



# 1998 North Dakota County Rents & Values

*April 1998*

## ***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 1998 survey.

## ***The 1998 Survey***

Over 3,100 North Dakota agricultural producers were sampled for this survey conducted January 20 to February 6, 1998. Of those selected, over 3,000 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 include information for cash rental arrangements. All share rent arrangements were excluded.

County level data include 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 value reports. 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, availability of rental land, and average size of farms in the area.

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***

The National Agricultural Statistics Service now publishes state level estimates for land values and rental rates. These data are not part of this report but are available upon request.

For additional information, contact the North Dakota Agricultural Statistics Service at 701-239-5306 or toll free at 1-800-626-3134.

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**NON-IRRIGATED CROPLAND CASH RENTS AND VALUES**  
**North Dakota, 1998 and Average**

County	1993-97 Average		1998						
	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 -----					
Adams	19.90	229.00	38	15.00	30.00	20.00	21.60	230.00	
Barnes	36.00	425.00	32	25.00	50.00	40.00	37.60	456.00	
Benson	28.30	319.00	42	18.00	40.00	30.00	29.20	339.00	
Billings	19.40	242.00	40	13.00	30.00	20.00	21.30	282.00	
Bottineau	27.70	353.00	49	20.00	40.00	30.00	29.80	400.00	
Bowman	18.20	229.00	31	14.00	27.50	20.00	18.90	258.00	
Burke	25.50	298.00	43	15.00	45.00	25.00	26.40	317.00	
Burleigh	22.00	261.00	38	15.00	40.00	25.00	24.40	301.00	
Cass	54.40	797.00	36	35.00	85.00	50.00	55.30	884.00	
Cavalier	36.30	518.00	60	27.00	47.00	40.00	37.30	519.00	
Dickey	30.50	339.00	32	25.00	46.00	30.00	34.10	370.00	
Divide	23.40	284.00	41	19.00	35.00	25.00	26.00	346.00	
Dunn	19.10	235.00	28	11.00	29.00	25.00	20.90	271.00	
Eddy	30.60	323.00	33	20.00	40.00	35.00	29.40	326.00	
Emmons	23.80	267.00	28	18.00	30.00	25.00	24.50	281.00	
