Divide.....	9.80	271.00	22	7.00	20.00	10.00	11.40	408.00
Dunn	15.40	488.00	29	8.00	30.00	20.00	17.80	813.00
Eddy.....	15.60	468.00	32	11.00	45.00	20.00	19.80	805.00
Emmons.....	18.70	588.00	22	10.00	30.00	20.00	20.30	829.00
Foster.....	18.40	583.00	14	18.00	35.00	20.00	25.40	888.00
Golden Valley	11.60	392.00	29	5.00	30.00	10.00	14.10	604.00
Grand Forks.....	16.10	508.00	11	15.00	38.00	15.00	20.60	855.00
Grant.....	14.10	444.00	24	10.00	30.00	15.00	16.70	772.00
Griggs	16.70	544.00	24	13.00	25.00	15.00	18.80	1,024.00
Hettinger	15.90	496.00	19	15.00	35.00	20.00	19.90	961.00
Kidder	17.90	482.00	32	8.00	38.00	20.00	20.70	730.00
LaMoure.....	26.30	874.00	17	15.00	45.00	25.00	28.40	1,133.00
Logan.....	19.60	593.00	28	10.00	40.00	20.00	23.90	902.00
McHenry	16.10	375.00	29	8.00	27.50	15.00	17.90	600.00
McIntosh	22.60	592.00	19	14.00	35.00	20.00	24.70	932.00
McKenzie	9.80	326.00	28	5.00	19.00	10.00	10.60	419.00
McLean	14.10	485.00	24	7.00	25.00	15.00	15.80	803.00
Mercer.....	14.40	436.00	33	8.00	33.00	20.00	17.40	749.00
Morton.....	15.90	501.00	23	12.00	28.00	20.00	18.90	912.00
Mountrail	11.40	330.00	34	5.00	21.00	10.00	11.20	529.00
Nelson.....	16.10	479.00	20	8.00	25.00	20.00	16.70	703.00
Oliver	13.90	483.00	35	9.50	27.00	15.00	16.70	767.00
Pembina.....	18.80	600.00	8	10.00	25.00	20.00	19.50	788.00
Pierce.....	16.30	417.00	24	12.00	40.00	20.00	20.70	650.00
Ramsey.....	19.50	470.00	9	15.00	35.00	25.00	25.60	629.00
Ransom	25.80	780.00	22	15.00	65.00	40.00	34.40	1,137.00
Renville	14.30	470.00	20	10.00	26.00	15.00	16.50	807.00
Richland.....	31.40	1,013.00	6	20.00	65.00	(D)	41.70	1,625.00
Rolette	16.00	430.00	32	7.00	30.00	15.00	18.00	739.00
Sargent	31.10	906.00	16	11.00	50.00	30.00	33.80	1,277.00
Sheridan	15.10	461.00	22	10.00	25.00	15.00	17.40	667.00
Sioux.....	13.00	336.00	29	7.00	30.00	15.00	17.10	675.00
Slope.....	14.10	410.00	18	7.00	30.00	15.00	17.00	621.00
Stark	17.40	569.00	31	10.00	30.00	20.00	19.30	800.00
Steele.....	17.50	545.00	16	10.00	55.00	20.00	25.70	1,013.00
Stutsman.....	18.90	612.00	26	12.00	40.00	20.00	23.30	870.00
Towner.....	15.30	482.00	12	10.00	30.00	20.00	18.00	650.00
Traill	(D)	(D)	4	12.00	45.00	(D)	27.40	(D)
Walsh.....	14.50	492.00	9	5.00	28.00	5.00	13.30	606.00
Ward	14.20	446.00	18	8.00	32.50	20.00	19.50	790.00
Wells	15.50	594.00	16	8.00	27.00	15.00	17.60	767.00
Williams	9.90	288.00	21	5.00	30.00	10.00	11.70	469.00

(D) Withheld to avoid disclosing data for individual operations. ¹ Number of reports is based on positive responses to average rental rate.

