



North Dakota

2004 County Rents & Values

April 2004

Introduction

The USDA's North Dakota Agricultural Statistics Service conducts an annual survey of farmers and ranchers to obtain rental rates and the value of rented land in their localities. This report is the result of the 2004 survey.

The 2004 Survey

Over 3,800 North Dakota agricultural producers were sampled for this survey conducted January 20 - February 12, 2004. Of those selected, approximately 3,000 reports were collected. We would like to thank all who participated, for without their cooperation this report would not be possible.

The Data

The tables in this report contain county-level data for cropland, pasture, alfalfa hay, other tame hay and wild hay. All data refer to non-irrigated land and only includes information for cash rental arrangements. All share rent arrangements were excluded.

County-level data includes number of positive reports, minimum and maximum rent reported, the most frequently reported rent (mode), average of positive

cash rents reported and the average of positive land values reported. Also included is a 5-year average of rents and values.

The minimum and maximum show the range of reported 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.

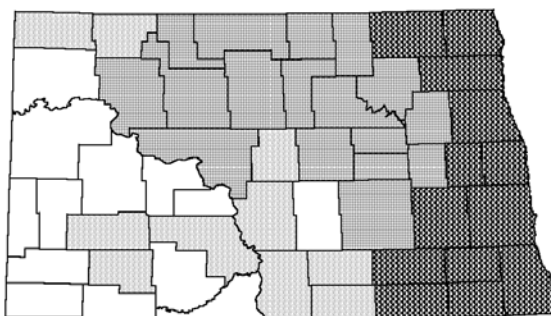
We advise the reader to exercise discretion when using data from counties with less than fifteen reports tabulated. Using a 3-year average is one way to minimize variability that can occur from year to year.

Other Reports

State-level estimates for cropland and pasture will be available in the *Land Values and Cash Rents* report released August 6, 2004.

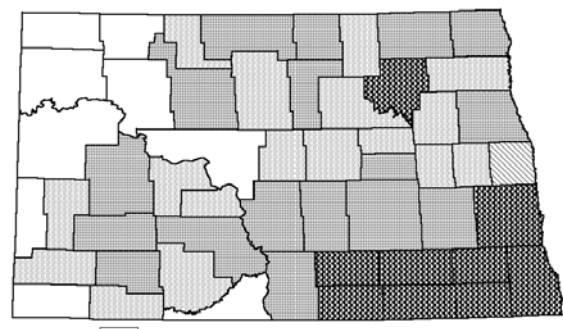
For additional information, contact the North Dakota Agricultural Statistics Service at 701-239-5306 or toll free at 1-800-626-3134. Check out our website at <http://www.nass.usda.gov/nd/>.

2004 Non-Irrigated Cropland Average Rents
Dollars Per Acre



\$20.50 to \$24.99	\$30.00 to \$36.99
\$25.00 to \$29.99	\$37.00 to \$73.50

2004 Non-Irrigated Pasture Average Rents
Dollars Per Acre



\$7.00 to \$9.99	\$11.50 to \$12.99
\$10.00 to \$11.49	\$13.00 to \$24.50
Insufficient Data	

