



North Dakota

# 2003 County Rents & Values

April 2003

## 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 2003 survey.

## The 2003 Survey

Over 3,300 North Dakota agricultural producers were sampled for this survey conducted January 21-31, 2003. Of those selected, approximately 2,500 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. This range is affected by the diversity of land and many other factors such as the proximity to towns or cities and availability of rental land.

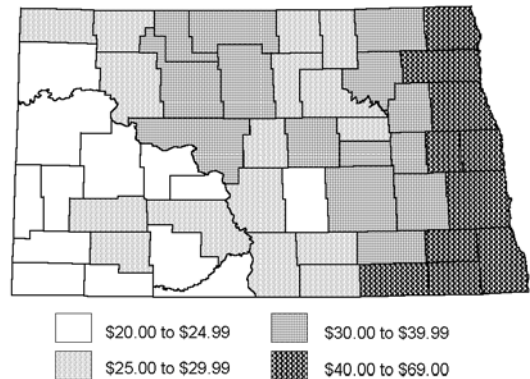
We advise the reader to exercise discretion when using data from counties with less than fifteen reports tabulated. Using a 3-year average is one way to minimize variability that can occur from year to year.

## Other Reports

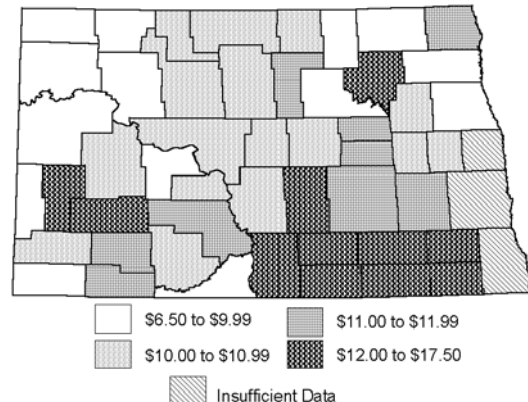
State-level estimates for land will be available in the *Land Values* report released August 7, 2003.

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/>.

