



# 1994 North Dakota County Rents & Values

April 1994

## ***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 cash rents.

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 1994 Survey***

In North Dakota, a sample of 350 operations was used to obtain state data. An additional sample of 2,300 farm operations was drawn to collect county level data.

The survey was conducted by telephone during late January and early February. There were 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 rented land are included in this report. Also included are 5-year averages for rent and value of rented land.

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.

## ***Other Reports***

The Economic Research Service (ERS) of the USDA publishes state level estimates for land values and rental rates. 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 AND VALUE**  
**North Dakota, 1994 and Average**

County	1989-93 Average		1994						
	Average Rental Rate	Average Value of Rented Land	Number of Reports	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 -----					
Burke	19.00	240.00	17	10.00	35.00	25.00	24.00	263.00	
Divide	19.40	245.00	7	14.50	22.00	22.00	17.90	232.00	
Mountrail	22.50	284.00	11	13.00	38.00	25.00	23.40	242.00	
Renville	24.80	317.00	18	15.00	33.00	30.00	26.90	374.00	
Ward	25.80	337.00	7	18.00	35.00	28.00	27.60	364.00	
Williams	17.10	228.00	9	12.00	38.00	20.00	19.80	245.00	
Benson	22.10	261.00	15	12.50	45.00	25.00	27.80	322.00	
Bottineau	24.40	306.00	14	10.00	35.00	20.00	25.20	290.00	
McHenry	20.50	225.00	7	11.00	30.00	20.00	21.00	276.00	
Pierce	22.10	243.00	12	19.00	30.00	25.00	24.00	275.00	
Rolette	22.10	236.00	17	16.00	30.00	28.00	25.10	297.00	
Cavalier	32.10	410.00	22	25.00	41.00	30.00	33.10	462.00	
Grand Forks	45.10	584.00	15	30.00	65.00	50.00	47.50	599.00	
Nelson	27.40	307.00	19	20.00	35.00	30.00	30.50	325.00	
Pembina	54.10	846.00	20	40.00	110.00	50.00	59.30	931.00	
Ramsey	26.80	324.00	25	25.00	42.00	25.00	30.40	356.00	
Towner	25.40	305.00	29	19.00	50.50	25.00	27.70	345.00	
Walsh	45.00	598.00	25	11.00	80.00	30.00	41.80	624.00	
Dunn	14.10	185.00	12	10.00	21.00	10.00	14.80	211.00	
McKenzie	15.70	219.00	18	9.00	150.00	15.00	20.60	283.00	
McLean	24.00	308.00	8	20.00	35.00	25.00	26.40	299.00	
Mercer	14.10	209.00	5	12.00	23.00	15.00	15.50	244.00	
Oliver	14.80	192.00	13	8.00	20.00	15.00	15.50	216.00	
Eddy	23.90	273.00	11	9.40	37.50	30.00	26.30	296.00	
Foster	30.00	324.00	10	20.00	40.00	25.00	29.90	326.00	
Kidder	16.40	157.00	8	15.00	40.00	18.00	20.60	197.00	
Sheridan	20.80	218.00	14	13.00	37.50	25.00	23.70	245.00	
Stutsman	27.80	281.00	12	20.00	40.00	30.00	28.20	297.00	
Wells	27.40	318.00	17	21.00	40.00	25.00	29.30	363.00	
Barnes	31.20	352.00	14	25.00	50.00	40.00	34.50	425.00	
Cass	48.90	650.00	19	37.00	65.00	50.00	50.10	746.00	
Griggs	29.40	319.00	8	24.00	50.00	30.00	33.10	325.00	
Steele	39.30	424.00	12	25.00	55.00	40.00	39.30	451.00	
Traill	53.30	790.00	11	40.00	70.00	45.00	52.10	793.00	
Adams	15.80	179.00	18	10.00	20.00	13.00	14.30	183.00	
Billings	14.50	200.00	19	10.00	25.00	15.00	16.90	200.00	
Bowman	13.80	174.00	13	5.00	20.00	17.50	13.50	192.00	
Golden Valley	18.20	224.00	17	6.25	25.00	20.00	17.00	224.00	
Hettinger	19.30	241.00	14	14.00	25.00	25.00	19.80	246.00	
Slope	14.60	199.00	15	5.00	22.50	18.00	15.60	208.00	
Stark	17.50	230.00	11	14.00	30.00	18.00	18.60	253.00	
Burleigh	16.50	198.00	11	13.50	35.00	15.00	19.30	216.00	
Emmons	16.00	194.00	14	14.00	28.00	17.50	18.00	237.00	
Grant	15.90	158.00	8	12.00	21.00	15.00	16.40	180.00	
Morton	16.10	179.00	10	15.00	25.00	20.00	18.00	228.00	
Sioux	12.70	123.00	11	6.00	30.00	18.00	17.70	147.00	
Dickey	21.90	256.00	9	15.00	35.00	30.00	28.90	311.00	
LaMoure	26.60	305.00	6	22.00	30.00	25.00	26.80	349.00	
Logan	18.00	223.00	6	15.00	27.50	15.00	17.10	256.00	
McIntosh	17.80	210.00	6	12.00	25.00	22.00	19.20	236.00	
Ransom	34.80	366.00	6	25.00	60.00	35.00	37.70	377.00	
Richland	51.70	727.00	14	30.00	70.00	60.00	51.90	804.00	
Sargent	34.00	365.00	10	25.00	40.00	35.00	34.40	428.00	