~ Compiled and Published by ~

NON-IRRIGATED CROPLAND CASH RENTS AND VALUES

North Dakota, 2004 and 5-Year Average

County	1999-2003 Average		2004						
	Average Rental Rate	Average Value of Rented Land	Number of Reports ^{1/}	Minimum Rent Reported	Maximum Rent Reported	Most Frequently Reported Rent	Average Rental Rate	Average Value of Rented Land	
	-- Dollars Per Acre --		-- No --	----- Dollars Per Acre -----					
Adams	21.80	258.00	46	18.00	30.00	20.00	22.60	324.00	
Barnes	37.60	450.00	53	31.00	50.00	40.00	40.30	560.00	
Benson	28.60	327.00	42	25.00	40.00	30.00	30.90	380.00	
Billings	20.50	296.00	32	15.00	30.00	20.00	22.30	316.00	
Bottineau	30.00	384.00	48	17.50	41.50	30.00	31.50	437.00	
Bowman	20.90	264.00	45	17.00	35.00	25.00	24.20	323.00	
Burke	27.20	327.00	52	15.00	40.00	30.00	26.20	327.00	
Burleigh	24.20	301.00	44	17.00	60.00	25.00	25.70	402.00	
Cass	55.10	857.00	52	40.00	77.00	50.00	56.90	955.00	
Cavalier	37.20	533.00	52	20.00	55.00	40.00	39.70	675.00	
Dickey	36.70	430.00	36	30.00	75.00	45.00	43.10	621.00	
Divide	26.20	317.00	46	20.00	35.00	25.00	26.60	348.00	
Dunn	20.90	268.00	51	15.00	31.50	25.00	23.20	324.00	
Eddy	30.20	328.00	29	20.00	40.00	35.00	32.50	384.00	
Emmons	25.60	311.00	36	20.00	37.50	30.00	28.70	347.00	
Foster	35.10	398.00	35	20.00	45.00	35.00	35.60	424.00	
Golden Valley	22.70	278.00	34	15.00	32.00	25.00	23.40	310.00	
Grand Forks	45.50	643.00	48	20.00	75.00	45.00	45.00	623.00	
Grant	22.30	265.00	45	17.50	35.00	20.00	22.70	299.00	
Griggs	34.80	372.00	37	25.00	46.00	35.00	36.50	410.00	
Hettinger	26.40	346.00	51	15.00	40.00	28.00	28.20	423.00	
Kidder	22.50	247.00	38	13.50	33.00	25.00	24.10	280.00	
LaMoure	37.80	476.00	39	23.00	60.00	45.00	42.00	676.00	
Logan	25.40	294.00	35	20.00	32.00	25.00	26.10	366.00	
McHenry	30.70	349.00	50	15.00	40.00	30.00	30.70	369.00	
McIntosh	23.70	276.00	37	18.00	41.00	25.00	25.20	342.00	
McKenzie	21.00	296.00	42	13.50	27.50	20.00	21.50	329.00	
McLean	32.70	412.00	55	25.00	45.00	35.00	34.10	442.00	
Mercer	21.90	273.00	49	18.00	33.00	20.00	23.40	318.00	
Morton	24.40	275.00	52	20.00	40.00	25.00	26.00	329.00	
Mountrail	29.50	378.00	44	19.00	45.00	35.00	31.10	413.00	
Nelson	31.40	352.00	40	25.00	55.00	35.00	33.70	393.00	
Oliver	22.70	274.00	40	17.00	35.00	20.00	24.40	310.00	
Pembina	55.30	922.00	41	35.00	99.00	50.00	58.60	1,040.00	
Pierce	29.10	337.00	39	23.00	40.00	30.00	31.50	374.00	
Ramsey	30.90	360.00	43	20.00	40.00	30.00	32.00	396.00	
Ransom	43.10	539.00	32	35.00	55.00	50.00	47.10	690.00	
Renville	33.60	457.00	41	25.00	45.00	35.00	34.70	480.00	
Richland	64.00	1016.00	42	50.00	125.00	75.00	73.50	1,254.00	
Rolette	29.20	331.00	39	20.00	42.50	30.00	30.00	390.00	
Sargent	44.60	573.00	38	35.00	65.00	50.00	48.00	723.00	
Sheridan	27.90	297.00	34	18.00	33.00	30.00	28.30	328.00	
Sioux	19.60	201.00	47	12.00	28.00	20.00	20.90	247.00	
Slope	22.20	278.00	38	17.00	33.00	25.00	24.70	325.00	
Stark	24.30	313.00	49	18.00	40.00	30.00	27.20	352.00	
Steele	43.80	531.00	36	30.00	65.00	40.00	46.50	646.00	
Stutsman	32.90	366.00	45	25.00	45.00	35.00	35.30	488.00	
Towner	29.10	363.00	44	23.00	37.00	35.00	31.10	420.00	
Traill	55.90	828.00	41	43.50	75.00	60.00	60.00	953.00	
Walsh	45.50	643.00	53	20.00	84.00	35.00	44.00	641.00	
Ward	35.20	484.00	40	27.50	45.00	35.00	36.40	489.00	
Wells	30.50	396.00	42	25.00	45.00	30.00	31.80	418.00	
Williams	23.20	339.00	54	15.00	30.00	25.00	24.00	354.00	

^{1/} Number of reports is based on positive responses to average rental rates.

