



North Dakota

2005 County Rents & Values

April 2005

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 2005 survey.

The 2005 Survey

Over 3,300 North Dakota agricultural producers were contacted for this survey conducted January 18-29, 2005. Of those contacted, approximately 2,900 reports were collected with nearly 2,300 containing positive data. 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 include 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 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.

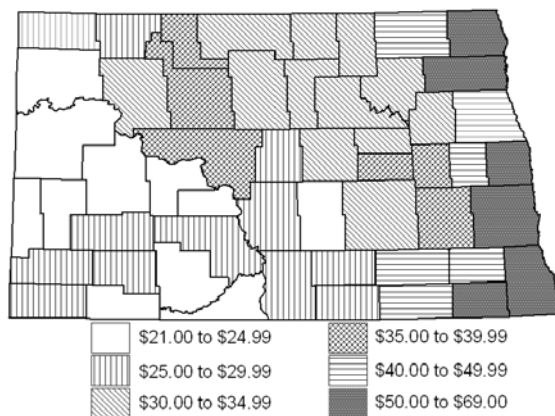
We advise the reader to exercise discretion when using data from counties with less than fifteen reports tabulated. Using a 3-year average is one way to minimize variability that can occur from year to year.

Other Reports

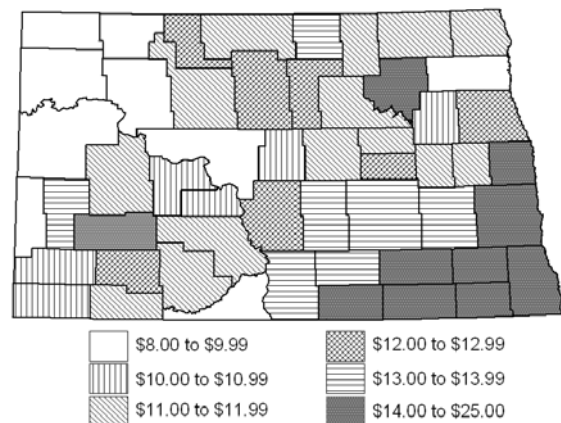
State-level estimates for cropland and pasture will be available in the *Land Values and Cash Rents* report released August 5, 2005.

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/>.

