



# 1996 North Dakota County Rents & Values

*April 1996*

## ***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 1996 survey.

## ***The 1996 Survey***

Over 3,100 North Dakota agricultural producers were sampled for this survey conducted January 16-30, 1996. Of those selected, over 2,800 reports were tabulated. 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 three-year average is one way to minimize variability that can occur from year to year.

## ***Other Reports***

USDA's Economic Research Service 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, 1996 and Average**

County	1991-95 Average		1996						
	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	18.50	213.00	44	15.00	25.00	20.00	19.70	221.00	
Barnes	34.70	388.00	31	30.00	45.00	35.00	36.40	456.00	
Benson	26.80	298.00	39	24.00	35.00	30.00	28.90	326.00	
Billings	18.00	226.00	37	11.00	27.00	20.00	20.50	242.00	
Bottineau	26.40	325.00	40	20.00	35.00	30.00	28.40	362.00	
Bowman	17.80	222.00	27	8.50	30.00	20.00	18.10	218.00	
Burke	23.90	274.00	44	19.00	46.00	25.00	26.40	335.00	
Burleigh	20.90	241.00	34	18.00	28.00	20.00	23.00	270.00	
Cass	52.70	733.00	36	35.00	75.00	55.00	54.10	785.00	
Cavalier	35.20	474.00	49	25.00	55.00	35.00	36.30	529.00	
Dickey	27.90	297.00	31	22.50	40.00	35.00	32.00	350.00	
Divide	22.40	257.00	41	18.50	32.50	25.00	24.80	297.00	
Dunn	18.50	218.00	28	10.00	30.00	20.00	19.60	245.00	
Eddy	29.60	309.00	32	20.00	42.50	30.00	32.80	326.00	
Emmons	22.50	247.00	38	20.00	35.00	25.00	24.80	260.00	
Foster	33.90	352.00	32	25.00	45.00	35.00	35.80	378.00	
Golden Valley	22.10	267.00	41	15.00	32.00	20.00	21.80	264.00	
Grand Forks	50.00	656.00	49	30.00	85.00	45.00	49.70	628.00	
Grant	20.20	198.00	39	13.50	28.50	22.00	20.80	209.00	
Griggs	34.10	350.00	28	21.00	45.00	30.00	33.50	349.00	
Hettinger	21.90	266.00	35	18.50	30.00	25.00	24.90	328.00	
Kidder	21.10	204.00	34	12.00	35.00	20.00	22.20	201.00	
LaMoure	30.70	347.00	21	25.00	40.00	30.00	31.30	381.00	
Logan	23.00	260.00	27	15.00	35.00	20.00	24.00	261.00	
McHenry	25.70	297.00	28	20.00	45.00	35.00	29.60	335.00	
McIntosh	20.20	231.00	27	15.50	30.00	22.00	21.60	248.00	
McKenzie	21.30	281.00	40	15.00	25.00	20.00	20.20	258.00	
McLean	27.00	332.00	36	24.00	40.00	30.00	30.20	420.00	
Mercer	19.70	256.00	33	15.00	35.00	20.00	20.80	302.00	
Morton	21.80	225.00	35	16.00	40.00	25.00	24.20	245.00	
Mountrail	24.30	291.00	37	17.00	42.00	30.00	27.60	324.00	
Nelson	30.40	344.00	45	20.00	40.00	30.00	30.40	333.00	
Oliver	20.20	233.00	35	16.00	29.50	20.00	21.70	244.00	
Pembina	56.00	883.00	50	30.00	85.00	50.00	53.90	921.00	
Pierce	25.90	289.00	31	20.00	42.00	30.00	28.40	320.00	
Ramsey	29.10	346.00	50	24.00	40.00	30.00	32.30	369.00	
Ransom	37.60	417.00	23	25.00	55.00	40.00	38.60	433.00	
Renville	27.90	366.00	34	25.00	47.00	30.00	32.40	430.00	
Richland	58.00	833.00	24	35.00	80.00	70.00	60.00	910.00	
Rolette	26.30	290.00	40	13.00	42.50	30.00	29.00	325.00	
Sargent	36.70	428.00	26	30.00	53.00	35.00	39.10	496.00	
Sheridan	24.00	257.00	28	20.00	38.00	25.00	26.10	292.00	
Sioux	17.60	157.00	44	12.00	26.50	20.00	18.50	183.00	
Slope	18.00	231.00	31	15.00	25.00	20.00	19.90	257.00	
Stark	20.60	257.00	33	15.00	30.00	20.00	22.10	281.00	
Steele	43.10	458.00	34	30.00	70.00	40.00	44.90	548.00	
Stutsman	31.60	318.00	34	17.50	40.00	30.00	32.30	331.00	
Towner	28.10	335.00	57	20.00	37.50	30.00	28.70	377.00	
Traill	59.00	869.00	27	42.50	85.00	50.00	61.20	905.00	
Walsh	47.60	673.00	44	28.00	86.00	65.00	52.20	792.00	
Ward	29.00	382.00	41	19.00	42.00	35.00	33.80	476.00	
Wells	29.40	333.00	45	20.00	43.00	30.00	30.50	376.00	
Williams	19.40	265.00	47	12.00	35.00	20.00	21.60	285.00	

