



1992 North Dakota County Rents & Values

April 1992

Introduction

The National Agricultural Statistics Service (NASS) of USDA conducts an annual survey of farmers and ranchers to obtain value of land and rental rates in their localities. The survey is designed to provide state level land values and agricultural statistic district cash rents. However, since 1989, the North Dakota office of NASS has conducted an extended survey to produce county level statistics on cash rents. This report is the result.

Appreciation is expressed to all survey participants who provided the data on which this report is based.

The 1992 Survey

In North Dakota, a sample of 500 operations is normally used to obtain state and district data. To collect county information, an additional sample of 2,300 farm operators was drawn.

The survey was conducted by mail during late January and early February with phone follow-up of those not responding by mail. There were over 2,500 reports tabulated. The data published here are the rounded averages of the reported values. They are not official estimates.

The Data

Number of reports, minimum and maximum rental rates, most frequently reported rates, average rental rates and average value of rental land are included in this report. Also shown is the ratio of rent to the rental property value (expressed in percent).

The minimum and maximum show the range in each county. This range is affected by the diversity of land in the county, such as the distance from town, availability of rental land, average size of farms, and amount of irrigated land, etc. The most frequently reported value (mode) gives the value that was reported most often by the respondents. The rental rate as a percent of the average value of the land is given to show the relation between the rents and the value of rented land.

Other Agricultural Land Value Reports

The Economic Research Service (ERS) of the USDA publishes state level estimates for land values, as well as state and agricultural district rental rates and rent to value percents. These data are not part of this county level report but are available upon request. For additional information on this report and other reports, contact North Dakota Agricultural Statistics Service at 701-239-5306.

~ Compiled and Published by ~

WHOLE FARM CASH RENT

Average Cash Rent and Average Value per Acre by County, North Dakota, 1992

County	1992						
	Number of Reports	Minimum Rent Reported	Maximum Rent Reported	Most Frequently Reported Rent	Average Rental Rate	Average Value of Rented Land	Rent as a Percent of Value
	-- No. --	----- Dollars Per Acre -----					-- Pct. --
Burke	18	10.00	27.50	25.00	19.40	241.00	8.0
Divide	22	13.00	30.00	18.00	21.10	244.00	8.7
Mountrail	10	12.00	32.00	20.00	21.20	268.00	7.9
Renville	23	17.00	40.00	25.00	25.20	308.00	8.2
Ward	19	17.50	33.00	25.00	25.40	351.00	7.2
Williams	12	13.00	20.00	18.00	17.10	222.00	7.7
Benson	20	9.55	30.00	25.00	23.10	267.00	8.7
Bottineau	23	15.00	40.00	25.00	24.60	306.00	8.0
McHenry	9	15.00	28.00	20.00	21.20	258.00	8.2
Pierce	20	12.00	29.00	25.00	23.00	239.00	9.6
Rolette	19	12.00	30.00	30.00	22.50	235.00	9.6
Cavalier	38	18.00	45.00	35.00	33.10	408.00	8.1
Grand Forks	32	25.00	67.50	40.00	41.20	504.00	8.2
Nelson	23	18.00	35.00	30.00	29.40	334.00	8.8
Pembina	36	30.00	85.00	55.00	52.90	864.00	6.1
Ramsey	29	22.50	32.50	25.00	26.60	313.00	8.5
Towner	38	14.50	40.00	25.00	25.80	308.00	8.4
Walsh	35	24.00	90.00	30.00	40.40	504.00	8.0
Dunn	18	8.00	18.00	12.00	13.90	172.00	8.1
McKenzie	11	9.50	22.00	10.00	15.10	205.00	7.4
McLean	15	16.50	30.00	25.00	24.30	285.00	8.5
Mercer	16	6.00	22.00	14.00	14.20	209.00	6.8
Oliver	9	10.00	23.00	15.00	16.00	211.00	7.6
Eddy	17	14.00	37.00	20.00	23.80	244.00	9.7
Foster	10	18.00	40.00	28.00	28.60	312.00	9.1
Kidder	15	12.00	21.50	15.00	16.90	170.00	10.0
Sheridan	7	16.50	25.00	20.00	20.70	224.00	9.3
Stutsman	18	12.00	40.00	30.00	26.80	285.00	9.4
Wells	12	19.00	32.50	31.00	26.30	304.00	8.7
Barnes	22	20.31	40.00	40.00	33.00	325.00	10.2
Cass	28	30.00	65.00	50.00	49.20	626.00	7.9
Griggs	14	20.00	40.00	30.00	31.20	319.00	9.8
Steele	11	35.00	50.00	40.00	42.50	448.00	9.5
Traill	13	42.00	65.00	50.00	52.10	720.00	7.2
Adams	20	10.00	28.00	15.00	15.70	164.00	9.6
Billings	13	10.00	20.00	15.00	14.40	223.00	6.5
Bowman	16	7.35	20.00	12.00	13.50	181.00	7.5
Golden Valley	16	11.50	27.00	15.00	17.60	219.00	8.0
Hettinger	27	12.00	28.00	20.00	19.40	248.00	7.8
Slope	31	5.00	24.50	15.00	14.20	202.00	7.0
Stark	24	12.00	30.00	18.00	19.40	240.00	8.1
Burleigh	18	8.00	30.00	20.00	20.40	221.00	9.2
Emmons	16	14.00	20.00	15.00	16.50	189.00	8.7
Grant	16	8.00	22.00	10.00	14.70	149.00	9.9
Morton	22	9.00	40.00	10.00	16.50	177.00	9.3
Sioux	22	3.00	20.00	13.00	11.50	117.00	9.8
Dickey	10	12.00	28.00	20.00	19.60	229.00	8.5
LaMoure	25	15.00	33.00	30.00	25.90	301.00	8.6
Logan	15	15.00	25.00	15.00	18.80	245.00	7.7
McIntosh	9	14.50	25.00	20.00	19.10	239.00	8.0
Ransom	16	30.00	42.50	35.00	35.40	385.00	9.2
Richland	13	27.00	75.00	65.00	54.90	798.00	6.9
Sargent	10	25.00	45.00	45.00	35.90	359.00	10.0