Foster	34.90	371.00	44	30.00	42.50	35.00	36.50	401.00	
Golden Valley	22.30	270.00	56	16.50	30.00	25.00	23.90	291.00	
Grand Forks	51.50	696.00	45	30.00	125.00	50.00	50.90	687.00	
Grant	20.80	212.00	35	16.00	32.50	20.00	22.60	226.00	
Griggs	34.10	355.00	33	25.00	45.00	30.00	34.70	379.00	
Hettinger	23.70	298.00	46	19.00	35.00	25.00	26.00	333.00	
Kidder	21.60	212.00	38	13.50	30.00	25.00	22.80	222.00	
LaMoure	32.40	386.00	31	25.00	45.00	35.00	35.40	413.00	
Logan	23.60	269.00	28	18.00	40.00	25.00	24.10	256.00	
McHenry	28.30	331.00	33	20.00	46.00	30.00	32.20	385.00	
McIntosh	20.80	243.00	25	17.00	37.50	25.00	22.80	249.00	
McKenzie	22.00	291.00	41	14.00	30.00	20.00	21.00	277.00	
McLean	29.30	368.00	32	20.00	45.00	30.00	33.20	442.00	
Mercer	20.50	277.00	30	17.00	28.00	20.00	22.00	281.00	
Morton	23.10	243.00	23	20.00	31.00	25.00	25.60	275.00	
Mountrail	26.40	321.00	45	18.00	47.50	25.00	29.80	355.00	
Nelson	31.20	355.00	54	25.00	65.00	30.00	33.20	367.00	
Oliver	21.30	244.00	35	15.00	32.00	20.00	22.10	252.00	
Pembina	56.10	922.00	53	33.00	90.00	60.00	57.20	893.00	
Pierce	27.10	310.00	35	20.00	40.00	30.00	28.70	327.00	
Ramsey	30.70	366.00	54	26.00	40.00	30.00	31.80	393.00	
Ransom	38.80	444.00	28	30.00	55.00	40.00	41.40	488.00	
Renville	30.30	411.00	51	25.00	45.00	30.00	33.50	482.00	
Richland	59.50	874.00	28	40.00	85.00	70.00	63.20	965.00	
Rolette	28.10	321.00	42	19.00	42.50	30.00	30.00	376.00	
Sargent	37.80	469.00	28	25.00	60.00	40.00	40.10	549.00	
Sheridan	25.70	278.00	30	20.00	40.00	25.00	27.10	290.00	
Sioux	18.80	171.00	51	8.00	27.50	20.00	19.30	183.00	
Slope	19.10	248.00	34	15.00	30.00	20.00	21.50	280.00	
Stark	21.50	272.00	44	15.00	35.00	20.00	22.90	290.00	
Steele	44.10	508.00	31	25.00	70.00	45.00	45.90	607.00	
Stutsman	32.30	336.00	38	22.00	42.00	35.00	33.70	370.00	
Towner	28.80	358.00	52	20.00	41.00	30.00	30.10	390.00	
Traill	59.60	915.00	36	45.00	80.00	60.00	59.90	912.00	
Walsh	49.50	722.00	55	20.00	90.00	35.00	49.30	747.00	
Ward	32.00	437.00	46	25.00	40.00	40.00	34.70	475.00	
Wells	30.20	355.00	40	25.00	45.00	30.00	31.20	397.00	
Williams	20.80	287.00	55	18.00	30.00	20.00	23.00	324.00	