2005 Non-Irrigated Cropland Average Rents
Dollars Per Acre



2005 Non-Irrigated Pasture Average Rents
Dollars Per Acre



~ Compiled and Published by ~

NON-IRRIGATED CROPLAND CASH RENTS AND VALUES

North Dakota, 2005 and 5-Year Average

County	2000-2004 Average		2005						
	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	22.20	276.00	42	16.00	32.00	20.00	22.90	341.00	
Barnes	38.40	477.00	37	30.00	50.00	40.00	39.70	615.00	
Benson	29.20	336.00	39	22.00	43.00	30.00	31.10	398.00	
Billings	20.80	301.00	29	15.00	30.00	25.00	22.70	371.00	
Bottineau	30.60	398.00	42	17.50	45.00	35.00	33.10	475.00	
Bowman	21.40	278.00	32	17.00	35.75	25.00	26.50	355.00	
Burke	27.20	330.00	40	24.50	35.00	25.00	28.40	352.00	
Burleigh	24.80	332.00	32	20.00	38.00	25.00	26.70	454.00	
Cass	55.60	878.00	38	36.00	75.00	65.00	59.20	1,086.00	
Cavalier	37.70	561.00	52	30.00	57.50	40.00	40.60	727.00	
Dickey	38.60	478.00	32	35.00	60.00	50.00	46.20	807.00	
Divide	26.20	323.00	34	20.00	30.00	25.00	26.10	371.00	
Dunn	21.40	282.00	35	15.00	32.00	25.00	22.30	337.00	
Eddy	30.50	343.00	31	22.00	40.00	35.00	32.30	421.00	
Emmons	26.40	325.00	44	20.00	36.00	30.00	29.10	395.00	
Foster	35.30	406.00	39	30.00	40.00	35.00	36.50	467.00	
Golden Valley	22.80	282.00	40	15.00	35.00	25.00	23.60	338.00	
Grand Forks	44.90	620.00	44	25.00	85.00	50.00	49.50	742.00	
Grant	22.70	281.00	36	18.00	30.00	25.00	23.90	335.00	
Griggs	35.40	380.00	32	25.00	44.00	35.00	35.80	427.00	
Hettinger	26.80	363.00	41	20.00	37.00	25.00	27.90	471.00	
Kidder	22.80	257.00	44	14.00	35.00	25.00	24.40	310.00	
LaMoure	39.10	529.00	33	30.00	60.00	35.00	40.50	710.00	
Logan	25.70	314.00	30	21.00	40.00	25.00	26.80	405.00	
McHenry	30.80	360.00	31	18.00	42.00	30.00	33.50	420.00	
McIntosh	24.20	292.00	28	22.00	40.00	25.00	27.90	425.00	
McKenzie	21.00	302.00	31	16.00	30.00	20.00	21.80	319.00	
McLean	32.90	421.00	33	23.00	47.00	35.00	35.30	500.00	
Mercer	22.10	284.00	32	18.00	32.00	22.00	23.50	373.00	
Morton	24.90	293.00	31	17.50	35.00	25.00	25.90	402.00	
Mountrail	29.50	382.00	38	23.25	45.00	30.00	31.60	462.00	
Nelson	31.90	361.00	41	20.00	40.00	35.00	32.80	414.00	
Oliver	23.10	285.00	40	18.00	35.00	25.00	24.20	351.00	
Pembina	56.30	952.00	46	30.00	85.00	50.00	58.50	1,314.00	
Pierce	29.60	345.00	46	25.00	40.00	30.00	31.40	403.00	
Ramsey	31.10	365.00	39	25.00	47.50	35.00	33.30	434.00	
Ransom	44.20	575.00	31	35.00	60.00	50.00	47.10	778.00	
Renville	33.90	458.00	51	25.00	45.00	35.00	36.00	498.00	
Richland	65.90	1,071.00	32	47.00	100.00	75.00	68.20	1,298.00	
Rolette	29.70	344.00	34	23.45	40.00	35.00	32.00	408.00	
Sargent	45.60	603.00	38	35.00	75.00	50.00	50.50	854.00	
Sheridan	27.70	299.00	33	20.00	40.00	30.00	28.50	332.00	
Sioux	20.00	213.00	34	14.00	30.00	20.00	21.20	254.00	
Slope	22.90	292.00	44	17.00	35.00	20.00	25.80	392.00	
Stark	25.30	324.00	32	18.00	40.00	25.00	27.30	415.00	
Steele	44.50	554.00	36	35.00	55.00	40.00	43.90	542.00	
Stutsman	33.60	391.00	37	20.00	45.00	40.00	33.80	504.00	
Towner	29.50	374.00	44	25.00	40.00	30.00	31.80	424.00	
Traill	56.40	837.00	39	30.00	75.00	60.00	59.80	996.00	
Walsh	44.40	632.00	39	30.00	87.50	40.00	52.80	852.00	
Ward	35.80	490.00	44	26.00	49.00	35.00	38.70	573.00	
Wells	30.80	400.00	29	24.00	41.80	30.00	33.80	474.00	
Williams	23.50	346.00	33	18.00	31.00	25.00	24.90	369.00	