CROPLAND CASH RENT

Average Cash Rent and Average Value per Acre by County, North Dakota, 1992

County	1992						
	Number of Reports	Minimum Rent Reported	Maximum Rent Reported	Most Frequently Reported Rent	Average Rental Rate	Average Value of Rented Land	Rent as a Percent of Value
	-- No. --	----- Dollars Per Acre -----					-- Pct. --
Burke	48	16.50	45.00	20.00	22.20	262.00	8.5
Divide	34	15.00	40.00	20.00	23.10	258.00	9.0
Mountrail	31	12.00	32.00	22.00	22.90	264.00	8.7
Renville	41	22.00	35.00	25.00	27.00	328.00	8.2
Ward	42	20.00	33.00	30.00	27.90	378.00	7.4
Williams	33	13.00	30.00	20.00	18.70	239.00	7.8
Benson	34	19.00	37.00	25.00	26.10	297.00	8.8
Bottineau	39	17.00	40.00	25.00	26.10	305.00	8.5
McHenry	30	16.50	37.50	25.00	24.20	269.00	9.0
Pierce	32	15.00	32.00	25.00	24.70	258.00	9.6
Rolette	35	10.00	40.00	30.00	25.60	269.00	9.5
Cavalier	59	27.50	45.00	35.00	35.60	453.00	7.9
Grand Forks	60	30.00	90.00	45.00	45.90	590.00	7.8
Nelson	43	25.00	40.00	30.00	30.50	342.00	8.9
Pembina	64	25.00	107.50	55.00	56.00	845.00	6.6
Ramsey	55	24.00	35.00	25.00	28.30	329.00	8.6
Towner	53	18.00	40.00	30.00	27.90	326.00	8.6
Walsh	55	25.00	95.00	30.00	43.00	582.00	7.4
Dunn	24	11.00	22.00	20.00	18.10	205.00	8.8
McKenzie	30	10.00	30.00	20.00	17.80	246.00	7.2
McLean	31	15.00	42.50	25.00	26.40	325.00	8.1
Mercer	27	14.00	25.00	22.00	19.80	253.00	7.8
Oliver	28	10.00	25.00	20.00	19.50	230.00	8.5
Eddy	29	21.00	40.00	30.00	29.60	293.00	10.1
Foster	26	26.00	40.00	35.00	32.40	335.00	9.7
Kidder	33	13.50	40.00	20.00	22.10	196.00	11.3
Sheridan	29	15.00	27.50	25.00	22.90	230.00	9.9
Stutsman	37	22.00	40.00	30.00	31.70	312.00	10.2
Wells	34	20.00	33.00	28.00	27.70	325.00	8.5
Barnes	35	27.00	47.50	40.00	35.20	354.00	9.9
Cass	51	18.00	75.00	50.00	50.90	660.00	7.7
Griggs	27	25.00	46.00	40.00	34.40	323.00	10.7
Steele	24	33.50	62.50	45.00	44.90	454.00	9.9
Traill	31	40.00	82.50	55.00	59.00	799.00	7.4
Adams	36	7.00	30.00	15.00	18.40	200.00	9.2
Billings	25	10.00	30.00	18.00	17.20	213.00	8.1
Bowman	27	10.00	27.00	20.00	18.10	219.00	8.3
Golden Valley	34	12.50	35.50	20.00	21.10	276.00	7.6
Hettinger	37	17.50	29.00	20.00	21.70	260.00	8.3
Slope	35	10.00	30.00	15.00	17.80	229.00	7.8
Stark	36	12.00	30.00	20.00	20.10	249.00	8.1
Burleigh	29	11.00	30.00	20.00	21.10	241.00	8.8
Emmons	29	17.50	30.00	20.00	21.90	243.00	9.0
Grant	28	12.00	28.50	20.00	20.60	190.00	10.8
Morton	34	14.00	35.00	20.00	20.30	200.00	10.1
Sioux	39	5.00	27.05	20.00	16.30	147.00	11.1
Dickey	22	18.00	35.00	25.00	26.60	279.00	9.5
LaMoure	37	19.00	41.00	30.00	29.90	326.00	9.2
Logan	25	15.00	30.00	20.00	22.40	254.00	8.8
McIntosh	24	13.00	30.32	20.00	20.10	230.00	8.7
Ransom	27	30.00	50.00	40.00	37.30	435.00	8.6
Richland	28	35.00	75.00	50.00	56.10	812.00	6.9
Sargent	24	25.00	48.50	35.00	36.40	402.00	9.1