**NON-IRRIGATED PASTURE CASH RENTS AND VALUES**  
**North Dakota, 1998 and Average**

County	1993-97 Average		1998					
	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 -----		
Adams	9.80	145.00	32	7.00	15.00	10.00	10.20	146.00
Barnes	10.90	170.00	18	6.00	15.00	10.00	10.40	210.00
Benson	8.90	143.00	33	5.00	12.50	10.00	8.60	149.00
Billings	10.20	149.00	29	5.00	17.50	10.00	10.10	170.00
Bottineau	10.10	162.00	29	5.00	20.00	10.00	10.30	178.00
Bowman	7.90	127.00	30	5.00	12.00	8.00	8.00	140.00
Burke	7.30	134.00	33	5.00	12.00	6.00	7.30	133.00
Burleigh	9.90	150.00	29	8.00	17.00	10.00	10.50	173.00
Cass	14.70	262.00	9	8.00	20.00	10.00	12.70	368.00
Cavalier	9.70	180.00	13	5.00	20.00	5.00	10.10	174.00
Dickey	13.10	181.00	26	10.00	18.00	12.00	13.70	192.00
Divide	6.90	126.00	23	3.63	12.00	7.00	7.50	143.00
Dunn	9.90	151.00	30	6.00	21.00	10.00	10.90	160.00
Eddy	11.30	166.00	29	6.00	15.00	10.00	10.20	158.00
Emmons	10.40	152.00	29	8.00	15.00	10.00	10.80	151.00
Foster	11.40	171.00	34	8.00	20.00	10.00	11.80	190.00
Golden Valley	7.00	103.00	36	3.00	20.00	6.00	7.10	118.00
Grand Forks	9.70	188.00	11	7.50	16.00	8.00	10.90	200.00
Grant	9.50	140.00	33	5.00	17.50	10.00	9.90	145.00
Griggs	10.60	150.00	23	6.00	15.00	10.00	9.70	168.00
Hettinger	10.50	172.00	40	5.00	15.00	10.00	10.80	191.00
Kidder	10.70	141.00	37	6.00	14.00	10.00	10.70	147.00
LaMoure	12.20	201.00	24	8.00	16.50	15.00	12.50	220.00
Logan	11.00	172.00	29	9.00	15.00	12.00	11.70	169.00
McHenry	9.70	148.00	27	3.75	12.50	10.00	9.70	161.00
McIntosh	11.20	154.00	27	9.00	13.50	11.00	11.30	159.00
McKenzie	6.70	124.00	28	2.00	13.50	6.00	6.90	137.00
McLean	8.90	172.00	27	5.00	15.00	10.00	9.50	170.00
Mercer	8.80	165.00	32	6.25	12.00	10.00	9.20	182.00
Morton	9.80	148.00	19	8.00	12.00	10.00	9.90	163.00
Mountrail	7.10	129.00	33	3.50	15.00	8.00	7.70	139.00
Nelson	9.80	153.00	26	5.00	16.50	10.00	10.30	165.00
Oliver	9.10	158.00	39	6.50	13.50	10.00	9.40	159.00
Pembina	11.40	226.00	16	4.00	15.00	10.00	10.80	171.00
Pierce	9.10	142.00	32	5.00	16.50	10.00	10.00	153.00
Ramsey	11.60	180.00	14	7.00	20.00	10.00	11.90	196.00
Ransom	13.60	206.00	22	8.00	20.00	15.00	14.20	204.00
Renville	9.80	155.00	25	5.00	15.00	10.00	10.50	195.00
Richland	16.10	249.00	9	10.00	21.75	10.00	14.00	284.00
Rolette	11.60	163.00	38	5.00	20.00	10.00	10.90	181.00
Sargent	13.50	204.00	17	10.00	25.00	15.00	16.00	241.00
Sheridan	8.80	135.00	28	5.50	12.00	10.00	9.00	149.00
Sioux	8.00	106.00	40	2.00	14.00	5.00	7.50	120.00
Slope	9.10	137.00	29	3.00	17.00	12.00	9.80	137.00
Stark	10.90	166.00	38	5.62	20.00	10.00	11.30	183.00
Steele	10.10	155.00	13	4.00	11.50	10.00	8.70	151.00
Stutsman	11.50	174.00	36	6.00	18.00	12.00	11.70	183.00
Towner	9.20	148.00	18	4.00	13.50	10.00	8.80	131.00
Traill	10.20	249.00	1/	1/	1/	1/	1/	1/
Walsh	10.70	161.00	24	5.50	17.50	10.00	10.50	159.00
Ward	9.00	165.00	32	6.00	15.00	15.00	10.30	184.00
Wells	9.80	159.00	34	6.00	15.00	10.00	9.90	172.00
Williams	6.20	116.00	36	3.25	15.00	6.00	7.30	133.00