**CROPLAND CASH RENT AND VALUE**  
**North Dakota, 1994 and Average**

County	1989-93 Average		1994					
	Average Rental Rate	Average Value of Rented Land	Number of Reports	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 -----		
Burke	22.10	262.00	40	19.00	38.00	25.00	25.60	287.00
Divide	22.10	250.00	40	14.00	30.00	20.00	21.90	261.00
Mountrail	23.60	280.00	37	17.50	35.00	25.00	24.50	282.00
Renville	26.50	332.00	36	22.50	35.00	30.00	28.80	410.00
Ward	28.00	353.00	40	20.00	35.00	30.00	29.80	409.00
Williams	19.00	247.00	40	17.00	25.00	20.00	19.50	285.00
Benson	25.40	283.00	31	14.50	45.00	30.00	28.50	316.00
Bottineau	26.60	323.00	42	10.00	35.00	25.00	25.70	326.00
McHenry	24.30	262.00	26	17.50	35.00	25.00	26.40	312.00
Pierce	25.20	265.00	28	20.00	32.00	25.00	25.80	316.00
Rolette	25.20	270.00	29	15.00	40.00	30.00	27.60	292.00
Cavalier	33.60	434.00	54	27.00	53.00	35.00	35.20	495.00
Grand Forks	48.50	620.00	54	30.00	77.50	40.00	49.10	656.00
Nelson	29.50	326.00	49	25.00	40.00	30.00	31.40	349.00
Pembina	55.30	849.00	47	30.00	90.00	50.00	57.90	944.00
Ramsey	28.10	327.00	50	22.50	40.00	30.00	30.00	385.00
Towner	27.00	319.00	51	20.00	50.00	30.00	29.70	374.00
Walsh	48.10	653.00	47	15.00	87.50	35.00	49.80	731.00
Dunn	17.70	204.00	23	15.00	26.00	20.00	19.50	251.00
McKenzie	20.20	265.00	39	13.00	160.00	20.00	25.10	335.00
McLean	26.10	332.00	35	20.00	40.00	25.00	27.50	354.00
Mercer	19.60	250.00	26	15.00	24.00	18.00	19.80	272.00
Oliver	19.50	223.00	28	15.00	30.00	20.00	20.70	247.00
Eddy	27.80	302.00	28	20.00	40.00	35.00	31.50	330.00
Foster	32.70	345.00	29	20.00	41.00	35.00	34.00	359.00
Kidder	20.30	184.00	27	10.00	40.00	20.00	23.10	228.00
Sheridan	23.30	241.00	30	17.50	37.50	25.00	24.90	277.00
Stutsman	30.50	296.00	29	20.00	40.00	30.00	31.80	335.00
Wells	28.00	314.00	37	17.50	45.00	30.00	31.10	376.00
Barnes	33.70	375.00	36	20.00	50.00	35.00	35.80	424.00
Cass	51.20	662.00	43	37.50	100.00	50.00	55.60	787.00
Griggs	32.50	342.00	29	25.00	40.00	40.00	34.70	351.00
Steele	42.20	441.00	30	35.00	70.00	45.00	44.60	474.00
Traill	59.40	813.00	29	40.00	75.00	60.00	58.20	924.00
Adams	18.20	204.00	38	12.00	27.00	20.00	18.70	220.00
Billings	17.10	218.00	31	10.50	32.50	19.00	19.90	246.00
Bowman	17.50	215.00	27	10.00	25.50	20.00	17.20	242.00
Golden Valley	21.00	255.00	41	12.00	35.00	20.00	22.10	268.00
Hettinger	21.30	261.00	34	15.00	38.00	25.00	22.80	280.00
Slope	18.10	225.00	33	10.00	25.00	18.00	19.20	247.00
Stark	19.80	248.00	35	14.50	30.00	20.00	21.20	271.00
Burleigh	20.60	224.00	32	17.50	25.00	20.00	21.50	241.00
Emmons	21.10	222.00	29	15.00	30.00	25.00	23.50	281.00
Grant	20.00	193.00	28	10.00	26.50	22.00	21.50	212.00
Morton	20.90	208.00	31	18.00	40.00	20.00	22.70	232.00
Sioux	16.30	141.00	37	13.00	35.00	20.00	19.80	166.00
Dickey	26.30	270.00	21	17.00	40.00	30.00	28.50	311.00
LaMoure	29.70	308.00	24	22.50	41.50	30.00	31.80	400.00
Logan	22.20	240.00	19	20.00	31.00	25.00	23.70	282.00
McIntosh	20.20	223.00	26	14.00	27.00	20.00	20.60	237.00
Ransom	36.60	383.00	18	30.00	55.00	35.00	36.80	413.00
Richland	55.50	775.00	33	35.00	80.00	50.00	59.20	838.00
Sargent	35.40	385.00	26	30.00	50.00	35.00	37.50	446.00

