



1997 North Dakota County Rents & Values

April 1997

Introduction

The USDA's National Agricultural Statistics Service (NASS) 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 1997 survey.

The 1997 Survey

Over 3,100 North Dakota agricultural producers were sampled for this survey conducted January 8-25, 1997. Of those selected, over 2,850 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 the 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

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 North Dakota Agricultural Statistics Service at 701-239-5306 or toll-free at 1-800-626-3134.

~ Compiled and Published by ~

**Non-Irrigated Cropland Cash Rents and Values
North Dakota, 1997 and Average**

County	1992-96 Average		1997						
	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	19.20	220.00	42	15.00	30.00	20.00	22.20	246.00	
Barnes	35.70	405.00	29	27.50	45.00	35.00	36.80	454.00	
Benson	27.50	307.00	39	25.00	40.00	30.00	30.10	356.00	
Billings	18.80	233.00	30	15.00	27.50	20.00	20.50	261.00	
Bottineau	27.00	335.00	39	17.50	42.00	30.00	29.70	395.00	
Bowman	18.10	226.00	35	10.00	25.00	20.00	18.70	238.00	
Burke	24.60	289.00	38	18.00	39.00	25.00	26.50	303.00	
Burleigh	21.50	254.00	25	17.50	30.00	25.00	23.60	280.00	
Cass	53.20	759.00	30	32.00	75.00	50.00	56.60	846.00	
Cavalier	35.80	492.00	58	28.00	47.50	40.00	37.90	579.00	
Dickey	29.20	316.00	26	25.00	45.00	30.00	33.10	397.00	
Divide	23.20	269.00	37	14.00	35.00	25.00	24.30	332.00	
Dunn	19.00	225.00	25	13.00	25.00	20.00	18.70	255.00	
Eddy	30.60	318.00	30	20.00	38.00	30.00	29.70	320.00	
Emmons	23.20	257.00	37	20.00	30.00	25.00	24.50	292.00	
Foster	34.40	362.00	33	27.00	42.50	35.00	35.20	383.00	
Golden Valley	22.00	270.00	48	13.00	35.00	20.00	22.60	277.00	
Grand Forks	49.90	662.00	47	35.00	87.50	50.00	53.80	764.00	
Grant	20.60	204.00	37	11.00	27.50	20.00	21.30	228.00	
Griggs	34.10	351.00	25	23.00	45.00	35.00	34.40	342.00	
Hettinger	23.00	285.00	41	20.00	31.50	25.00	25.50	324.00	
Kidder	21.70	207.00	35	13.50	35.00	20.00	21.80	219.00	
LaMoure	31.10	365.00	25	30.00	42.50	35.00	36.20	434.00	
Logan	23.30	265.00	26	18.00	32.50	25.00	23.70	275.00	
McHenry	26.90	311.00	27	20.00	40.00	32.50	31.20	366.00	
McIntosh	20.40	236.00	23	15.00	30.00	20.00	21.80	262.00	
McKenzie	21.40	285.00	34	17.00	26.00	20.00	20.80	276.00	
McLean	28.10	352.00	35	24.00	40.00	35.00	32.70	405.00	
Mercer	20.10	268.00	37	14.50	30.00	20.00	22.10	297.00	
Morton	22.50	231.00	37	15.00	30.00	25.00	23.70	257.00	
Mountrail	25.30	302.00	31	17.50	40.00	25.00	28.50	361.00	
Nelson	30.70	349.00	49	25.00	42.50	35.00	32.80	370.00	
Oliver	20.80	239.00	33	17.00	30.00	20.00	22.00	256.00	
Pembina	55.70	905.00	51	35.00	85.00	50.00	57.90	929.00	
Pierce	26.40	295.00	31	20.00	35.00	30.00	27.90	331.00	
Ramsey	30.10	356.00	49	25.00	45.00	30.00	31.40	377.00	
Ransom	38.00	433.00	25	33.00	50.00	40.00	41.00	492.00	
Renville	29.30	386.00	41	20.00	47.50	30.00	31.90	454.00	
Richland	59.00	862.00	29	40.00	75.00	60.00	58.60	872.00	
Rolette	27.20	300.00	36	20.00	35.00	35.00	30.10	375.00	
Sargent	37.50	449.00	29	25.00	52.50	37.50	37.80	499.00	
Sheridan	24.70	264.00	29	20.00	40.00	25.00	27.50	298.00	
Sioux	18.10	164.00	51	8.50	30.00	20.00	19.80	184.00	
Slope	18.50	241.00	28	12.50	27.50	20.00	20.60	264.00	
Stark	21.00	265.00	38	16.00	35.00	22.00	22.40	282.00	
Steele	44.10	486.00	32	34.00	65.00	45.00	44.80	563.00	
Stutsman	31.90	327.00	28	25.00	45.00	35.00	33.70	359.00	
Towner	28.60	350.00	46	20.00	37.00	30.00	29.20	366.00	
Traill	59.80	887.00	22	45.00	85.00	45.00	58.10	937.00	
Walsh	48.90	715.00	51	30.00	90.00	30.00	46.20	620.00	
Ward	30.40	406.00	42	27.00	50.00	40.00	36.10	532.00	
Wells	29.60	345.00	36	22.00	40.00	30.00	30.70	376.00	
Williams	20.10	273.00	45	18.50	30.00	20.00	22.40	309.00	