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

NON-IRRIGATED PASTURE CASH RENTS AND VALUES

North Dakota, 2005 and 5-Year Average

County	2000-2004 Average		2005						
	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	10.80	171.00	33	7.00	20.00	10.00	11.70	226.00	
Barnes	11.60	203.00	16	9.00	20.00	12.00	13.20	253.00	
Benson	10.10	160.00	30	8.00	20.00	10.00	11.10	193.00	
Billings	11.60	213.00	29	5.00	20.00	11.00	13.50	269.00	
Bottineau	10.80	193.00	29	7.00	16.00	10.00	11.40	209.00	
Bowman	9.30	163.00	21	4.68	20.00	10.00	10.80	203.00	
Burke	8.10	144.00	21	4.50	15.00	7.00	8.20	163.00	
Burleigh	10.60	197.00	29	7.40	20.00	10.00	12.90	297.00	
Cass	15.00	334.00	6	20.00	40.00	20.00	25.00	406.00	
Cavalier	9.70	200.00	11	5.00	19.50	10.00	11.40	233.00	
Dickey	17.00	253.00	21	13.50	30.00	25.00	21.40	387.00	
Divide	7.60	152.00	19	5.00	15.00	10.00	9.10	170.00	
Dunn	10.80	186.00	38	7.00	16.00	10.00	11.70	245.00	
Eddy	10.50	170.00	30	5.75	17.00	10.00	11.00	204.00	
Emmons	11.60	189.00	42	10.00	22.00	12.00	13.20	254.00	
Foster	11.40	182.00	25	10.00	15.00	12.00	12.30	221.00	
Golden Valley	7.60	142.00	37	4.00	18.00	7.00	9.20	219.00	
Grand Forks	10.40	191.00	15	7.00	20.00	10.00	12.30	251.00	
Grant	10.10	183.00	34	7.50	20.00	10.00	11.10	226.00	
Griggs	10.40	182.00	29	8.00	15.00	10.00	11.40	215.00	
Hettinger	11.60	209.00	28	9.00	22.00	12.00	12.70	272.00	
Kidder	11.80	176.00	42	7.00	20.00	14.00	13.20	229.00	
LaMoure	14.10	255.00	26	10.00	25.00	12.00	15.10	323.00	
Logan	12.50	206.00	30	10.00	20.00	12.00	13.80	281.00	
McHenry	10.70	171.00	36	5.00	21.20	10.00	12.60	199.00	
McIntosh	13.40	198.00	28	10.00	22.00	15.00	15.90	283.00	
McKenzie	7.70	152.00	21	4.00	15.00	5.00	8.50	164.00	
McLean	9.60	189.00	22	7.00	12.50	10.00	9.70	216.00	
Mercer	9.70	182.00	34	6.00	15.00	10.00	10.30	282.00	
Morton	10.80	189.00	31	7.00	15.00	10.00	11.30	269.00	
Mountrail	7.70	152.00	34	6.40	16.00	10.00	9.30	185.00	
Nelson	10.10	176.00	23	9.00	15.00	10.00	10.90	209.00	
Oliver	10.10	186.00	43	7.50	19.00	10.00	10.90	229.00	
Pembina	11.50	255.00	18	4.00	20.00	10.00	11.00	340.00	
Pierce	10.80	170.00	41	8.00	22.00	10.00	12.60	230.00	
Ramsey	12.30	194.00	12	10.00	25.00	10.00	14.00	254.00	
Ransom	16.30	278.00	22	10.00	30.00	20.00	18.60	360.00	
Renville	10.30	197.00	26	8.00	20.00	12.00	12.50	206.00	
Richland	17.20	327.00	9	10.00	42.00	15.00	22.10	442.00	
Rolette	10.90	184.00	25	8.00	25.00	10.00	13.70	246.00	
Sargent	18.20	292.00	29	10.00	35.00	25.00	22.60	468.00	
Sheridan	9.80	155.00	28	8.00	15.00	10.00	10.90	195.00	
Sioux	8.40	139.00	22	5.00	18.00	8.00	9.90	174.00	
Slope	10.10	170.00	31	4.50	18.00	10.00	10.60	229.00	
Stark	12.20	216.00	30	10.00	22.00	12.00	14.50	302.00	
Steele	10.80	190.00	18	7.00	20.00	10.00	11.00	188.00	
Stutsman	11.80	204.00	37	9.00	20.00	12.00	13.20	254.00	
Towner	10.50	187.00	19	5.50	15.00	10.00	11.20	200.00	
Traill	12.80	299.00	6	10.00	25.00	10.00	14.20	343.00	
Walsh	10.20	186.00	13	5.00	20.00	10.00	9.50	238.00	
Ward	10.50	195.00	33	8.00	15.00	10.00	11.10	204.00	
Wells	10.40	176.00	25	5.60	16.00	10.00	11.80	213.00	
Williams	7.20	151.00	26	4.00	15.00	6.00	8.10	177.00	

