



North Dakota

# 2008 County Rents & Values

March 2008

## Introduction

The North Dakota Field Office of USDA's National Agricultural Statistics Service conducts an annual survey of farmers and ranchers to obtain average rental rates and the value of rented land in their localities. This report marks the twentieth year that the survey has been conducted by the North Dakota Field Office. The 2008 survey results are included in this report.

## The 2008 Survey

Approximately 4,300 North Dakota agricultural producers were sampled for this survey conducted January 22 – February 2, 2008. More than 3,400 reports were collected with over 2,400 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, 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.

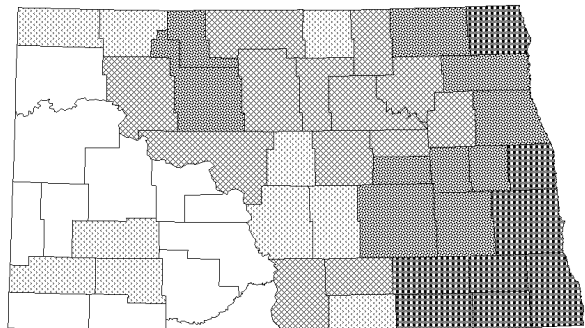
We advise the reader to exercise discretion when using data from counties with less than fifteen reports tabulated. Using a 3-year average is one way to minimize variability that can occur from year to year.

## Other Reports

State-level estimates for cropland and pasture will be available in the Land Values and Cash Rents report released August 4, 2008.

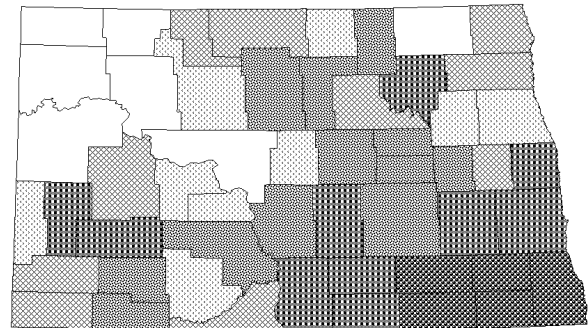
For additional information, contact the USDA, NASS, North Dakota Field Office at 701-239-5306 or toll free at 1-800-626-3134. Check out our website at <http://www.nass.usda.gov/nd/>.

**2008 Non-Irrigated Cropland Average Rents**  
Dollars Per Acre



\$25.10 to \$29.99	\$40.00 to \$59.99
\$30.00 to \$34.99	\$60.00 to \$82.20
\$35.00 to \$39.99	

**2008 Non-Irrigated Pastureland Average Rents**  
Dollars Per Acre



\$7.90 to \$10.99	\$14.00 to \$15.49
\$11.00 to \$12.99	\$15.50 to \$19.99
\$13.00 to \$13.99	\$20.00 to \$29.80

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701-239-5306 ■ E-mail: [nass-nd@nass.usda.gov](mailto:nass-nd@nass.usda.gov) ■ To access NASS reports - <http://www.nass.usda.gov>

