



1995 North Dakota County Rents & Values

April 1995

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 county level cash rents and values of rented land. This report is the result of the 1995 survey.

Changes to the 1995 survey include elimination of the whole farm category and the addition of categories for alfalfa and alfalfa-grass mixtures, other tame hay, and wild or prairie grass. Also, irrigated land was not included.

The 1995 Survey

Over 3,100 North Dakota farmers and ranchers were sampled for this January survey. There were 2,800 reports tabulated. The data published here are rounded averages of the reported values. They are not official estimates.

The Data

This report contains county level data for the following land categories: cropland, pasture, alfalfa hay, other tame hay, or wild or prairie hay.

Number of reports, minimum and maximum rental rates, most frequently reported values, average rental rates and average value of rented land are included for cropland and pasture.

Number of reports, average rental rates and average value of rented land are included for the hay categories. All data refer to *non-irrigated* land only. Also, five-year averages are included for cropland and pasture. We advise the reader to exercise discretion when using data from counties where less than 15 reports were tabulated.

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, and average size of farms. 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 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 ~

**Non-Irrigated Cropland Cash Rents and Values
North Dakota, 1995 and Average**

County	1990-94 Average		1995						
	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	18.30	209.00	47	11.00	27.00	20.00	19.80	229.00	
Barnes	34.40	382.00	33	25.00	42.50	35.00	34.40	411.00	
Benson	26.00	292.00	37	17.00	40.00	30.00	27.80	311.00	
Billings	17.90	224.00	26	10.00	28.00	20.00	18.40	231.00	
Bottineau	26.30	317.00	39	20.00	37.50	25.00	27.40	361.00	
Bowman	17.70	220.00	37	10.00	35.00	20.00	18.90	226.00	
Burke	23.00	264.00	35	20.00	40.00	25.00	26.10	298.00	
Burleigh	20.90	233.00	32	17.00	25.50	20.00	21.00	269.00	
Cass	52.00	687.00	33	31.50	68.00	60.00	55.10	889.00	
Cavalier	34.30	451.00	57	25.00	50.00	35.00	36.90	527.00	
Dickey	27.10	281.00	26	20.00	40.00	30.00	30.90	335.00	
