



News Release

PO Box 3166, Fargo, ND 58108-3166
800-626-3134

Land Values and Cash Rents
August 5, 2009

Land Values and Cash Rents

North Dakota

The 2009 North Dakota average farmland real estate was valued at \$780 per acre according to the USDA, National Agricultural Statistics Service. This is an increase of 1.3 percent from 2008 and 20.0 percent higher than 2007. This was the tenth consecutive year of farmland real estate value increases. The average value of cropland was \$800, down 1.2 percent from 2008 and the first decrease on record since records began in 1997. Pasture values were unchanged from 2008 at \$350 per acre.

Average cash rent for cropland in North Dakota was \$45.50 per acre in 2009. This is up 7.1 percent from 2008 and 11.0 percent from 2007. Cash rent for pasture in 2009 averaged \$14.00, up from \$13.50 in 2008 and \$12.50 in 2007.

United States

Farm real estate values, a measurement of the value of all land and buildings on farms, averaged \$2,100 per acre on January 1, 2009, down 3.2 percent from 2008. The 3.2 percent decrease from 2008 is the first decline in farm real estate value since 1987.

Both cropland and pasture values are also down from the previous year. Cropland values declined by \$110 per acre (3.9 percent) to \$2,650 per acre. In the Northern Plains region, cropland values rose 1.6 percent. Pasture value declined by \$20 per acre (1.8 percent) from 2008 to \$1,070 per acre.

The contraction in the overall economy has caused less commercial and residential development in many regions. Livestock and crop commodity prices have declined from a year earlier, thus producers and investors are less optimistic than a year ago. A decrease in the demand for recreational land has also contributed to the overall decrease in land values.

Cash rents per acre paid to landlords for cropland rose \$4.50 (5.3 percent), while pasture rents remained unchanged for the 2009 crop and grazing year. Cropland cash rents paid in 2009 averaged \$90.00 per acre, compared with \$85.50 per acre for 2008. Pasture cash rents averaged \$10.50 per acre, consistent with the 2008 price but above the 2007 price of \$10.00. The increase in cropland rental rates are the result of producers receiving strong commodity prices, while pasture cash rent is affected less by commodity prices and more by land values.

**Farm Real Estate, Cropland and Pasture: Average Value per Acre
Selected States, 2008-2009**

Region	Farm Real Estate			Cropland			Pasture		
	2008	2009	Change 2008-2009	2008	2009	Change 2008-2009	2008	2009	Change 2008-2009
	<i>Dollars</i>	<i>Dollars</i>	<i>Percent</i>	<i>Dollars</i>	<i>Dollars</i>	<i>Percent</i>	<i>Dollars</i>	<i>Dollars</i>	<i>Percent</i>
Lake States:	3,410	3,300	-3.2	3,080	3,020	-1.9	1,840	1,790	-2.7
Michigan	3,900	3,750	-3.8	3,480	3,370	-3.2	2,630	2,550	-3.0
Minnesota	2,970	2,870	-3.4	2,700	2,610	-3.3	1,480	1,400	-5.4
Wisconsin	3,850	3,750	-2.6	3,600	3,650	1.4	2,130	2,050	-3.8
Corn Belt:	3,700	3,620	-2.2	4,030	3,870	-4.0	2,090	1,950	-6.7
Illinois	4,550	4,530	-0.4	4,850	4,670	-3.7	2,550	2,400	-5.9
Indiana	4,100	4,020	-2.0	4,140	3,950	-4.6	2,510	2,430	-3.2
Iowa	3,950	3,850	-2.5	4,260	4,050	-4.9	2,070	1,880	-9.2
Missouri	2,300	2,200	-4.3	2,500	2,360	-5.6	1,800	1,700	-5.6
Ohio	4,020	3,880	-3.5	4,140	3,900	-5.8	3,200	3,050	-4.7
Northern Plains:	1,020	1,020	-	1,280	1,300	1.6	516	499	-3.3
Kansas	1,020	1,030	1.0	1,020	1,050	2.9	750	750	-
Nebraska	1,330	1,340	0.8	2,050	2,180	6.3	480	450	-6.3
North Dakota	770	780	1.3	810	800	-1.2	350	350	-
South Dakota	920	890	-3.3	1,400	1,400	-	470	430	-8.5
Mountain:	1,030	922	-10.5	1,670	1,600	-4.2	617	517	-16.2
Arizona ¹	3,500	3,500	-	11,500	10,000	-13.0	950	900	-5.3
Colorado	1,150	1,100	-4.3	1,310	1,300	-0.8	710	670	-5.6
Idaho	2,500	2,200	-12.0	2,800	2,610	-6.8	1,610	1,280	-20.5
Montana	900	700	-22.2	811	787	-3.0	760	530	-30.3
Nevada ¹	1,000	1,000	-	2,740	2,400	-12.4	650	620	-4.6
New Mexico ¹	500	480	-4.0	1,630	1,810	11.0	310	280	-9.7
Utah ¹	1,850	1,800	-2.7	2,700	2,810	4.1	940	870	-7.4
Wyoming	560	520	-7.1	1,180	1,180	-	480	410	-14.6
48 States ²	2,170	2,100	-3.2	2,760	2,650	-4.0	1,090	1,070	-1.8

¹ Excludes American Indian Reservation Land. ² Excludes Alaska and Hawaii.

**Cropland and Pasture: Average Cash Rent Per Acre
Selected States, 2008-2009**

Region	Cropland		Pasture	
	2008	2009	2008	2009
	<i>Dollars</i>	<i>Dollars</i>	<i>Dollars</i>	<i>Dollars</i>
Lake States:	97.00	103.00	29.00	29.00
Michigan	78.00	83.00		
Minnesota	109.00	116.00	21.00	20.50
Wisconsin	85.00	89.00	36.00	38.00
Corn Belt:	139.00	146.00	32.00	31.00
Illinois	163.00	170.00	37.00	36.00
Indiana	135.00	141.00	42.00	43.00
Iowa	170.00	180.00		
Missouri			26.00	25.00
Non-Irrigated	80.00	90.00		
Ohio	100.00	100.00		
Northern Plains:	66.00	71.00	15.50	15.50
Kansas	47.50	51.50	15.50	16.50
Irrigated	92.00	103.00		
Non-Irrigated	42.50	46.50		
Nebraska	121.00	127.00	15.50	15.50
Irrigated	158.00	164.00		
Non-Irrigated	97.00	100.00		
North Dakota	42.50	45.50	13.50	14.00
South Dakota			15.90	16.00
Non-Irrigated	64.00	71.50		
Mountain:	45.50	47.00	4.50	4.50
Arizona				
Irrigated	180.00	180.00		
Colorado	41.00	38.00	5.50	5.80
Irrigated	110.00	111.00		
Non-Irrigated	24.00	23.00		
Idaho	98.50	115.00		
Irrigated	145.00	175.00		
Non-Irrigated	55.00	60.00		
Montana	24.50	25.50	6.50	5.00
Irrigated		60.00		
Non-Irrigated	20.50	19.50		
New Mexico			2.70	2.70
Utah			4.80	4.80
Irrigated	65.00	7.00		
Wyoming			4.00	4.00
48 States ²	85.50	90.00	10.50	10.50

¹ Not published due to insufficient reports. ² Excludes Alaska and Hawaii.

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~ Compiled and Published by ~

USDA, National Agricultural Statistics Service

North Dakota Field Office P.O. Box 3166, Fargo, ND 58108-3166 800-626-3134

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