NON-IRRIGATED PASTURE CASH RENTS AND VALUES

North Dakota, 2004 and 5-Year Average

County	1999-2003 Average		2004						
	Average Rental Rate	Average Value of Rented Land	Number of Reports ^{1/}	Minimum Rent Reported	Maximum Rent Reported	Most Frequently Reported Rent	Average Rental Rate	Average Value of Rented Land	
	-- Dollars Per Acre --		-- No --	----- Dollars Per Acre -----					
Adams	10.30	159.00	37	4.50	20.00	10.00	11.20	213.00	
Barnes	11.40	194.00	28	8.50	15.00	10.00	12.20	225.00	
Benson	9.90	155.00	41	5.00	20.00	10.00	10.40	185.00	
Billings	11.30	201.00	26	5.00	18.00	12.00	11.30	238.00	
Bottineau	10.60	185.00	38	8.00	20.00	10.00	11.50	221.00	
Bowman	9.30	154.00	35	4.00	17.50	10.00	9.50	191.00	
Burke	8.00	141.00	37	5.00	15.00	7.00	7.90	158.00	
Burleigh	10.30	188.00	45	9.00	18.00	10.00	11.60	211.00	
Cass	14.50	322.00	19	10.00	25.00	20.00	15.70	378.00	
Cavalier	9.30	192.00	14	5.00	20.00	10.00	11.60	222.00	
Dickey	15.70	235.00	30	13.00	35.00	20.00	20.30	318.00	
Divide	7.50	151.00	29	5.00	12.50	9.00	8.00	152.00	
Dunn	10.50	178.00	49	5.00	20.00	10.00	11.70	211.00	
Eddy	10.60	164.00	32	6.00	20.00	10.00	10.70	195.00	
Emmons	11.20	177.00	35	10.00	20.00	12.00	12.40	212.00	
Foster	11.40	176.00	31	10.00	20.00	10.00	11.80	196.00	
Golden Valley	7.60	132.00	26	4.00	15.00	8.00	8.10	177.00	
Grand Forks	10.00	187.00	19	5.00	25.00	10.00	12.50	209.00	
Grant	10.00	166.00	41	7.00	15.00	10.00	10.30	221.00	
Griggs	10.30	165.00	28	7.50	15.00	10.00	11.10	224.00	
Hettinger	11.40	200.00	39	8.00	18.00	12.00	12.40	240.00	
Kidder	11.70	164.00	39	10.00	19.00	12.00	12.50	204.00	
LaMoure	13.30	239.00	31	9.00	25.00	15.00	15.20	302.00	
Logan	12.00	185.00	41	10.00	17.00	14.00	13.60	269.00	
McHenry	10.40	164.00	45	6.00	17.00	10.00	11.40	183.00	
McIntosh	12.90	181.00	38	10.00	25.00	12.00	14.40	242.00	
McKenzie	7.50	146.00	37	2.00	17.00	10.00	8.50	173.00	
McLean	9.50	182.00	48	7.00	14.00	10.00	9.80	214.00	
Mercer	9.60	176.00	52	7.75	15.00	10.00	10.30	203.00	
Morton	10.60	173.00	46	8.00	17.00	10.00	11.60	225.00	
Mountrail	7.80	147.00	29	5.00	12.00	6.00	8.10	172.00	
Nelson	10.20	169.00	30	5.00	20.00	10.00	10.20	187.00	
Oliver	9.90	181.00	42	7.00	16.00	10.00	10.20	200.00	
Pembina	11.80	254.00	13	9.00	20.00	10.00	12.70	300.00	
Pierce	10.50	162.00	32	8.00	22.00	12.00	12.00	191.00	
Ramsey	11.60	189.00	17	5.00	25.00	10.00	14.60	223.00	
Ransom	15.50	255.00	24	8.00	28.00	20.00	17.50	363.00	
Renville	10.10	194.00	23	7.00	20.00	10.00	11.40	208.00	
Richland	15.60	294.00	14	10.00	48.00	15.00	24.20	461.00	
Rolette	10.50	176.00	34	5.00	30.00	10.00	12.70	204.00	
Sargent	17.10	277.00	26	12.50	35.00	20.00	22.20	350.00	
Sheridan	9.60	148.00	33	7.00	15.00	10.00	10.10	180.00	
Sioux	8.20	132.00	36	3.00	17.00	10.00	9.00	153.00	
Slope	10.00	162.00	23	5.00	20.00	8.00	10.10	190.00	
Stark	11.80	207.00	50	9.00	20.00	12.00	12.90	236.00	
Steele	10.50	183.00	14	5.00	20.00	10.00	11.10	196.00	
Stutsman	11.40	191.00	36	8.00	20.00	12.00	12.50	240.00	
Towner	10.30	179.00	26	5.00	18.00	10.00	10.50	204.00	
Traill	D	D	D	D	D	D	D	D	
Walsh	10.10	179.00	31	6.00	20.00	10.00	10.90	218.00	
Ward	9.80	185.00	27	7.00	20.00	12.00	12.30	217.00	
Wells	10.40	176.00	32	5.00	20.00	12.00	10.80	174.00	
Williams	7.10	148.00	36	4.00	15.00	5.00	7.30	157.00	

^{1/} Number of reports is based on positive response to average rental rate. D=Withheld due to insufficient data.