2003 Non-Irrigated Cropland Average Rents  
Dollars Per Acre



2003 Non-Irrigated Pasture Average Rents  
Dollars Per Acre



~ Compiled and Published by ~

# NON-IRRIGATED CROPLAND CASH RENTS AND VALUES

## North Dakota, 2003 and 5-Year Average

County	1998-2002 Average		2003						
	Average Rental Rate	Average Value of Rented Land	Number of Reports <sup>1/</sup>	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	21.50	248.00	36	17.50	38.00	20.00	22.90	281.00	
Barnes	37.30	440.00	31	28.00	46.00	40.00	39.10	505.00	
Benson	28.70	331.00	33	15.00	35.00	30.00	29.10	322.00	
Billings	20.60	292.00	31	14.00	28.00	20.00	20.70	303.00	
Bottineau	29.90	387.00	40	23.00	42.00	30.00	30.40	389.00	
Bowman	20.30	259.00	33	13.00	34.00	20.00	21.90	284.00	
Burke	26.80	322.00	39	20.00	40.00	30.00	28.40	343.00	
Burleigh	23.90	290.00	18	20.00	40.00	25.00	25.90	355.00	
Cass	54.70	855.00	31	36.90	75.00	65.00	57.30	895.00	
Cavalier	37.00	523.00	46	30.00	50.00	40.00	38.20	573.00	
Dickey	35.40	403.00	27	27.50	50.00	40.00	40.60	505.00	
Divide	26.00	321.00	33	20.00	35.00	25.00	26.90	326.00	
Dunn	20.80	264.00	33	13.50	29.00	20.00	21.30	292.00	
Eddy	30.10	326.00	33	22.00	40.00	30.00	29.80	335.00	
Emmons	25.30	300.00	30	20.00	32.00	25.00	25.90	335.00	
Foster	35.40	390.00	36	20.00	47.50	35.00	34.90	439.00	
Golden Valley	23.00	280.00	44	12.00	38.00	20.00	22.90	279.00	
Grand Forks	46.40	661.00	38	25.00	80.00	35.00	46.10	593.00	
Grant	22.30	251.00	38	16.50	30.00	20.00	22.70	295.00	
Griggs	34.50	371.00	40	22.00	50.00	35.00	36.20	384.00	
Hettinger	26.10	339.00	40	20.00	34.00	30.00	27.50	369.00	
Kidder	22.70	239.00	32	15.00	30.00	25.00	22.10	261.00	
LaMoure	36.90	445.00	31	27.50	48.00	45.00	39.50	569.00	
Logan	24.90	279.00	26	20.00	40.00	25.00	26.60	332.00	
McHenry	30.90	349.00	30	20.00	40.00	28.00	31.20	382.00	
McIntosh	23.20	263.00	31	20.00	35.00	25.00	25.40	314.00	
McKenzie	21.20	293.00	40	12.00	30.00	20.00	20.20	293.00	
McLean	32.50	411.00	34	20.00	43.00	40.00	34.20	448.00	
Mercer	21.90	275.00	31	16.00	32.50	20.00	22.00	269.00	
Morton	24.30	268.00	29	20.00	35.00	25.00	25.80	312.00	
Mountrail	29.60	378.00	42	20.00	50.00	30.00	29.00	353.00	
Nelson	31.50	352.00	46	26.00	45.00	30.00	32.70	364.00	
Oliver	22.20	266.00	34	20.00	40.00	25.00	24.30	291.00	
Pembina	54.50	879.00	38	30.00	95.00	80.00	61.60	1,106.00	
Pierce	28.90	331.00	36	20.00	37.50	30.00	29.80	357.00	
Ramsey	31.00	363.00	42	20.00	40.00	30.00	30.90	380.00	
Ransom	42.10	521.00	32	35.00	65.00	50.00	46.40	581.00	
Renville	33.30	460.00	39	25.00	43.00	35.00	34.90	467.00	
Richland	63.00	980.00	24	50.00	94.00	70.00	68.10	1,144.00	
Rolette	29.40	340.00	34	20.00	40.00	30.00	29.30	331.00	
Sargent	43.40	566.00	27	35.00	60.00	50.00	46.10	583.00	
Sheridan	27.80	296.00	30	20.00	35.00	25.00	27.30	292.00	
Sioux	19.30	193.00	37	12.50	30.00	20.00	20.50	225.00	
Slope	22.00	277.00	42	12.00	34.00	20.00	22.60	287.00	
Stark	23.70	306.00	32	19.00	35.00	25.00	25.70	330.00	
Steele	44.40	551.00	34	30.00	60.00	40.00	42.80	506.00	
Stutsman	33.00	364.00	34	23.00	45.00	35.00	33.20	378.00	
Towner	29.20	367.00	49	20.00	40.00	30.00	29.50	368.00	
Traill	56.30	832.00	30	35.00	87.50	55.00	58.00	893.00	
Walsh	46.80	678.00	41	20.00	85.00	35.00	42.80	572.00	
Ward	35.00	476.00	35	30.00	45.00	35.00	36.00	512.00	
Wells	30.60	395.00	45	22.00	38.00	30.00	30.80	406.00	
Williams	23.10	334.00	52	20.00	30.00	25.00	23.80	349.00	