**NON-IRRIGATED PASTURE CASH RENTS AND VALUES**  
**North Dakota, 1996 and Average**

County	1991-95 Average		1996						
	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	9.10	129.00	40	5.00	18.00	10.00	9.80	140.00	
Barnes	10.70	165.00	22	7.50	20.00	10.00	11.30	167.00	
Benson	8.60	135.00	26	6.00	12.00	10.00	9.00	137.00	
Billings	9.40	136.00	35	3.50	23.50	10.00	10.90	153.00	
Bottineau	9.50	149.00	29	3.00	20.00	10.00	10.20	176.00	
Bowman	7.60	117.00	31	3.00	17.00	8.00	7.80	124.00	
Burke	6.90	118.00	26	4.00	12.00	7.00	7.20	144.00	
Burleigh	9.40	140.00	31	6.50	15.00	10.00	10.00	150.00	
Cass	14.90	249.00	9	10.00	25.00	18.00	15.10	226.00	
Cavalier	8.50	157.00	12	7.00	20.00	10.00	11.80	205.00	
Dickey	12.30	157.00	23	10.00	18.75	12.00	13.30	196.00	
Divide	7.20	123.00	29	2.00	15.00	5.00	7.10	136.00	
Dunn	9.30	141.00	26	3.50	15.00	10.00	10.40	153.00	
Eddy	10.90	152.00	30	8.00	15.00	10.00	11.00	171.00	
Emmons	10.20	142.00	36	7.00	15.00	10.00	10.80	154.00	
Foster	11.20	159.00	26	8.50	20.00	10.00	11.80	168.00	
Golden Valley	6.30	98.00	21	2.00	15.00	10.00	8.60	103.00	
Grand Forks	9.30	175.00	19	2.00	25.00	10.00	9.70	168.00	
Grant	9.00	127.00	41	4.50	19.00	10.00	9.70	146.00	
Griggs	10.70	144.00	20	7.00	15.00	10.00	10.60	157.00	
Hettinger	9.90	156.00	31	8.50	15.00	10.00	10.60	182.00	
Kidder	10.40	134.00	36	7.00	17.50	10.00	10.50	131.00	
LaMoure	11.70	180.00	20	8.00	18.00	10.00	11.80	197.00	
Logan	10.70	164.00	28	8.00	14.00	12.00	10.90	172.00	
McHenry	9.20	139.00	28	3.50	20.00	10.00	9.90	156.00	
McIntosh	11.00	146.00	26	8.00	15.00	10.00	11.10	161.00	
McKenzie	6.90	115.00	25	3.00	13.50	8.00	7.30	136.00	
McLean	8.60	155.00	27	6.00	15.00	8.00	9.00	175.00	
Mercer	8.50	153.00	34	6.00	11.00	8.00	8.50	169.00	
Morton	9.50	138.00	32	5.00	17.50	10.00	10.30	151.00	
Mountrail	6.80	118.00	31	4.50	15.00	8.00	6.90	127.00	
Nelson	9.20	140.00	25	3.00	20.00	10.00	10.00	150.00	
Oliver	8.70	152.00	38	5.50	15.00	10.00	9.40	157.00	
Pembina	11.40	207.00	15	4.50	20.00	10.00	11.10	187.00	
Pierce	9.00	133.00	21	5.50	16.50	8.00	9.30	149.00	
Ramsey	10.70	163.00	17	5.00	15.00	15.00	11.50	171.00	
Ransom	12.50	188.00	19	9.00	25.00	15.00	15.10	210.00	
Renville	9.20	143.00	16	6.00	15.00	10.00	9.60	156.00	
Richland	14.60	233.00	7	12.00	25.00	12.00	16.90	200.00	
Rolette	10.60	142.00	32	5.00	20.00	10.00	10.30	166.00	
Sargent	13.10	187.00	15	8.00	16.50	12.00	13.40	203.00	
Sheridan	8.60	126.00	24	7.00	10.00	10.00	8.90	134.00	
Sioux	7.10	95.00	32	3.00	16.00	8.00	8.10	113.00	
Slope	8.20	127.00	27	2.50	18.00	10.00	9.50	137.00	
Stark	10.20	155.00	27	8.00	15.00	10.00	11.10	174.00	
Steele	10.00	145.00	19	5.00	20.00	10.00	10.30	160.00	
Stutsman	11.30	161.00	26	7.00	14.00	10.00	11.10	175.00	
Towner	9.20	144.00	21	4.50	15.00	10.00	8.80	139.00	
Traill	10.80	244.00	1/	1/	1/	1/	1/	1/	
Walsh	10.40	158.00	16	5.00	20.00	15.00	12.70	156.00	
Ward	8.60	152.00	31	5.00	16.00	10.00	9.60	177.00	
Wells	9.60	152.00	37	6.00	15.00	10.00	9.70	169.00	
Williams	6.00	109.00	32	3.25	12.00	5.00	6.50	118.00	

