

2015 County Rents and Values

North Dakota

April 2015

An annual survey of farmers and ranchers was conducted to obtain average rental rates and the value of rented land in their localities. Approximately 4,500 North Dakota agricultural producers were sampled for this survey conducted January 20 – 30, 2015. Almost 1,850 reports contained positive data. We would like to thank all who participated, for without their cooperation this report would not be possible.

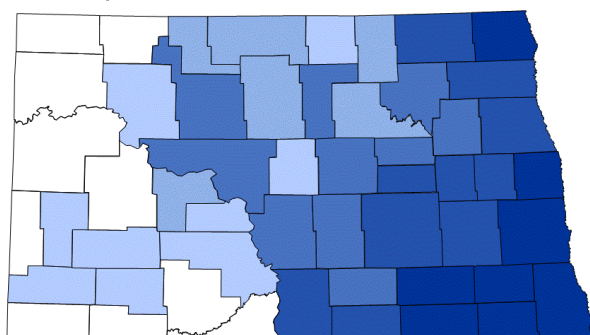
The tables in this report contain county-level data for cropland, pastureland, alfalfa hayland, other tame hayland and wild or prairie grass hayland. All data refer to non-irrigated land and only include information for

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.

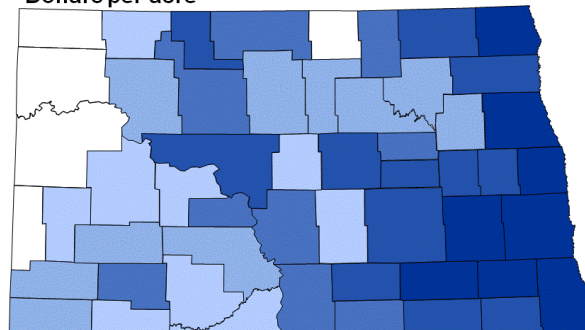
We advise the reader to exercise discretion when using data from counties with less than fifteen reports tabulated. Using a 3-year average is one way to minimize variability that can occur from year to year.

2015 Non-Irrigated Cropland Average Rents
Dollars per acre



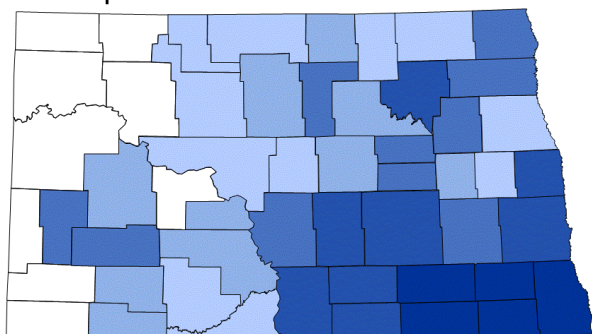
\$32.20 to \$36.99	\$50.00 to \$69.99
\$37.00 to \$43.99	\$70.00 to \$99.99
\$44.00 to \$49.99	\$100.00 to \$131.90

2015 Non-Irrigated Cropland Average Value of Rented Land
Dollars per acre



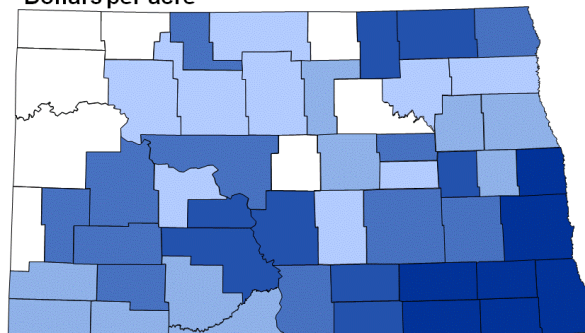
\$852 to \$1,149	\$1,700 to \$1,999
\$1,150 to \$1,399	\$2,000 to \$2,999
\$1,400 to \$1,699	\$3,000 to \$4,821

2015 Non-Irrigated Pastureland Average Rents
Dollars per acre



\$10.80 to \$16.99	\$20.00 to \$24.99
\$17.00 to \$18.49	\$25.00 to \$29.99
\$18.50 to \$19.99	\$30.00 to \$43.10