Divide	22.10	251.00	35	18.00	38.00	20.00	23.00	278.00	
Dunn	18.20	215.00	29	15.00	25.00	20.00	19.20	219.00	
Eddy	29.10	307.00	29	15.00	45.00	35.00	30.30	317.00	
Emmons	21.90	238.00	28	17.20	30.00	25.00	23.90	269.00	
Foster	33.10	350.00	28	30.00	47.50	30.00	35.20	349.00	
Golden Valley	21.80	262.00	43	13.00	35.00	20.00	22.40	280.00	
Grand Forks	49.20	631.00	50	30.00	90.00	60.00	52.20	698.00	
Grant	20.40	196.00	35	10.00	28.50	20.00	20.20	212.00	
Griggs	33.10	343.00	33	25.00	45.00	35.00	33.80	355.00	
Hettinger	21.40	260.00	37	17.50	35.00	25.00	23.70	303.00	
Kidder	20.60	195.00	28	10.50	35.00	15.00	20.00	205.00	
LaMoure	30.40	333.00	26	25.00	40.00	30.00	31.70	372.00	
Logan	22.50	251.00	30	16.00	37.50	20.00	23.70	274.00	
McHenry	24.70	277.00	32	17.00	45.00	30.00	28.60	327.00	
McIntosh	20.30	227.00	24	13.00	26.00	20.00	19.60	230.00	
McKenzie	21.00	277.00	32	12.50	27.50	20.00	19.40	260.00	
McLean	26.40	336.00	32	16.00	40.00	30.00	29.40	350.00	
Mercer	19.50	257.00	34	13.00	25.00	20.00	20.90	260.00	
Morton	21.30	217.00	33	15.00	40.00	20.00	23.00	253.00	
Mountrail	24.00	278.00	49	15.00	37.50	30.00	25.30	344.00	
Nelson	30.00	331.00	48	25.00	45.00	30.00	30.90	377.00	
Oliver	19.60	229.00	35	15.00	30.00	20.00	21.90	238.00	
Pembina	55.90	878.00	41	25.00	88.50	60.00	55.50	954.00	
Pierce	25.20	274.00	39	17.50	45.00	30.00	28.00	329.00	
Ramsey	28.40	338.00	51	22.50	42.00	30.00	30.50	367.00	
Ransom	37.30	402.00	27	30.00	52.50	40.00	39.20	451.00	
Renville	27.00	348.00	35	22.00	38.00	30.00	30.40	412.00	
Richland	56.50	796.00	20	45.00	75.00	60.00	58.80	885.00	
Rolette	25.80	275.00	29	15.00	44.00	25.00	27.60	326.00	
Sargent	36.30	406.00	25	28.00	60.00	35.00	37.50	478.00	
Sheridan	23.30	251.00	29	18.00	35.00	25.00	25.80	267.00	
Sioux	17.10	149.00	49	11.00	30.00	20.00	17.80	167.00	
Slope	18.30	230.00	40	10.00	25.00	20.00	18.20	238.00	
Stark	20.20	251.00	39	14.00	30.00	22.00	21.60	274.00	
Steele	42.90	446.00	31	25.00	52.00	40.00	42.50	485.00	
Stutsman	31.00	308.00	33	25.00	40.00	30.00	32.10	341.00	
Towner	27.60	325.00	49	22.00	45.00	30.00	28.80	344.00	
Traill	58.40	834.00	37	37.50	80.00	65.00	59.10	948.00	
Walsh	48.20	659.00	49	25.00	87.50	30.00	47.10	757.00	
Ward	28.30	366.00	40	25.00	40.00	30.00	31.20	421.00	
Wells	28.90	323.00	40	22.00	37.50	30.00	29.00	343.00	
Williams	19.00	258.00	40	15.00	27.00	20.00	20.10	290.00	