# NON-IRRIGATED CROPLAND CASH RENTS AND VALUES

North Dakota, 2008 and 5-Year Average

County	2003-2007 Average		2008					
	Rental Rate	Value of Rented Land	Number Of Reports <sup>1/</sup>	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	23.60	365.00	35	20.00	43.00	25.00	29.50	537.00
Barnes	41.70	641.00	30	30.00	80.00	45.00	50.40	1,053.00
Benson	30.90	399.00	41	20.00	55.00	35.00	35.60	561.00
Billings	22.80	361.00	34	15.00	40.00	30.00	27.70	479.00
Bottineau	32.30	471.00	37	22.00	50.00	35.00	37.70	630.00
Bowman	25.10	352.00	41	20.00	44.00	25.00	29.50	497.00
Burke	28.00	354.00	39	24.00	40.00	30.00	30.60	430.00
Burleigh	26.70	443.00	31	20.00	40.00	25.00	30.40	697.00
Cass	58.90	1,119.00	38	43.00	100.00	60.00	67.40	1,680.00
Cavalier	40.50	706.00	55	30.00	63.00	50.00	45.00	930.00
Dickey	45.60	751.00	25	40.00	95.00	70.00	68.60	1,237.00
Divide	26.60	364.00	28	24.00	45.00	30.00	30.40	430.00
Dunn	23.20	345.00	33	15.00	45.00	25.00	27.10	482.00
Eddy	33.30	428.00	32	27.00	55.00	40.00	37.60	619.00
Emmons	28.80	413.00	42	24.00	50.00	40.00	36.10	684.00
Foster	38.10	508.00	45	30.00	70.00	45.00	46.10	772.00
Golden Valley	23.30	335.00	34	18.50	35.00	25.00	27.20	462.00
Grand Forks	48.10	732.00	44	33.00	100.00	50.00	56.90	1,069.00
Grant	23.50	331.00	46	15.00	40.00	25.00	25.90	445.00
Griggs	36.80	448.00	28	30.00	60.00	40.00	43.50	636.00
Hettinger	28.50	461.00	38	23.50	50.00	30.00	33.90	689.00
Kidder	25.10	324.00	32	19.00	45.00	35.00	30.40	532.00
LaMoure	43.70	736.00	39	35.00	90.00	60.00	64.20	1,152.00
Logan	27.40	405.00	35	26.00	50.00	30.00	35.90	643.00
McHenry	32.80	418.00	33	25.00	45.00	40.00	37.10	573.00
McIntosh	27.40	401.00	36	20.00	50.00	30.00	33.80	653.00
McKenzie	21.50	325.00	50	12.00	40.00	20.00	25.10	410.00
McLean	35.00	515.00	32	25.00	55.00	30.00	36.30	721.00
Mercer	23.90	358.00	32	18.00	40.00	30.00	28.20	472.00
Morton	26.60	387.00	34	21.00	40.00	30.00	29.70	527.00
Mountrail	30.90	427.00	38	25.00	50.00	35.00	36.10	523.00
Nelson	33.00	415.00	39	30.00	50.00	40.00	37.60	561.00
Oliver	25.30	363.00	41	17.00	45.00	30.00	28.40	534.00
Pembina	59.90	1,218.00	48	35.00	100.00	75.00	63.00	1,663.00
Pierce	31.80	404.00	45	25.00	45.00	40.00	35.60	536.00
Ramsey	33.30	452.00	55	29.00	52.50	35.00	37.40	615.00
Ransom	48.90	786.00	28	34.00	90.00	60.00	62.60	1,198.00
Renville	35.80	516.00	48	30.00	55.00	35.00	40.60	705.00
Richland	72.40	1,359.00	49	42.00	125.00	100.00	82.20	1,774.00
Rolette	30.70	403.00	38	24.00	45.00	40.00	34.70	487.00
Sargent	49.10	809.00	40	40.00	95.00	55.00	62.50	1,299.00
Sheridan	29.00	360.00	43	23.50	50.00	35.00	33.30	500.00
Sioux	21.40	269.00	43	20.00	35.00	20.00	25.70	367.00
Slope	25.60	373.00	45	18.25	42.00	30.00	31.20	520.00
Stark	27.80	415.00	40	20.00	45.00	30.00	31.50	610.00
Steele	44.50	611.00	42	32.00	70.00	45.00	50.90	996.00
Stutsman	35.90	544.00	27	30.00	65.00	30.00	44.10	760.00
Towner	31.60	436.00	45	27.00	45.00	35.00	35.10	605.00
Trail	60.60	1,053.00	35	35.00	90.00	75.00	69.00	1,569.00
Walsh	47.10	758.00	41	33.00	100.00	40.00	59.60	1,256.00
Ward	37.70	561.00	37	27.00	52.50	40.00	41.10	723.00
Wells	32.60	502.00	42	25.00	50.00	40.00	37.50	755.00
Williams	24.40	363.00	45	20.00	42.50	25.00	28.00	444.00

<sup>1/</sup> Number of reports is based on positive responses to average rental rate.