1/ Insufficient data

**NON-IRRIGATED HAYLAND CASH RENTS AND VALUES**  
**North Dakota, 1998**

County	Alfalfa <sup>1/</sup>			Other Tame Hay <sup>2/</sup>			Wild or Prairie Grass <sup>3/</sup>		
	Number of Reports	Average Rental Rate	Average Value of Rented Land	Number of Reports	Average Rental Rate	Average Value of Rented Land	Number of Reports	Average Rental Rate	Average Value of Rented Land
	- No. -	- Dollars Per Acre -		- No. -	- Dollars Per Acre -		- No. -	- Dollars Per Acre -	
Adams	25	17.40	202.00	23	13.80	178.00	15	9.90	149.00
Barnes	7	35.20	368.00	7	16.40	267.00	7	13.90	222.00
Benson	12	20.50	279.00	18	11.60	179.00	15	9.10	143.00
Billings	21	18.80	240.00	19	14.30	207.00	16	10.30	162.00
Bottineau	12	19.90	239.00	16	12.40	189.00	16	11.30	174.00
Bowman	23	16.50	202.00	22	11.90	172.00	16	10.60	149.00
Burke	14	18.60	237.00	9	11.10	172.00	11	8.60	125.00
Burleigh	20	19.10	264.00	16	14.30	210.00	21	10.90	163.00
Cass	8	46.90	800.00	4/	4/	4/	4/	4/	4/
Cavalier	6	27.50	390.00	6	16.20	278.00	10	11.10	198.00
Dickey	11	26.20	343.00	15	17.70	249.00	13	12.60	190.00
Divide	5	10.00	239.00	7	10.40	174.00	7	7.80	144.00
Dunn	24	18.10	236.00	17	13.00	199.00	12	10.00	152.00
Eddy	15	17.80	248.00	17	11.70	164.00	20	9.30	145.00
Emmons	18	21.90	235.00	20	13.80	174.00	18	10.90	146.00
Foster	17	21.20	343.00	16	15.90	239.00	15	11.40	172.00
Golden Valley	22	21.40	226.00	21	15.00	164.00	21	10.40	120.00
Grand Forks	12	42.90	451.00	8	20.40	255.00	12	13.80	234.00
Grant	28	24.70	201.00	22	16.20	157.00	21	11.30	142.00
Griggs	11	27.60	323.00	12	12.30	177.00	10	9.60	134.00
Hettinger	29	20.10	262.00	27	14.90	221.00	17	11.40	183.00
Kidder	30	14.60	187.00	23	10.70	163.00	20	9.20	148.00
LaMoure	18	33.60	389.00	14	17.30	256.00	17	14.40	203.00
Logan	20	18.70	241.00	18	14.80	194.00	20	10.60	165.00
McHenry	15	17.10	279.00	13	11.50	175.00	16	9.60	149.00
McIntosh	22	20.60	245.00	19	12.80	188.00	21	10.60	160.00
McKenzie	22	17.30	239.00	17	14.90	194.00	18	9.10	141.00
McLean	13	17.40	340.00	12	13.50	263.00	11	8.20	197.00
Mercer	17	19.40	266.00	19	14.20	226.00	20	9.60	186.00
Morton	15	23.50	256.00	14	14.90	213.00	15	9.50	175.00
Mountrail	17	16.50	246.00	18	10.50	184.00	18	7.30	144.00
Nelson	15	23.70	322.00	17	14.20	211.00	17	11.90	183.00
Oliver	29	21.40	237.00	17	14.80	192.00	18	9.40	150.00
Pembina	11	47.70	585.00	4/	4/	4/	6	11.50	208.00
Pierce	14	21.10	226.00	16	11.40	153.00	16	9.90	137.00
Ramsey	9	21.10	358.00	10	14.40	261.00	13	10.70	200.00
Ransom	13	37.30	446.00	12	19.00	289.00	12	18.70	194.00
Renville	16	16.90	335.00	12	12.40	234.00	12	8.50	208.00
Richland	4/	4/	4/	6	18.80	325.00	7	12.10	268.00
Rolette	16	20.60	305.00	15	14.10	248.00	15	10.50	192.00
Sargent	10	26.40	392.00	10	17.10	297.00	12	14.30	257.00
Sheridan	15	17.50	224.00	15	10.60	179.00	13	8.60	148.00
Sioux	40	18.70	174.00	34	13.30	152.00	36	7.70	122.00
Slope	27	18.10	215.00	21	14.20	201.00	20	10.10	155.00
Stark	31	20.20	259.00	26	16.40	220.00	19	12.50	174.00
Steele	4/	4/	4/	5	15.00	244.00	4/	4/	4/
Stutsman	13	19.10	277.00	16	14.50	227.00	17	11.10	174.00
Towner	9	27.50	293.00	9	13.10	225.00	8	9.10	133.00
Traill	5	54.50	867.00	4/	4/	4/	4/	4/	4/
Walsh	13	33.20	514.00	10	17.40	250.00	10	11.60	177.00
Ward	10	18.20	338.00	12	15.60	238.00	11	12.60	173.00
Wells	9	25.80	315.00	21	11.50	227.00	21	8.50	140.00
Williams	19	21.40	278.00	16	14.80	236.00	12	7.50	123.00

*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/ Insufficient data.*