**PASTURE CASH RENT AND VALUE**  
**North Dakota, 1994 and Average**

County	1989-93 Average		1994						
	Average Rental Rate	Average Value of Rented Land	Number of Reports	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 -----					
Burke	6.90	111.00	26	3.50	15.00	5.00	7.30	141.00	
Divide	7.20	122.00	24	2.50	10.00	6.00	6.70	117.00	
Mountrail	6.40	114.00	22	3.00	10.00	6.00	6.40	112.00	
Renville	8.60	142.00	18	7.00	20.00	10.00	11.00	147.00	
Ward	8.30	143.00	25	5.00	15.00	8.00	8.50	146.00	
Williams	5.90	103.00	25	2.00	11.00	5.00	6.30	114.00	
Benson	8.40	122.00	23	5.50	15.00	10.00	9.20	153.00	
Bottineau	8.70	141.00	24	5.00	15.00	10.00	9.50	142.00	
McHenry	9.00	129.00	24	2.50	15.00	10.00	9.50	140.00	
Pierce	8.70	121.00	23	5.00	13.00	10.00	8.90	149.00	
Rolette	9.20	131.00	21	7.00	27.50	10.00	12.70	154.00	
Cavalier	9.00	132.00	18	3.00	15.00	10.00	8.30	178.00	
Grand Forks	10.00	172.00	14	3.00	22.00	10.00	9.30	193.00	
Nelson	8.70	135.00	24	3.00	17.50	9.00	9.70	138.00	
Pembina	11.30	218.00	14	5.00	25.00	15.00	12.60	227.00	
Ramsey	10.60	156.00	20	5.00	20.00	10.00	12.00	199.00	
Towner	8.90	142.00	21	4.00	20.00	10.00	9.60	150.00	
Walsh	10.10	151.00	23	5.00	20.00	10.00	11.00	158.00	
Dunn	8.90	131.00	19	6.50	13.50	10.00	9.90	161.00	
McKenzie	6.20	109.00	18	4.00	17.50	5.00	7.80	120.00	
McLean	8.20	135.00	23	6.00	15.00	9.00	9.30	178.00	
Mercer	8.10	150.00	27	5.00	13.00	8.00	8.50	160.00	
Oliver	8.50	142.00	28	5.50	15.00	10.00	9.00	151.00	
Eddy	10.20	143.00	24	3.00	20.00	10.00	11.20	165.00	
Foster	10.80	146.00	22	7.50	17.50	10.00	11.00	165.00	
Kidder	10.00	118.00	28	7.50	20.00	12.00	11.30	148.00	
Sheridan	8.30	112.00	28	3.75	20.00	9.00	8.90	133.00	
Stutsman	10.70	145.00	25	8.00	20.00	10.00	11.90	168.00	
Wells	9.20	143.00	27	5.00	19.00	10.00	10.60	161.00	
Barnes	10.60	156.00	22	7.00	19.50	10.00	10.90	166.00	
Cass	15.50	235.00	8	10.00	25.00	15.00	14.90	250.00	
Griggs	10.80	136.00	21	7.00	25.00	10.00	11.00	161.00	
Steele	9.90	147.00	20	3.50	20.00	10.00	10.00	136.00	
Traill	--	--	6	5.00	25.00	10.00	12.80	275.00	
Adams	8.70	116.00	29	6.00	15.00	8.00	9.00	138.00	
Billings	8.90	129.00	27	2.00	15.00	10.00	9.20	139.00	
Bowman	7.30	108.00	25	5.00	15.00	10.00	8.20	130.00	
Golden Valley	6.30	90.00	22	3.00	18.00	6.00	6.10	106.00	
Hettinger	9.60	146.00	34	6.00	15.00	10.00	10.00	158.00	
Slope	7.90	122.00	28	3.50	14.00	8.00	8.80	135.00	
Stark	9.90	150.00	30	8.00	18.00	10.00	11.00	162.00	
Burleigh	9.10	128.00	32	7.50	15.00	10.00	9.90	155.00	
Emmons	9.60	129.00	28	9.00	15.00	10.00	10.60	160.00	
Grant	8.60	119.00	24	6.00	13.50	10.00	9.50	134.00	
Morton	8.90	123.00	28	7.00	18.00	10.00	10.40	140.00	
Sioux	6.40	82.00	31	3.50	14.00	10.00	8.20	104.00	
Dickey	11.30	140.00	20	6.50	20.00	15.00	13.80	171.00	
LaMoure	11.10	150.00	21	8.00	22.50	11.00	12.40	211.00	
Logan	10.30	150.00	19	7.00	14.00	12.00	11.10	176.00	
McIntosh	10.70	136.00	25	7.00	15.00	12.00	11.00	154.00	
Ransom	13.00	174.00	14	6.50	15.50	10.00	11.50	180.00	
Richland	15.10	227.00	8	10.00	25.00	15.00	14.90	240.00	
Sargent	12.80	171.00	19	10.00	25.00	15.00	14.10	204.00	