# NON-IRRIGATED PASTURELAND CASH RENTS AND VALUES

North Dakota, 2008 and 5-Year Average

County	2003-2007 Average		2008					
	Rental Rate	Value of Rented Land	Number Of Reports <sup>1/</sup>	Reported Local Average Rental Rate			Average Rental Rate	Average Value of Rented Land
				Minimum	Maximum	Most Frequently		
	<i>Dollars/Acre</i>	<i>Dollars/Acre</i>	<i>Number</i>	<i>Dollars/Acre</i>	<i>Dollars/Acre</i>	<i>Dollars/Acre</i>	<i>Dollars/Acre</i>	<i>Dollars/Acre</i>
Adams	11.60	233.00	28	7.00	23.00	10.00	14.10	337.00
Barnes	13.60	289.00	18	10.00	25.00	10.00	15.90	391.00
Benson	11.20	198.00	24	8.00	22.50	12.00	13.40	260.00
Billings	12.80	271.00	30	8.00	22.50	20.00	16.50	385.00
Bottineau	11.70	222.00	24	8.00	21.00	10.00	13.30	316.00
Bowman	10.50	212.00	29	8.00	20.00	10.00	13.10	301.00
Burke	8.50	163.00	24	6.00	15.00	8.00	9.30	206.00
Burleigh	12.70	277.00	34	10.00	25.00	15.00	14.60	495.00
Cass	18.10	441.00	8	10.00	25.00	10.00	15.90	514.00
Cavalier	11.10	243.00	22	5.00	20.00	10.00	10.90	304.00
Dickey	21.10	360.00	24	12.00	42.50	30.00	26.90	539.00
Divide	8.40	169.00	18	5.00	20.00	6.00	9.40	183.00
Dunn	12.10	244.00	31	6.00	25.00	10.00	13.40	363.00
Eddy	11.70	224.00	28	7.50	22.00	15.00	14.90	315.00
Emmons	13.30	256.00	45	8.00	30.00	15.00	17.00	393.00
Foster	12.70	236.00	30	6.00	25.00	15.00	14.90	381.00
Golden Valley	9.20	200.00	28	5.00	25.00	8.00	11.50	301.00
Grand Forks	12.20	245.00	12	9.00	15.00	10.00	11.90	280.00
Grant	11.00	226.00	43	9.00	20.00	10.00	12.50	284.00
Griggs	11.50	230.00	28	10.00	25.00	10.00	14.00	333.00
Hettinger	12.60	279.00	30	7.00	20.00	15.00	15.10	435.00
Kidder	13.50	234.00	33	11.00	25.00	15.00	16.50	384.00
LaMoure	16.50	351.00	31	7.10	35.00	25.00	23.10	508.00
Logan	14.10	288.00	35	12.00	30.00	15.00	19.30	427.00
McHenry	12.40	206.00	34	10.00	22.00	15.00	15.00	312.00
McIntosh	15.80	280.00	33	10.00	26.00	20.00	18.80	473.00
McKenzie	8.50	171.00	28	4.00	17.00	6.00	7.90	206.00
McLean	10.40	241.00	23	7.00	20.00	10.00	10.80	328.00
Mercer	10.80	258.00	39	7.00	20.50	10.00	12.80	339.00
Morton	12.10	262.00	33	9.00	25.00	15.00	15.30	387.00
Mountrail	8.90	182.00	34	6.00	20.00	9.00	10.80	250.00
Nelson	10.90	209.00	26	7.00	20.00	10.00	11.70	255.00
Oliver	11.20	240.00	42	7.00	19.00	12.00	12.50	353.00
Pembina	12.20	353.00	14	6.67	20.00	10.00	13.20	412.00
Pierce	12.60	220.00	33	9.00	22.50	12.00	14.60	284.00
Ramsey	14.90	253.00	10	8.50	30.00	20.00	18.80	364.00
Ransom	18.60	382.00	24	10.00	40.00	20.00	24.10	516.00
Renville	11.70	222.00	20	8.50	24.00	12.00	13.00	311.00
Richland	21.30	452.00	15	12.00	50.00	20.00	26.50	611.00
Rolette	12.10	233.00	28	7.00	20.00	10.00	12.90	254.00
Sargent	22.20	430.00	26	12.00	50.00	30.00	29.80	659.00
Sheridan	11.10	224.00	37	6.20	25.00	10.00	12.90	314.00
Sioux	9.60	179.00	34	7.50	25.00	10.00	13.30	244.00
Slope	11.10	214.00	29	6.00	25.00	15.00	13.90	289.00
Stark	14.20	288.00	37	7.00	25.00	15.00	16.50	421.00
Steele	12.00	245.00	18	8.00	25.00	10.00	13.80	342.00
Stutsman	13.40	264.00	23	8.00	20.00	15.00	14.50	483.00
Towner	11.20	228.00	23	7.00	25.00	15.00	14.70	328.00
Traill	15.20	327.00	7	8.00	25.00	25.00	15.90	406.00
Walsh	10.80	244.00	18	6.00	30.00	10.00	13.80	350.00
Ward	11.60	233.00	29	6.25	20.00	15.00	12.80	284.00
Wells	11.70	222.00	28	9.00	30.00	15.00	15.00	309.00
Williams	7.70	169.00	31	4.00	14.25	8.00	7.90	201.00

<sup>1/</sup> Number of reports is based on positive responses to average rental rate.