1/ Insufficient data

**NON-IRRIGATED HAYLAND CASH RENTS AND VALUES**  
**North Dakota, 1996**

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	32	17.40	195.00	30	14.10	161.00	26	10.60	134.00
Barnes	10	25.40	400.00	8	16.40	230.00	8	12.30	185.00
Benson	11	14.30	209.00	15	11.00	170.00	17	8.50	139.00
Billings	29	16.50	208.00	28	12.70	184.00	26	10.70	152.00
Bottineau	11	16.50	252.00	16	13.20	204.00	14	9.60	168.00
Bowman	22	15.70	190.00	21	11.90	156.00	19	8.70	129.00
Burke	9	14.30	265.00	9	11.70	165.00	11	6.30	135.00
Burleigh	22	16.10	215.00	45	11.40	184.00	26	8.70	145.00
Cass	9	52.30	640.00	4/	--	--	4/	--	--
Cavalier	8	31.90	515.00	8	11.80	289.00	11	8.60	189.00
Dickey	14	27.30	338.00	16	18.70	253.00	17	14.20	182.00
Divide	4/	--	--	6	13.20	200.00	7	7.60	125.00
Dunn	22	15.30	222.00	22	13.80	208.00	20	10.00	153.00
Eddy	24	20.80	255.00	25	15.70	194.00	27	11.20	160.00
Emmons	25	25.20	240.00	28	13.30	173.00	31	11.20	151.00
Foster	11	21.60	309.00	11	18.40	248.00	12	12.60	178.00
Golden Valley	18	21.40	232.00	18	15.60	169.00	16	11.50	106.00
Grand Forks	12	38.00	468.00	9	16.30	228.00	8	12.60	172.00
Grant	33	22.80	197.00	32	15.80	169.00	28	10.80	142.00
Griggs	11	25.50	300.00	12	16.20	204.00	11	11.70	161.00
Hettinger	17	19.60	256.00	15	15.20	215.00	16	11.50	173.00
Kidder	27	15.40	174.00	28	11.80	152.00	25	9.40	131.00
LaMoure	9	27.70	342.00	10	15.90	228.00	12	11.00	186.00
Logan	21	19.20	263.00	17	13.50	185.00	16	10.80	163.00
McHenry	14	20.80	202.00	16	11.30	157.00	16	9.70	152.00
McIntosh	16	19.10	226.00	19	14.70	185.00	18	9.70	152.00
McKenzie	21	19.50	244.00	19	15.30	207.00	14	9.90	152.00
McLean	9	19.60	282.00	9	10.00	210.00	13	8.90	153.00
Mercer	20	19.40	256.00	17	13.30	210.00	18	9.20	168.00
Morton	18	21.80	208.00	14	15.00	184.00	16	10.10	149.00
Mountrail	15	18.50	241.00	12	13.00	180.00	12	7.50	124.00
Nelson	13	24.70	259.00	15	15.40	186.00	16	12.40	155.00
Oliver	23	19.30	231.00	20	14.50	197.00	21	9.40	153.00
Pembina	11	44.80	731.00	7	15.30	179.00	6	15.80	200.00
Pierce	12	23.70	219.00	18	12.30	124.00	17	9.20	119.00
Ramsey	12	25.50	333.00	10	16.20	244.00	10	14.00	183.00
Ransom	12	34.80	416.00	10	29.00	333.00	10	16.50	218.00
Renville	11	21.20	325.00	11	14.20	239.00	11	12.00	157.00
Richland	9	51.10	805.00	8	27.40	404.00	6	13.40	194.00
Rolette	23	22.20	290.00	18	14.80	203.00	17	10.70	163.00
Sargent	10	28.70	449.00	9	11.60	226.00	10	11.90	193.00
Sheridan	14	13.90	203.00	13	11.30	173.00	14	9.10	129.00
Sioux	34	18.30	167.00	30	14.20	149.00	28	7.30	115.00
Slope	15	17.60	181.00	16	13.70	162.00	13	10.50	139.00
Stark	24	20.00	263.00	20	17.20	221.00	17	11.60	164.00
Steele	5	37.80	436.00	7	15.70	209.00	8	11.00	150.00
Stutsman	17	25.80	280.00	15	15.40	184.00	17	10.70	154.00
Towner	11	22.70	328.00	11	14.80	189.00	8	10.00	147.00
Traill	5	57.00	767.00	5	21.50	280.00	4/	--	--
Walsh	11	23.60	339.00	8	9.20	184.00	10	7.90	162.00
Ward	15	21.40	361.00	16	16.10	296.00	18	9.40	183.00
Wells	16	23.20	316.00	12	14.90	186.00	16	9.70	160.00
Williams	10	22.80	239.00	11	18.10	187.00	11	10.90	132.00

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.