**Non-Irrigated Pasture Cash Rents and Values
North Dakota, 1995 and Average**

County	1990-94 Average		1995					
	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	8.90	123.00	41	4.00	16.00	8.00	9.60	147.00
Barnes	10.70	159.00	19	5.00	15.00	10.00	10.30	178.00
Benson	8.50	132.00	28	5.00	15.00	8.00	9.00	140.00
Billings	9.20	133.00	21	6.00	15.00	8.00	9.80	145.00
Bottineau	8.90	142.00	24	5.00	20.00	10.00	10.90	161.00
Bowman	7.60	113.00	35	2.25	12.50	8.00	7.80	132.00
Burke	7.00	115.00	17	3.00	15.00	5.00	7.40	126.00
Burleigh	9.40	136.00	33	6.50	15.00	9.00	9.20	150.00
Cass	14.50	225.00	6	10.00	25.00	15.00	15.40	340.00
Cavalier	8.90	147.00	11	4.50	10.00	10.00	7.70	192.00
Dickey	11.90	150.00	22	5.50	20.00	15.00	13.10	169.00
Divide	7.30	121.00	20	2.50	10.00	8.00	6.80	126.00
Dunn	9.10	138.00	30	7.00	14.00	10.00	9.70	140.00
Eddy	10.60	148.00	27	6.00	21.00	10.00	11.40	173.00
Emmons	10.00	139.00	29	7.50	15.00	10.00	10.00	143.00
Foster	10.90	150.00	22	7.50	20.00	12.00	11.70	175.00
Golden Valley	6.30	94.00	29	2.50	15.00	6.00	6.90	112.00
Grand Forks	8.90	171.00	20	7.50	20.00	10.00	11.00	181.00
Grant	8.80	123.00	33	6.75	20.00	10.00	9.90	144.00
Griggs	10.90	139.00	28	5.00	12.00	10.00	10.00	157.00
Hettinger	9.80	150.00	30	7.50	16.00	10.00	10.90	179.00
Kidder	10.40	127.00	30	5.00	14.00	10.00	9.90	139.00
LaMoure	11.60	167.00	22	7.00	18.00	10.00	11.80	203.00
Logan	10.50	158.00	29	9.00	14.00	10.00	11.10	171.00
McHenry	9.10	131.00	33	5.00	13.75	10.00	9.50	152.00
McIntosh	10.90	139.00	25	6.50	15.00	12.00	11.20	155.00
McKenzie	6.70	112.00	22	2.00	11.00	5.00	5.70	112.00
McLean	8.50	148.00	28	6.00	15.00	10.00	8.80	173.00
Mercer	8.30	152.00	34	7.00	15.00	8.00	8.90	161.00
Morton	9.20	128.00	31	5.00	15.00	10.00	9.70	171.00
Mountrail	6.40	115.00	29	5.00	15.00	6.00	7.60	130.00
Nelson	9.00	134.00	28	5.00	17.00	10.00	9.60	161.00
Oliver	8.60	147.00	37	6.50	12.50	8.00	9.20	159.00
Pembina	12.10	205.00	14	5.00	25.00	10.00	12.60	257.00
Pierce	8.70	128.00	27	6.00	15.00	10.00	9.50	142.00
Ramsey	10.60	158.00	16	8.00	17.00	10.00	11.60	169.00
Ransom	12.70	181.00	15	7.00	20.00	15.00	13.30	219.00
Renville	9.00	144.00	16	6.00	15.00	8.00	9.00	128.00
Richland	14.00	223.00	6	15.00	20.00	16.00	16.50	256.00
Rolette	9.90	135.00	20	5.00	25.00	12.00	12.60	160.00
Sargent	12.80	179.00	18	9.40	25.00	12.00	13.90	206.00
Sheridan	8.40	117.00	30	5.50	11.50	8.00	8.90	148.00
Sioux	6.70	88.00	39	3.00	15.00	10.00	8.40	105.00
Slope	8.20	126.00	35	2.50	14.00	8.00	8.40	144.00
Stark	10.10	151.00	33	8.00	20.00	10.00	11.00	169.00
Steele	10.00	142.00	11	5.00	20.00	10.00	10.00	146.00
Stutsman	11.00	152.00	31	5.00	20.00	10.00	11.40	178.00
Towner	9.00	141.00	21	5.00	15.00	10.00	9.20	133.00
Traill	12.80	275.00	6	5.00	11.00	10.00	8.80	213.00
Walsh	10.30	152.00	27	4.00	20.00	10.00	9.40	167.00
Ward	8.40	145.00	25	6.00	14.00	10.00	9.00	176.00
Wells	9.50	146.00	32	5.50	18.00	10.00	9.90	158.00
Williams	6.10	106.00	25	2.75	10.00	5.00	5.30	119.00