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

# NON-IRRIGATED PASTURE CASH RENTS AND VALUES

## North Dakota, 2003 and 5-Year Average

County	1998-2002 Average		2003						
	Average Rental Rate	Average Value of Rented Land	Number of Reports <sup>1/</sup>	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	10.00	154.00	33	6.00	20.00	10.00	11.30	167.00	
Barnes	11.20	192.00	16	9.00	18.00	10.00	11.80	221.00	
Benson	9.60	153.00	28	5.00	15.00	10.00	9.80	161.00	
Billings	10.90	193.00	34	4.00	22.00	12.00	12.00	213.00	
Bottineau	10.50	184.00	29	5.00	20.00	10.00	10.80	185.00	
Bowman	9.00	148.00	25	4.00	18.00	9.00	9.50	170.00	
Burke	7.70	139.00	29	5.00	15.00	10.00	8.70	144.00	
Burleigh	10.30	181.00	21	8.00	14.00	10.00	10.40	204.00	
Cass	D	D	D	D	D	D	D	D	
Cavalier	9.50	188.00	12	5.00	12.00	10.00	9.10	190.00	
Dickey	15.00	225.00	22	13.00	22.00	15.00	17.10	245.00	
Divide	7.60	151.00	22	5.00	10.00	8.00	7.50	146.00	
Dunn	10.50	171.00	31	4.00	15.00	10.00	10.80	197.00	
Eddy	10.40	162.00	35	6.00	18.00	10.00	11.10	171.00	
Emmons	10.90	168.00	28	8.00	15.00	12.00	12.20	196.00	
Foster	11.50	177.00	29	7.00	18.00	10.00	11.20	187.00	
Golden Valley	7.20	125.00	28	4.00	25.00	5.00	9.10	154.00	
Grand Forks	10.30	183.00	13	7.15	10.00	10.00	9.40	222.00	
Grant	9.90	159.00	32	7.00	15.00	10.00	10.40	183.00	
Griggs	10.10	163.00	36	7.50	15.00	10.00	10.70	181.00	
Hettinger	11.20	195.00	34	6.00	18.00	12.00	11.60	213.00	
Kidder	11.40	157.00	33	9.00	18.00	10.00	12.00	178.00	
LaMoure	12.90	228.00	22	10.00	24.00	15.00	14.80	279.00	
Logan	11.80	175.00	32	9.00	20.00	12.00	12.70	216.00	
McHenry	10.20	165.00	28	8.00	15.00	10.00	10.80	158.00	
McIntosh	12.40	170.00	30	10.00	19.00	12.00	13.50	211.00	
McKenzie	7.50	145.00	30	2.90	15.00	8.00	6.90	146.00	
McLean	9.40	179.00	26	7.00	13.00	10.00	10.00	184.00	
Mercer	9.40	175.00	36	7.50	15.00	9.00	9.80	186.00	
Morton	10.30	167.00	27	8.00	21.00	10.00	11.00	193.00	
Mountrail	7.60	144.00	27	4.50	15.00	7.00	8.40	151.00	
Nelson	10.10	165.00	31	5.00	15.00	10.00	10.60	185.00	
Oliver	9.70	177.00	34	8.00	15.00	10.00	10.60	181.00	
Pembina	11.70	235.00	9	7.00	20.00	8.00	11.30	265.00	
Pierce	10.20	157.00	30	7.00	20.00	9.00	11.10	176.00	
Ramsey	11.40	193.00	13	7.50	20.00	10.00	13.00	174.00	
Ransom	14.90	239.00	21	10.00	35.00	15.00	17.00	285.00	
Renville	10.00	190.00	19	5.00	25.00	10.00	10.80	216.00	
Richland	D	D	D	D	D	D	D	D	
Rolette	10.50	174.00	29	6.00	15.00	10.00	10.70	187.00	
Sargent	16.80	266.00	19	10.00	23.00	20.00	17.20	297.00	
Sheridan	9.40	146.00	29	6.90	15.00	11.00	10.10	160.00	
Sioux	7.90	126.00	29	3.40	18.00	8.00	8.90	153.00	
Slope	9.90	156.00	28	5.00	18.00	10.00	10.30	165.00	
Stark	11.40	198.00	32	10.00	20.00	12.00	13.50	228.00	
Steele	10.10	170.00	13	5.00	15.00	10.00	10.50	214.00	
Stutsman	11.50	191.00	27	9.00	15.00	12.00	11.60	185.00	
Towner	10.30	170.00	20	3.50	15.00	10.00	8.80	175.00	
Traill	D	D	D	D	D	D	D	D	
Walsh	10.30	173.00	20	4.50	15.00	10.00	9.30	186.00	
Ward	9.80	178.00	21	6.00	15.00	10.00	10.40	216.00	
Wells	10.20	175.00	34	7.50	15.00	10.00	10.50	179.00	
Williams	7.10	144.00	35	4.00	11.00	7.00	7.10	155.00	