PASTURELAND CASH RENT

Average Cash Rent and Average Value per Acre by County, North Dakota, 1992

County	1992						
	Number of Reports	Minimum Rent Reported	Maximum Rent Reported	Most Frequently Reported Rent	Average Rental Rate	Average Value of Rented Land	Rent as a Percent of Value
	-- No. --	----- Dollars Per Acre -----					-- Pct. --
Burke	24	3.25	10.00	5.00	6.20	111.00	5.6
Divide	21	4.45	15.00	6.00	8.20	134.00	6.2
Mountrail	21	3.00	9.00	7.00	6.20	113.00	5.5
Renville	19	5.00	15.00	10.00	8.80	155.00	5.7
Ward	28	5.00	12.50	8.00	8.10	159.00	5.1
Williams	28	2.76	11.00	5.00	5.60	102.00	5.5
Benson	25	3.75	13.50	7.00	7.90	130.00	6.1
Bottineau	19	5.00	10.00	10.00	8.50	131.00	6.4
McHenry	28	3.00	12.00	10.00	9.30	137.00	6.8
Pierce	26	3.75	12.00	10.00	8.60	128.00	6.7
Rolette	25	4.50	12.00	8.00	8.20	128.00	6.4
Cavalier	19	5.00	12.50	10.00	8.50	138.00	6.1
Grand Forks	19	3.75	15.00	10.00	9.00	171.00	5.2
Nelson	32	6.00	12.00	10.00	9.30	145.00	6.4
Pembina	17	4.00	27.00	10.00	9.90	158.00	6.3
Ramsey	18	4.00	15.15	10.00	9.30	141.00	6.6
Towner	30	4.00	15.00	10.00	9.60	144.00	6.6
Walsh	28	3.75	20.00	10.00	9.70	152.00	6.4
Dunn	26	5.00	15.00	10.00	9.10	124.00	7.3
McKenzie	21	2.00	13.50	8.00	7.60	115.00	6.6
McLean	26	6.00	14.50	8.00	8.90	137.00	6.6
Mercer	26	5.50	10.00	8.00	8.30	161.00	5.2
Oliver	27	6.00	10.50	8.00	8.50	158.00	5.4
Eddy	25	7.50	13.50	10.00	10.20	137.00	7.5
Foster	25	7.50	18.00	10.00	10.40	163.00	6.4
Kidder	35	6.00	15.50	10.00	10.50	128.00	8.2
Sheridan	30	4.00	14.00	8.00	8.60	108.00	7.9
Stutsman	29	8.00	16.50	10.00	11.10	162.00	6.9
Wells	29	6.00	12.00	10.00	8.90	153.00	5.8
Barnes	22	5.00	15.00	10.00	11.20	160.00	7.0
Cass	13	6.00	25.00	15.00	14.40	225.00	6.4
Griggs	21	7.00	15.00	10.00	10.60	133.00	7.9
Steele	18	5.00	15.00	10.00	8.70	146.00	6.0
Traill	10	5.00	17.00	10.00	10.20	193.00	5.3
Adams	29	5.00	20.00	7.00	8.10	107.00	7.6
Billings	22	3.40	12.00	10.00	8.30	126.00	6.6
Bowman	29	4.00	13.50	7.00	7.20	112.00	6.5
Golden Valley	19	2.00	10.00	10.00	5.70	95.00	5.9
Hettinger	33	3.50	18.00	10.00	9.70	149.00	6.5
Slope	34	4.00	17.00	8.00	7.70	126.00	6.1
Stark	34	6.00	13.00	10.00	9.80	154.00	6.3
Burleigh	28	5.00	15.00	8.00	9.30	136.00	6.8
Emmons	30	5.00	12.00	10.00	9.70	143.00	6.8
Grant	27	4.00	12.50	8.00	8.60	117.00	7.3
Morton	33	6.50	15.00	9.00	9.10	128.00	7.1
Sioux	31	3.00	12.00	8.00	5.80	87.00	6.7
Dickey	24	9.00	15.00	10.00	11.20	157.00	7.1
LaMoure	30	8.00	15.00	10.00	11.30	165.00	6.8
Logan	25	6.00	12.00	10.00	9.80	152.00	6.5
McIntosh	24	8.00	15.15	11.00	11.30	139.00	8.1
Ransom	23	6.00	20.15	10.00	11.80	199.00	5.9
Richland	8	10.00	16.00	12.00	12.20	198.00	6.2
Sargent	19	9.00	18.00	12.00	12.30	178.00	6.9