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

NON-IRRIGATED HAYLAND CASH RENTS AND VALUES

North Dakota, 2005

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	27	20.60	325.00	21	15.60	251.00	18	12.00	234.00
Barnes	D	D	D	9	20.20	334.00	10	11.80	198.00
Benson	17	21.60	317.00	18	13.70	229.00	17	11.70	195.00
Billings	23	22.20	343.00	17	19.30	325.00	17	15.30	277.00
Bottineau	15	21.60	294.00	13	12.10	247.00	14	11.30	220.00
Bowman	16	18.60	260.00	12	16.70	229.00	10	11.90	193.00
Burke	10	18.30	300.00	12	10.90	203.00	8	7.90	163.00
Burleigh	19	22.70	412.00	15	15.80	319.00	14	12.50	268.00
Cass	D	D	D	D	D	D	D	D	D
Cavalier	7	22.10	508.00	12	16.90	369.00	11	15.30	311.00
Dickey	15	36.00	638.00	10	23.10	481.00	11	21.00	446.00
Divide	6	19.20	283.00	11	11.60	210.00	12	9.20	150.00
Dunn	25	17.20	310.00	26	16.40	298.00	20	13.00	234.00
Eddy	16	18.60	332.00	19	13.10	248.00	14	10.70	225.00
Emmons	26	28.90	375.00	26	17.00	279.00	28	12.40	253.00
Foster	10	23.80	364.00	12	15.00	257.00	14	12.90	231.00
Golden Valley	20	18.30	299.00	19	13.90	265.00	22	9.70	212.00
Grand Forks	10	33.20	476.00	7	18.20	314.00	6	8.50	175.00
Grant	23	23.00	294.00	23	17.60	279.00	25	13.20	234.00
Griggs	11	29.60	351.00	10	16.80	241.00	8	12.00	219.00
Hettinger	20	21.70	379.00	17	17.50	301.00	14	14.10	291.00
Kidder	39	18.00	295.00	27	14.30	259.00	30	12.90	228.00
LaMoure	13	34.90	633.00	12	19.40	343.00	12	15.60	318.00
Logan	18	22.90	385.00	16	17.00	319.00	16	12.40	271.00
McHenry	13	17.60	257.00	17	12.60	203.00	24	12.10	187.00
McIntosh	18	23.60	401.00	15	16.30	316.00	14	15.30	283.00
McKenzie	11	17.20	289.00	11	14.30	232.00	7	9.60	175.00
McLean	9	21.60	329.00	D	D	D	10	8.60	216.00
Mercer	25	20.90	306.00	21	14.20	279.00	23	10.40	255.00
Morton	17	24.70	363.00	15	16.80	307.00	15	10.50	249.00
Mountrail	15	21.90	302.00	14	14.90	231.00	13	10.30	166.00
Nelson	16	30.10	353.00	15	14.40	256.00	13	10.60	207.00
Oliver	20	21.30	314.00	24	17.00	261.00	22	11.00	221.00
Pembina	9	37.40	611.00	12	14.30	300.00	10	12.50	235.00
Pierce	18	19.60	282.00	27	12.00	203.00	23	11.20	205.00
Ramsey	D	D	D	8	18.40	299.00	6	10.80	256.00
Ransom	11	43.00	742.00	14	26.60	508.00	10	20.80	348.00
Renville	10	27.00	309.00	9	15.10	225.00	9	10.70	188.00
Richland	9	55.00	1019.00	7	27.60	433.00	6	13.70	444.00
Rolette	11	22.90	334.00	8	15.40	292.00	9	12.20	314.00
Sargent	16	45.10	713.00	17	26.40	484.00	14	21.60	431.00
Sheridan	13	14.10	257.00	14	11.60	196.00	14	10.90	162.00
Sioux	25	20.80	236.00	22	15.70	205.00	18	10.30	169.00
Slope	29	19.40	331.00	24	15.80	285.00	20	11.50	221.00
Stark	20	22.50	374.00	13	19.50	315.00	13	14.10	248.00
Steele	10	39.20	450.00	6	21.70	336.00	D	D	D
Stutsman	25	25.50	356.00	16	17.90	267.00	21	13.40	228.00
Towner	8	22.00	337.00	11	13.80	251.00	8	10.00	181.00
Traill	D	D	D	D	D	D	D	D	D
Walsh	6	22.50	368.00	9	12.30	206.00	8	10.60	184.00
Ward	10	24.80	447.00	12	16.80	265.00	17	12.40	207.00
Wells	D	D	D	12	13.70	220.00	11	13.10	198.00
Williams	10	21.10	301.00	6	16.30	262.00	8	10.20	183.00

^{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.