**Non-Irrigated Hay Cash Rents and Values
North Dakota, 1995**

County	Alfalfa ^{1/}			Other Tame Hay ^{2/}			Wild or Prairie Grass ^{3/}		
	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	30	16.30	191.00	22	12.80	169.00	21	9.20	141.00
Barnes	6	23.30	368.00	6	16.30	231.00	9	10.40	148.00
Benson	7	20.30	230.00	10	15.10	197.00	12	9.50	137.00
Billings	18	17.50	226.00	18	14.50	180.00	13	11.10	167.00
Bottineau	14	17.80	248.00	13	13.40	207.00	11	10.10	150.00
Bowman	24	15.70	191.00	22	11.40	161.00	19	7.70	127.00
Burke	6	17.10	187.00	8	12.60	132.00	9	8.70	115.00
Burleigh	13	18.00	245.00	13	15.50	206.00	19	10.00	160.00
Cass	8	52.30	865.00	4/	—	—	4/	—	—
Cavalier	4/	—	—	4/	—	—	4/	—	—
Dickey	13	21.10	278.00	8	13.30	202.00	11	13.60	172.00
Divide	4/	—	—	5	10.40	157.00	6	7.50	134.00
Dunn	21	15.70	199.00	17	12.00	180.00	16	9.60	143.00
Eddy	10	17.90	255.00	14	13.60	192.00	15	10.70	152.00
Emmons	18	21.10	241.00	18	14.10	173.00	19	11.10	147.00
Foster	8	22.10	298.00	7	14.50	195.00	9	12.30	152.00
Golden Valley	19	23.30	229.00	16	17.70	179.00	14	10.00	115.00
Grand Forks	12	38.90	519.00	10	22.80	336.00	11	13.10	191.00
Grant	28	24.10	191.00	18	14.40	156.00	12	9.40	131.00
Griggs	13	27.60	331.00	8	17.80	214.00	11	13.80	161.00
Hettinger	22	18.10	256.00	19	14.20	207.00	17	10.90	167.00
Kidder	24	15.40	181.00	18	11.80	156.00	15	10.00	134.00
LaMoure	10	32.00	392.00	9	17.20	286.00	7	9.50	196.00
Logan	14	19.80	237.00	13	12.70	198.00	16	11.50	172.00
McHenry	14	15.70	214.00	17	11.20	170.00	18	10.10	145.00
McIntosh	16	19.00	225.00	12	12.80	180.00	16	9.30	152.00
McKenzie	16	19.00	199.00	14	15.30	170.00	17	9.40	122.00
McLean	10	19.00	284.00	7	16.00	225.00	11	7.90	158.00
Mercer	18	15.20	242.00	17	12.40	184.00	17	7.80	147.00
Morton	16	22.80	251.00	13	14.60	211.00	12	12.00	173.00
Mountrail	14	18.90	279.00	14	12.00	164.00	13	8.20	116.00
Nelson	9	17.10	301.00	10	12.20	203.00	11	9.20	149.00
Oliver	13	19.80	238.00	12	15.00	193.00	15	9.60	148.00
Pembina	8	46.10	575.00	7	16.90	263.00	7	10.50	220.00
Pierce	4/	—	—	12	10.80	158.00	13	9.90	146.00
Ramsey	9	23.40	328.00	15	15.60	257.00	12	9.90	193.00
Ransom	10	36.20	452.00	6	20.40	323.00	8	17.20	213.00
Renville	9	16.80	254.00	8	11.50	160.00	8	9.40	173.00
Richland	5	50.80	575.00	5	25.00	259.00	4/	—	—
Rolette	9	24.60	256.00	7	11.40	143.00	10	12.30	171.00
Sargent	7	28.40	443.00	7	16.90	314.00	10	13.00	223.00
Sheridan	7	15.20	224.00	9	14.40	226.00	7	9.50	158.00
Sioux	32	19.70	158.00	28	13.30	147.00	24	7.80	105.00
Slope	26	15.30	188.00	22	12.30	166.00	17	8.30	134.00
Stark	28	17.90	242.00	24	15.10	221.00	21	12.40	173.00
Steele	6	37.10	416.00	5	30.00	359.00	4/	—	—
Stutsman	19	20.90	280.00	15	11.70	190.00	15	10.10	155.00
Towner	5	17.20	217.00	7	9.50	134.00	8	7.80	115.00
Traill	5	53.00	720.00	4/	—	—	4/	—	—
Walsh	13	27.00	379.00	15	18.20	264.00	14	9.30	164.00
Ward	12	17.60	329.00	13	12.10	228.00	16	9.10	160.00
Wells	14	25.50	261.00	12	17.80	231.00	16	9.80	129.00
Williams	12	16.00	219.00	11	8.80	164.00	11	7.80	139.00

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.