2015 Non-Irrigated Pastureland Average Value of Rented Land
Dollars per acre



\$394 to \$649	\$850 to \$999
\$650 to \$749	\$1,000 to \$1,199
\$750 to \$849	\$1,200 to \$1,546

NON-IRRIGATED CROPLAND CASH RENTS AND VALUES

North Dakota: 2015 and 5-Year Average

County	2010-2014 average		2015					
	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.....	33.10	832.00	35	20.00	47.00	35.00	35.50	1,356.00
Barnes.....	71.10	2,110.00	47	33.00	150.00	80.00	85.20	3,047.00
Benson.....	44.30	1,150.00	25	30.00	65.00	50.00	48.90	1,512.00
Billings.....	33.50	861.00	21	25.00	60.00	40.00	38.30	1,327.00
Bottineau.....	43.70	1,227.00	36	38.00	65.00	50.00	49.10	1,800.00
Bowman.....	32.30	880.00	16	24.00	60.00	35.00	36.30	1,539.00
Burke.....	34.20	788.00	26	26.00	48.00	30.00	34.40	1,171.00
Burleigh.....	41.90	1,115.00	37	28.00	90.00	60.00	54.60	1,775.00
Cass.....	99.00	3,303.00	48	50.00	220.00	120.00	125.60	4,821.00
Cavalier.....	57.70	1,929.00	31	45.00	100.00	75.00	71.20	2,521.00
Dickey.....	93.10	2,391.00	25	61.00	150.00	100.00	108.80	2,855.00
Divide.....	33.60	663.00	24	25.00	50.00	35.00	34.70	852.00
Dunn.....	32.10	893.00	24	20.00	48.00	25.00	34.10	1,191.00
Eddy.....	47.60	1,229.00	24	35.00	75.00	50.00	52.50	1,837.00
Emmons.....	58.00	1,184.00	35	40.00	175.00	100.00	90.70	1,825.00
Foster.....	63.30	1,931.00	26	40.00	135.00	70.00	80.40	2,413.00
Golden Valley.....	30.00	736.00	17	25.00	53.00	30.00	33.60	1,066.00
Grand Forks.....	76.70	2,267.00	53	40.00	175.00	60.00	82.50	3,027.00
Grant.....	31.90	826.00	26	24.00	50.00	30.00	34.20	1,155.00
Griggs.....	58.40	1,560.00	29	35.00	110.00	80.00	70.10	2,298.00
Hettinger.....	38.50	1,075.00	27	30.00	55.00	40.00	42.20	1,775.00
Kidder.....	42.70	928.00	33	27.00	90.00	50.00	50.50	1,234.00
LaMoure.....	87.60	2,445.00	41	60.00	180.00	100.00	107.10	3,175.00
Logan.....	50.80	1,203.00	23	35.00	140.00	50.00	63.40	2,043.00