NON-IRRIGATED HAYLAND CASH RENTS AND VALUES

North Dakota, 2004

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
	-- No --	-- Dollars Per Acre --		-- No --	-- Dollars Per Acre --		-- No --	-- Dollars Per Acre --	
Adams	34	19.00	285.00	33	14.70	240.00	31	12.10	203.00
Barnes	15	32.20	517.00	17	21.20	346.00	19	14.00	273.00
Benson	12	19.30	298.00	20	12.00	202.00	16	10.30	179.00
Billings	26	21.60	292.00	21	18.40	276.00	22	13.60	238.00
Bottineau	23	19.70	292.00	23	13.70	234.00	21	11.70	206.00
Bowman	30	18.80	276.00	22	15.50	229.00	22	12.60	192.00
Burke	14	15.60	230.00	18	11.80	179.00	17	8.40	154.00
Burleigh	28	20.50	331.00	25	13.90	242.00	28	11.30	205.00
Cass	16	50.60	779.00	13	29.10	559.00	10	23.80	495.00
Cavalier	7	20.00	438.00	8	18.90	268.00	9	14.70	199.00
Dickey	18	36.10	536.00	15	22.40	351.00	18	18.80	306.00
Divide	13	18.20	313.00	13	12.40	158.00	12	8.50	143.00
Dunn	34	20.30	303.00	33	16.70	265.00	30	12.10	205.00
Eddy	13	23.40	310.00	21	12.90	217.00	20	10.50	188.00
Emmons	19	25.20	324.00	21	14.40	233.00	21	11.50	200.00
Foster	13	28.70	344.00	15	15.90	243.00	16	12.30	202.00
Golden Valley	19	20.90	277.00	16	12.00	215.00	16	8.50	167.00
Grand Forks	17	35.30	447.00	12	20.60	305.00	15	16.40	241.00
Grant	36	21.80	284.00	28	16.30	237.00	27	11.70	212.00
Griggs	8	26.90	358.00	11	14.70	221.00	11	12.60	229.00
Hettinger	33	20.70	328.00	22	16.60	266.00	18	13.40	241.00
Kidder	30	17.80	253.00	27	13.70	214.00	28	11.30	194.00
LaMoure	13	28.40	666.00	12	16.20	426.00	13	13.20	282.00
Logan	24	21.90	325.00	25	14.90	280.00	28	12.90	257.00
McHenry	27	18.50	253.00	28	12.90	204.00	26	11.30	186.00
McIntosh	26	22.70	342.00	23	17.10	260.00	24	13.60	227.00
McKenzie	18	20.30	279.00	23	17.50	263.00	22	8.80	167.00
McLean	17	22.20	344.00	25	16.20	261.00	25	11.40	202.00
Mercer	40	19.90	285.00	36	15.50	234.00	33	10.30	200.00
Morton	35	22.80	320.00	29	17.00	270.00	32	12.50	228.00
Mountrail	19	23.10	323.00	15	12.60	248.00	18	9.70	161.00
Nelson	17	27.60	339.00	18	15.90	237.00	17	12.70	202.00
Oliver	29	21.40	296.00	29	15.80	237.00	27	10.30	198.00
Pembina	9	41.10	650.00	6	14.30	350.00	8	12.30	264.00
Pierce	18	17.20	246.00	22	11.60	194.00	25	10.90	182.00
Ramsey	6	27.50	358.00	11	18.90	283.00	7	13.70	231.00
Ransom	12	40.00	659.00	11	23.40	459.00	8	19.30	342.00
Renville	10	20.90	363.00	9	10.70	255.00	9	9.60	209.00
Richland	D	D	D	10	27.20	478.00	12	20.70	400.00
Rolette	18	24.10	334.00	16	16.10	244.00	14	14.80	202.00
Sargent	14	41.80	650.00	13	23.40	419.00	17	21.00	364.00
Sheridan	18	17.50	261.00	21	11.30	191.00	19	9.50	170.00
Sioux	41	19.80	217.00	37	16.20	195.00	33	10.00	157.00
Slope	25	20.60	260.00	22	16.20	227.00	15	11.30	181.00
Stark	42	21.70	319.00	35	17.60	280.00	27	14.10	243.00
Steele	10	41.30	508.00	D	D	D	9	10.10	183.00
Stutsman	16	24.80	438.00	14	15.20	253.00	19	13.40	219.00
Towner	11	22.60	317.00	13	15.30	244.00	9	11.60	222.00
Traill	D	D	D	D	D	D	D	D	D
Walsh	13	29.10	359.00	15	14.40	236.00	17	12.10	214.00
Ward	10	24.00	325.00	11	18.70	239.00	13	14.60	191.00
Wells	9	21.80	342.00	17	12.30	188.00	21	11.30	187.00
Williams	15	16.80	289.00	15	12.20	204.00	16	7.00	146.00

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 rates. D=Withheld due to insufficient data.