NON-IRRIGATED HAYLAND CASH RENTS AND VALUES

North Dakota: 2014

County	Alfalfa ¹			Other tame hay ²			Wild or prairie grass ³		
	Number of reports ⁴	Average rental rate	Average value of rented land	Number of reports ⁴	Average rental rate	Average value of rented land	Number of reports ⁴	Average rental rate	Average value of rented land
	(number)	(dollars/acre)	(dollars/acre)	(number)	(dollars/acre)	(dollars/acre)	(number)	(dollars/acre)	(dollars/acre)
Adams	24	30.20	990.00	21	24.60	972.00	16	19.20	667.00
Barnes	10	56.20	1,750.00	6	27.80	(D)	6	25.80	1,175.00
Benson	10	29.00	869.00	14	21.60	598.00	13	18.50	506.00
Billings	21	28.40	1,058.00	17	25.10	905.00	16	18.10	724.00
Bottineau	11	29.80	1,084.00	8	19.30	807.00	11	14.20	508.00
Bowman	22	25.10	969.00	23	22.20	807.00	19	16.60	630.00
Burke	11	24.60	639.00	8	16.10	408.00	8	13.30	307.00
Burleigh	16	32.50	1,444.00	13	26.30	1,188.00	15	21.30	900.00
Cass	6	127.50	3,200.00	8	42.50	1,600.00	5	34.00	1,340.00
Cavalier	4	38.80	1,938.00	5	26.00	1,340.00	5	25.00	825.00
Dickey.....	9	66.10	3,133.00	6	31.70	1,133.00	10	32.50	1,229.00
Divide	9	22.70	490.00	8	16.80	343.00	7	13.40	321.00
Dunn.....	20	26.90	1,068.00	18	22.80	1,008.00	17	19.70	838.00
Eddy	17	34.40	1,276.00	16	21.30	860.00	17	17.70	794.00
Emmons	14	48.90	1,319.00	10	26.80	950.00	14	21.60	742.00
Foster	6	47.50	1,550.00	4	28.80	767.00	6	25.80	710.00
Golden Valley	10	23.30	777.00	7	16.90	600.00	7	15.10	550.00
Grand Forks	11	69.70	1,917.00	9	34.20	1,200.00	7	23.30	870.00
Grant	20	30.80	1,053.00	19	25.90	876.00	16	17.10	796.00
Griggs.....	9	48.00	1,700.00	11	33.60	1,280.00	12	22.90	839.00
Hettinger.....	9	29.90	1,307.00	11	21.50	1,194.00	8	19.50	995.00
Kidder	20	39.60	1,290.00	14	23.90	829.00	11	16.30	528.00
LaMoure	12	68.60	1,938.00	8	32.00	1,157.00	10	26.20	843.00
Logan	19	39.00	1,048.00	17	28.60	846.00	18	23.90	705.00
McHenry	15	25.90	968.00	15	19.10	588.00	16	17.80	559.00
McIntosh.....	11	50.00	1,494.00	11	29.40	1,056.00	15	22.40	791.00
McKenzie.....	16	20.50	581.00	11	17.10	483.00	15	12.30	400.00
McLean.....	6	28.30	1,433.00	7	25.60	988.00	10	16.40	607.00
Mercer	15	26.10	1,077.00	11	22.40	823.00	11	17.60	739.00
Morton	14	30.70	1,150.00	13	24.60	900.00	13	18.20	634.00
Mountrail.....	17	27.20	760.00	13	20.40	650.00	13	10.90	488.00
Nelson	7	34.60	1,071.00	8	25.60	886.00	8	16.50	600.00
Oliver	20	29.40	1,096.00	16	21.90	822.00	14	17.00	690.00
Pembina	3	51.70	1,000.00	4	27.00	838.00	3	15.70	733.00
Pierce	8	35.40	1,069.00	9	22.00	525.00	10	17.70	594.00
Ramsey	7	41.10	820.00	5	23.00	500.00	3	16.70	350.00
Ransom	8	94.40	2,481.00	4	53.80	1,675.00	7	33.60	1,100.00
Renville.....	11	29.60	843.00	5	14.20	413.00	5	12.40	363.00
Richland	4	87.50	2,375.00	4	50.00	1,525.00	(D)	(D)	(D)
Rolette	14	30.00	867.00	10	20.60	630.00	13	19.30	477.00
Sargent.....	4	61.00	2,117.00	5	34.80	1,260.00	6	27.50	1,088.00
Sheridan	9	30.40	1,111.00	9	23.70	857.00	9	21.10	794.00
Sioux	24	27.80	968.00	20	22.00	802.00	17	16.30	617.00
Slope	14	31.10	906.00	9	24.00	719.00	6	15.30	522.00
Stark	24	30.50	1,087.00	18	24.00	921.00	14	17.60	767.00
Steele	9	85.60	2,886.00	5	35.00	967.00	6	32.00	879.00
Stutsman	18	42.50	2,431.00	13	35.20	1,950.00	9	25.90	906.00
Towner	7	36.40	1,250.00	8	19.90	920.00	6	19.80	800.00
Traill.....	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)
Walsh	5	34.00	1,325.00	4	13.80	820.00	4	11.80	610.00
Ward.....	12	27.80	933.00	8	21.30	720.00	9	18.60	750.00
Wells.....	5	52.00	2,360.00	6	23.70	1,060.00	5	17.00	675.00
Williams	10	23.10	450.00	5	14.40	313.00	6	10.20	330.00

(D) Withheld to avoid disclosing data for individual operations. ¹ Alfalfa and alfalfa-grass mixtures to be cut for hay. ² Excludes grain hay and wild hay. ³ To be cut for hay. ⁴ Number of reports is based on positive response to average rental rate.