McHenry.....	40.70	948.00	38	27.00	85.00	40.00	48.10	1,416.00
McIntosh.....	53.60	1,131.00	24	35.00	120.00	50.00	73.50	1,770.00
McKenzie.....	27.60	599.00	25	18.00	50.00	30.00	32.20	948.00
McLean.....	51.50	1,321.00	49	35.00	100.00	40.00	60.20	2,121.00
Mercer.....	37.60	758.00	23	20.00	67.00	45.00	44.00	1,319.00
Morton.....	36.00	885.00	32	20.00	70.00	40.00	39.80	1,623.00
Mountrail.....	37.60	906.00	30	20.00	62.00	35.00	38.50	1,419.00
Nelson.....	46.70	1,116.00	33	30.00	100.00	55.00	55.80	1,472.00
Oliver.....	36.10	899.00	23	30.00	75.00	35.00	43.30	1,814.00
Pembina.....	85.70	2,715.00	24	45.00	165.00	100.00	104.60	3,387.00
Pierce.....	45.70	1,047.00	32	25.00	80.00	50.00	50.50	1,661.00
Ramsey.....	46.40	1,226.00	33	35.00	70.00	45.00	50.90	1,539.00
Ransom.....	87.00	2,401.00	28	45.00	200.00	100.00	101.40	3,273.00
Renville.....	46.00	1,418.00	26	35.00	60.00	45.00	49.10	2,132.00
Richland.....	114.70	3,316.00	47	55.00	225.00	125.00	131.90	4,063.00
Rolette.....	40.90	949.00	27	28.00	65.00	45.00	43.40	1,100.00
Sargent.....	89.70	2,379.00	29	70.00	180.00	100.00	113.30	2,996.00
Sheridan.....	41.40	982.00	23	30.00	60.00	45.00	43.20	1,257.00
Sioux.....	30.20	630.00	16	19.00	45.00	40.00	35.80	1,187.00
Slope.....	34.40	827.00	28	25.00	55.00	35.00	39.50	1,431.00
Stark.....	37.80	1,005.00	24	25.00	55.00	45.00	43.10	1,563.00
Steele.....	70.40	1,982.00	35	55.00	135.00	70.00	80.20	2,846.00
Stutsman.....	62.50	1,731.00	49	40.00	150.00	80.00	80.40	2,444.00
Towner.....	41.60	1,284.00	27	30.00	65.00	45.00	46.80	1,793.00
Traill.....	96.50	3,122.00	36	70.00	170.00	125.00	115.00	3,804.00
Walsh.....	73.70	2,415.00	37	45.00	190.00	150.00	88.50	2,585.00
Ward.....	47.10	1,316.00	46	38.00	75.00	50.00	52.40	1,963.00
Wells.....	48.20	1,687.00	25	35.00	95.00	50.00	59.70	2,142.00
Williams.....	31.80	640.00	29	20.00	60.00	40.00	35.80	879.00