# NON-IRRIGATED HAYLAND CASH RENTS AND VALUES

North Dakota, 2008

County	Alfalfa <sup>1/</sup>			Other Tame Hay <sup>2/</sup>			Wild or Prairie Grass <sup>3/</sup>		
	Number of Reports <sup>4/</sup>	Average Rental Rate	Average Value of Rented Land	Number of Reports <sup>4/</sup>	Average Rental Rate	Average Value of Rented Land	Number of Reports <sup>4/</sup>	Average Rental Rate	Average Value of Rented Land
	<i>Number</i>	<i>Dollars/Acre</i>	<i>Dollars/Acre</i>	<i>Number</i>	<i>Dollars/Acre</i>	<i>Dollars/Acre</i>	<i>Number</i>	<i>Dollars/Acre</i>	<i>Dollars/Acre</i>
Adams	23	23.90	414.00	16	19.30	374.00	9	14.90	325.00
Barnes	7	36.10	694.00	6	23.70	442.00	8	16.00	347.00
Benson	14	21.10	352.00	13	15.30	273.00	16	12.70	228.00
Billings	22	21.60	470.00	23	18.50	415.00	14	15.00	357.00
Bottineau	14	21.40	441.00	11	15.40	315.00	9	12.00	330.00
Bowman	22	21.50	412.00	18	17.90	356.00	9	15.00	280.00
Burke	12	23.90	325.00	12	17.30	275.00	13	10.30	201.00
Burleigh	19	22.20	512.00	16	17.50	498.00	19	14.60	482.00
Cass	D	D	D	4	25.50	563.00	5	21.00	525.00
Cavalier	5	39.00	650.00	6	16.80	353.00	7	15.30	278.00
Dickey	6	44.20	836.00	9	27.80	550.00	11	25.00	528.00
Divide	9	20.00	300.00	7	17.30	233.00	7	14.70	225.00
Dunn	26	21.70	434.00	21	18.00	383.00	16	13.30	324.00
Eddy	10	23.20	378.00	9	15.00	335.00	12	11.80	284.00
Emmons	24	28.50	609.00	27	19.80	450.00	27	16.60	391.00
Foster	17	28.90	500.00	12	18.00	384.00	13	14.80	321.00
Golden Valley	15	21.30	408.00	14	17.80	366.00	13	10.70	297.00
Grand Forks	10	38.40	586.00	9	22.30	314.00	8	15.40	264.00
Grant	35	24.70	395.00	34	19.20	355.00	30	14.60	294.00
Griggs	11	30.10	483.00	13	20.50	324.00	6	12.80	339.00
Hettinger	19	23.50	530.00	19	18.40	487.00	12	13.40	410.00
Kidder	23	21.70	473.00	24	17.20	371.00	19	15.20	358.00
LaMoure	15	46.00	838.00	9	23.00	516.00	11	19.50	470.00
Logan	22	29.00	576.00	17	21.90	503.00	20	19.70	433.00
McHenry	11	20.70	340.00	16	17.20	300.00	14	14.00	264.00
McIntosh	21	25.60	641.00	20	22.40	538.00	18	17.00	454.00
McKenzie	19	21.40	309.00	19	16.90	242.00	19	11.50	199.00
McLean	15	22.80	466.00	8	21.90	423.00	7	12.40	300.00
Mercer	27	22.40	397.00	25	17.50	354.00	19	13.20	343.00
Morton	18	27.50	465.00	18	19.10	434.00	13	15.30	394.00
Mountrail	12	23.90	354.00	8	14.60	309.00	11	11.10	263.00
Nelson	10	25.80	404.00	12	15.50	302.00	9	15.90	250.00
Oliver	25	23.50	495.00	18	16.70	375.00	19	12.40	321.00
Pembina	7	31.90	717.00	5	29.00	490.00	4	16.30	375.00
Pierce	8	23.00	433.00	14	13.60	323.00	19	12.90	282.00
Ramsey	6	30.80	475.00	3	20.00	325.00	4	16.30	275.00
Ransom	8	58.80	1,121.00	6	35.00	680.00	10	29.30	593.00
Renville	8	26.10	410.00	8	23.80	329.00	9	14.40	263.00
Richland	12	72.30	1,221.00	9	34.70	545.00	10	30.50	565.00
Rolette	17	26.00	381.00	12	17.80	300.00	13	15.10	248.00
Sargent	11	55.50	1,131.00	12	37.10	636.00	14	28.00	554.00
Sheridan	17	20.80	394.00	19	15.80	335.00	22	12.90	296.00
Sioux	35	23.20	342.00	28	18.50	286.00	26	13.40	228.00
Slope	22	22.20	392.00	20	16.80	339.00	14	13.40	278.00
Stark	32	25.10	529.00	23	22.10	438.00	20	16.50	389.00
Steele	8	41.90	654.00	3	20.00	479.00	4	17.50	375.00
Stutsman	12	31.00	594.00	9	17.20	458.00	10	14.70	421.00
Towner	11	24.10	518.00	12	19.00	346.00	13	13.10	277.00
Traill	7	40.70	1,063.00	D	D	D	D	D	D
Walsh	10	29.20	436.00	10	15.30	369.00	10	18.10	255.00
Ward	10	27.00	482.00	9	24.00	323.00	12	15.80	252.00
Wells	7	29.30	645.00	11	12.60	343.00	11	14.40	300.00
Williams	14	21.10	330.00	10	14.40	261.00	9	10.00	200.00

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 rate. D=Withheld due to insufficient data.