<sup>1/</sup> 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, 2003**

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
	-- No --	-- Dollars Per Acre --		-- No --	-- Dollars Per Acre --		-- No --	-- Dollars Per Acre --	
Adams	25	19.90	247.00	26	15.40	210.00	23	11.70	180.00
Barnes	11	32.30	386.00	9	15.60	257.00	10	11.70	220.00
Benson	9	22.00	278.00	14	14.40	185.00	12	11.60	164.00
Billings	28	20.60	272.00	24	15.80	247.00	22	14.20	203.00
Bottineau	17	18.10	238.00	15	10.30	181.00	13	10.10	156.00
Bowman	21	18.40	253.00	20	14.60	215.00	18	11.70	161.00
Burke	11	18.60	232.00	16	13.60	163.00	11	9.40	133.00
Burleigh	13	18.00	314.00	12	13.00	254.00	15	9.60	199.00
Cass	D	D	D	D	D	D	D	D	D
Cavalier	9	26.70	381.00	6	14.00	281.00	6	12.50	154.00
Dickey	13	27.90	409.00	14	19.10	278.00	15	17.50	225.00
Divide	9	16.00	234.00	8	11.10	175.00	6	8.20	156.00
Dunn	27	19.30	282.00	22	16.30	232.00	15	10.80	194.00
Eddy	15	16.30	253.00	19	11.40	194.00	24	9.80	150.00
Emmons	16	25.10	325.00	15	15.50	235.00	19	11.10	190.00
Foster	7	33.90	366.00	8	12.50	186.00	10	10.10	176.00
Golden Valley	17	20.80	239.00	17	15.30	210.00	14	11.80	171.00
Grand Forks	8	28.10	415.00	7	17.70	278.00	7	10.70	245.00
Grant	25	21.20	267.00	20	18.80	242.00	21	12.20	196.00
Griggs	18	25.60	303.00	22	14.90	207.00	22	12.00	178.00
Hettinger	26	22.80	301.00	24	17.20	266.00	17	11.40	212.00
Kidder	22	16.10	217.00	22	14.40	197.00	20	12.40	178.00
LaMoure	16	34.50	501.00	13	20.00	333.00	14	14.70	250.00
Logan	18	21.50	279.00	21	15.10	228.00	23	12.20	192.00
McHenry	17	17.60	258.00	20	12.80	161.00	23	10.60	154.00
McIntosh	17	20.00	287.00	16	14.20	210.00	17	13.10	199.00
McKenzie	18	18.30	249.00	18	14.90	210.00	15	7.70	144.00
McLean	11	22.50	319.00	9	18.20	258.00	16	10.10	183.00
Mercer	28	18.40	232.00	24	14.90	194.00	24	10.00	183.00
Morton	15	24.00	288.00	13	19.80	246.00	14	14.60	194.00
Mountrail	19	19.50	269.00	18	12.70	204.00	20	8.30	145.00
Nelson	21	26.90	312.00	18	16.50	225.00	16	10.90	164.00
Oliver	17	20.90	272.00	18	16.30	223.00	18	10.60	179.00
Pembina	8	38.30	643.00	6	23.30	350.00	7	20.70	317.00
Pierce	10	18.90	263.00	17	11.70	187.00	18	10.90	177.00
Ramsey	6	28.30	310.00	8	15.50	204.00	7	12.60	163.00
Ransom	17	42.30	568.00	13	22.70	318.00	16	18.30	285.00
Renville	7	24.60	338.00	9	13.60	174.00	D	D	D
Richland	D	D	D	D	D	D	D	D	D
Rolette	21	23.30	297.00	18	15.40	218.00	12	12.30	182.00
Sargent	7	31.10	539.00	10	19.80	299.00	9	20.30	322.00
Sheridan	14	17.40	224.00	16	12.60	188.00	16	10.10	162.00
Sioux	28	21.20	210.00	23	13.80	186.00	22	9.10	154.00
Slope	25	19.10	240.00	22	15.50	192.00	17	10.70	163.00
Stark	26	22.60	304.00	20	19.90	269.00	17	13.80	215.00
Steele	7	34.30	434.00	6	16.70	210.00	D	D	D
Stutsman	16	21.90	344.00	21	15.60	248.00	19	14.00	202.00
Towner	10	20.10	302.00	9	12.50	205.00	10	9.90	155.00
Traill	D	D	D	D	D	D	D	D	D
Walsh	9	23.60	269.00	9	10.90	200.00	8	9.40	183.00
Ward	D	D	D	9	11.90	304.00	11	9.50	223.00
Wells	16	20.80	359.00	20	12.60	201.00	21	9.00	162.00
Williams	12	19.60	291.00	17	14.20	205.00	16	7.90	147.00

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.