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

NON-IRRIGATED PASTURELAND CASH RENTS AND VALUES

North Dakota: 2015 and 5-Year Average

County	2010-2014 average		2015					
	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.....	15.10	492.00	27	12.00	30.00	13.00	18.50	810.00
Barnes	21.80	761.00	19	10.00	40.00	20.00	21.20	971.00
Benson.....	16.80	482.00	18	10.00	30.00	25.00	19.40	571.00
Billings	17.30	584.00	15	12.00	30.00	22.00	21.90	935.00
Bottineau.....	16.10	496.00	22	10.00	25.00	20.00	17.70	697.00
Bowman.....	14.10	503.00	14	8.00	30.00	14.00	15.40	770.00
Burke	10.60	352.00	15	5.00	20.00	10.00	10.80	461.00
Burleigh.....	17.10	693.00	38	12.00	45.00	15.00	22.60	1,134.00
Cass.....	26.90	1,111.00	15	15.00	50.00	15.00	27.00	1,315.00
Cavalier.....	13.90	711.00	6	10.00	40.00	15.00	17.50	1,012.00
Dickey	32.30	992.00	18	21.00	65.00	50.00	41.60	1,262.00
Divide.....	10.20	308.00	15	7.00	25.00	10.00	13.40	394.00
Dunn	16.30	583.00	27	10.00	40.00	15.00	18.70	864.00
Eddy.....	16.50	562.00	22	15.00	45.00	20.00	22.90	866.00
Emmons.....	19.30	665.00	36	20.00	45.00	30.00	29.10	969.00
Foster.....	20.10	674.00	16	10.00	35.00	20.00	22.70	745.00
Golden Valley	12.20	442.00	17	7.00	27.00	20.00	16.00	623.00
Grand Forks.....	17.50	589.00	13	9.00	30.00	15.00	17.50	766.00
Grant.....	15.00	532.00	26	10.00	35.00	20.00	17.80	796.00
Griggs	17.40	671.00	24	10.00	35.00	20.00	19.90	1,145.00
Hettinger	16.80	614.00	21	10.00	30.00	15.00	19.60	853.00
Kidder	18.60	548.00	28	14.00	40.00	25.00	25.40	734.00
LaMoure.....	27.20	981.00	24	15.00	50.00	40.00	35.50	1,397.00
Logan.....	20.90	678.00	23	15.00	40.00	20.00	25.20	1,082.00
McHenry	16.70	432.00	46	10.00	40.00	20.00	19.20	748.00
McIntosh	23.50	688.00	22	15.00	50.00	30.00	29.40	1,008.00
McKenzie	10.00	361.00	16	6.00	25.00	8.00	11.40	609.00
McLean	14.80	565.00	32	8.00	35.00	15.00	17.60	850.00
Mercer.....	15.20	507.00	21	10.00	25.00	15.00	15.90	729.00
Morton.....	16.60	601.00	32	7.00	30.00	20.00	19.60	1,146.00
Mountrail	11.50	386.00	26	7.50	27.30	10.00	13.00	691.00
Nelson.....	16.40	550.00	18	10.00	50.00	15.00	20.40	794.00
Oliver	14.60	565.00	23	13.00	28.00	20.00	19.70	1,174.00
Pembina.....	19.60	670.00	9	10.00	40.00	20.00	21.00	957.00
Pierce.....	17.50	481.00	19	14.00	30.00	30.00	21.70	754.00
Ramsey.....	20.90	517.00	8	20.00	40.00	20.00	28.80	681.00
Ransom	27.60	868.00	20	15.00	60.00	25.00	33.00	1,229.00
Renville	14.80	561.00	12	9.00	25.00	15.00	17.50	978.00
Richland.....	35.00	1,195.00	16	15.00	80.00	40.00	43.10	1,463.00
Rolette	16.80	512.00	21	10.00	25.00	20.00	18.60	641.00
Sargent	32.50	1,024.00	15	15.00	50.00	40.00	38.50	1,546.00
Sheridan	16.00	523.00	22	10.00	30.00	10.00	17.30	594.00
Sioux.....	14.10	416.00	12	11.00	30.00	20.00	17.10	750.00
Slope.....	15.00	471.00	19	7.00	35.00	15.00	16.10	808.00
Stark	18.00	642.00	20	12.00	35.00	20.00	22.40	970.00
Steele.....	18.70	654.00	16	10.00	30.00	15.00	17.70	796.00
Stutsman.....	20.30	686.00	36	15.00	35.00	20.00	25.90	980.00
Towner.....	16.30	542.00	8	10.00	30.00	15.00	17.10	1,008.00
Traill	(D)	(D)	7	10.00	60.00	15.00	28.10	1,383.00
Walsh.....	14.20	537.00	18	6.00	30.00	25.00	20.70	670.00
Ward	15.20	528.00	29	8.00	25.00	20.00	17.40	710.00
Wells	15.90	669.00	17	12.00	35.00	20.00	19.90	835.00
Williams	10.30	333.00	25	5.00	20.00	15.00	12.40	416.00

(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: 2015

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	21	28.20	1,235.00	18	20.70	969.00	19	18.90	776.00
Barnes	8	76.90	3,000.00	7	29.30	1,230.00	8	28.40	1,181.00
Benson	7	30.40	807.00	7	21.40	514.00	6	17.50	493.00
Billings	10	31.20	1,220.00	7	26.60	1,183.00	7	22.90	1,000.00
Bottineau	10	31.50	1,093.00	10	19.30	744.00	10	16.50	(D)
Bowman	13	26.20	1,094.00	10	21.70	994.00	8	14.90	873.00
Burke	7	22.60	770.00	6	18.50	613.00	7	13.70	288.00
Burleigh	18	35.30	1,597.00	14	25.30	1,193.00	18	20.40	928.00
Cass	10	106.50	3,627.00	5	55.40	2,017.00	5	60.00	2,040.00
Cavalier	4	51.00	1,650.00	(D)	(D)	(D)	(D)	(D)	(D)
Dickey.....	9	74.70	2,072.00	4	57.50	1,033.00	5	41.00	1,000.00
Divide	8	26.70	632.00	7	19.90	407.00	6	15.30	417.00
Dunn.....	17	28.30	1,121.00	12	21.90	913.00	10	15.00	763.00
Eddy	9	47.20	1,535.00	9	25.00	883.00	9	21.30	789.00
Emmons	20	55.50	1,500.00	20	34.80	1,124.00	18	29.40	893.00
Foster	4	52.50	1,040.00	3	(D)	1,100.00	5	34.00	940.00
Golden Valley	9	28.30	939.00	9	23.90	863.00	7	14.30	583.00
Grand Forks	7	56.30	1,900.00	7	32.70	1,197.00	8	19.00	805.00
Grant	14	32.40	1,045.00	11	26.30	877.00	13	20.20	805.00
Griggs.....	9	52.20	1,856.00	6	32.00	1,067.00	5	28.00	967.00
Hettinger.....	10	28.80	1,215.00	10	25.50	988.00	6	20.80	783.00
Kidder	19	33.30	1,038.00	15	23.50	700.00	17	22.40	738.00
LaMoure	11	69.10	2,911.00	6	37.50	1,288.00	4	30.00	1,383.00
Logan	10	45.00	1,606.00	7	27.90	1,014.00	9	20.70	1,000.00
McHenry	18	27.00	1,068.00	20	18.30	736.00	20	17.40	643.00
McIntosh.....	14	48.60	1,531.00	13	29.20	1,103.00	15	26.70	958.00
McKenzie.....	13	28.60	867.00	9	24.70	632.00	10	15.80	592.00
McLean.....	11	28.80	1,327.00	9	23.80	1,082.00	9	17.80	831.00
Mercer	15	28.20	1,047.00	12	23.80	938.00	14	20.10	729.00
Morton	15	30.30	1,343.00	13	23.90	1,250.00	13	17.90	941.00
Mountrail.....	17	26.20	994.00	9	20.20	668.00	10	12.90	436.00
Nelson	8	53.00	1,069.00	7	21.40	671.00	7	20.00	638.00
Oliver	14	29.10	1,583.00	10	22.00	980.00	10	22.90	1,083.00
Pembina	4	93.80	2,700.00	3	15.70	967.00	3	(D)	1,100.00
Pierce	11	31.80	975.00	10	22.40	733.00	10	16.10	613.00
Ramsey	4	32.50	1,088.00	6	22.20	605.00	5	20.60	619.00
Ransom	8	93.80	3,250.00	8	40.60	1,369.00	7	40.70	1,492.00
Renville.....	7	31.30	1,750.00	5	20.40	833.00	7	17.30	644.00
Richland	12	100.40	2,950.00	11	42.70	1,450.00	13	38.90	1,340.00
Rolette	12	29.30	895.00	11	24.00	679.00	10	16.60	670.00
Sargent.....	10	88.00	2,767.00	8	40.30	1,267.00	11	41.60	1,267.00
Sheridan	12	29.80	967.00	10	24.20	842.00	12	15.20	560.00
Sioux	11	32.30	706.00	7	25.10	707.00	7	18.90	517.00
Slope	12	27.70	1,083.00	10	24.20	941.00	7	19.40	828.00
Stark	11	31.40	1,363.00	10	24.50	1,000.00	11	20.80	871.00
Steele	5	55.00	1,775.00	4	32.50	975.00	5	23.40	940.00
Stutsman	16	54.80	1,425.00	11	30.70	1,044.00	14	24.70	1,044.00
Towner	4	30.80	1,384.00	(D)	(D)	(D)	(D)	(D)	(D)
Trail.....	4	103.80	3,117.00	(D)	(D)	(D)	(D)	(D)	(D)
Walsh	12	45.70	1,180.00	12	27.50	881.00	9	24.90	753.00
Ward.....	12	31.00	1,275.00	7	20.70	830.00	6	14.50	490.00
Wells.....	6	31.00	1,075.00	5	23.00	638.00	8	16.40	620.00
Williams	10	23.50	570.00	8	18.40	503.00	8	12.00	435.00

(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.