**Non-Irrigated Pasture Cash Rents and Values
North Dakota, 1997 and Average**

County	1992-96 Average		1997					
	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	9.30	135.00	35	4.00	18.00	10.00	10.30	156.00
Barnes	11.00	166.00	15	7.00	15.00	10.00	11.00	178.00
Benson	8.70	136.00	26	5.00	18.00	10.00	8.90	164.00
Billings	9.70	141.00	25	3.00	15.00	10.00	10.60	165.00
Bottineau	9.80	153.00	23	6.00	15.00	10.00	10.10	177.00
Bowman	7.70	123.00	31	3.75	16.00	8.00	8.30	131.00
Burke	7.00	127.00	25	4.00	14.00	6.00	7.50	144.00
Burleigh	9.70	147.00	24	7.50	15.00	10.00	10.20	153.00
Cass	15.30	259.00	1/	1/	1/	1/	1/	1/
Cavalier	9.10	173.00	11	5.00	20.00	11.00	11.20	173.00
Dickey	12.60	170.00	23	10.00	20.00	15.00	13.60	212.00
Divide	7.10	127.00	26	4.00	10.00	7.00	7.10	129.00
Dunn	9.60	143.00	21	3.00	18.00	10.00	10.40	161.00
Eddy	11.10	159.00	26	5.00	20.00	10.00	10.80	168.00
Emmons	10.30	147.00	35	8.00	14.00	10.00	10.20	168.00
Foster	11.40	165.00	26	7.00	15.00	11.00	10.70	190.00
Golden Valley	6.80	100.00	27	2.00	15.00	5.00	7.00	113.00
Grand Forks	9.40	176.00	12	7.50	17.00	10.00	10.50	230.00
Grant	9.30	134.00	37	5.50	12.00	10.00	9.70	146.00
Griggs	10.70	147.00	23	7.00	15.00	10.00	10.30	147.00
Hettinger	10.20	164.00	32	6.25	18.00	10.00	11.10	187.00
Kidder	10.60	136.00	38	5.00	14.00	10.00	11.00	153.00
LaMoure	11.80	190.00	20	9.00	17.50	11.00	13.00	219.00
Logan	10.80	169.00	30	9.00	13.50	10.00	11.10	169.00
McHenry	9.40	143.00	25	5.00	20.00	10.00	10.60	159.00
McIntosh	11.10	151.00	24	8.00	14.00	12.00	11.60	155.00
McKenzie	7.00	122.00	20	2.00	11.00	5.00	6.10	124.00
McLean	8.80	163.00	27	5.25	15.00	9.00	9.40	182.00
Mercer	8.50	160.00	33	7.00	15.50	10.00	9.50	184.00
Morton	9.70	144.00	34	7.00	14.00	10.00	9.90	150.00
Mountrail	6.90	121.00	25	4.00	10.00	6.00	7.00	150.00
Nelson	9.60	146.00	28	4.00	18.00	10.00	10.00	181.00
Oliver	9.00	156.00	39	5.50	14.00	8.00	9.10	165.00
Pembina	11.00	201.00	15	5.00	20.00	10.00	11.80	285.00
Pierce	9.00	139.00	23	4.00	16.00	10.00	9.10	143.00
Ramsey	11.10	170.00	14	8.00	20.00	10.00	11.80	194.00
Ransom	13.10	200.00	17	10.00	24.00	12.00	14.40	228.00
Renville	9.50	147.00	17	7.00	15.00	10.00	10.20	198.00
Richland	15.50	228.00	6	10.00	25.00	10.00	15.20	300.00
Rolette	10.90	149.00	25	7.00	25.00	10.00	11.70	200.00
Sargent	13.20	194.00	16	10.00	20.00	10.00	13.80	228.00
Sheridan	8.70	128.00	26	6.50	12.00	9.00	9.10	143.00
Sioux	7.60	100.00	36	3.75	16.00	8.00	7.80	117.00
Slope	8.50	132.00	25	5.00	18.00	8.00	10.90	151.00
Stark	10.50	161.00	35	6.00	18.00	10.00	11.60	180.00
Steele	9.90	150.00	11	6.00	15.00	10.00	9.80	171.00
Stutsman	11.40	169.00	24	8.00	18.00	12.00	11.60	189.00
Towner	9.10	143.00	24	5.00	17.00	10.00	10.10	169.00
Traill	10.80	244.00	1/	1/	1/	1/	1/	1/
Walsh	10.60	159.00	21	4.00	15.00	10.00	9.80	162.00
Ward	8.80	160.00	31	4.68	15.00	10.00	9.30	185.00
Wells	9.70	155.00	30	7.00	15.00	10.00	9.50	177.00
Williams	6.10	111.00	31	3.00	12.00	6.00	6.30	128.00

1/ Insufficient data.

**Non-Irrigated Hay Cash Rents and Values
North Dakota, 1997**

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	35	17.80	220.00	31	13.00	167.00	22	10.80	139.00
Barnes	7	32.50	412.00	7	13.70	326.00	6	10.30	228.00
Benson	6	16.90	254.00	12	9.10	171.00	11	8.10	146.00
Billings	21	17.90	232.00	20	14.30	201.00	17	10.20	178.00
Bottineau	16	20.30	291.00	13	14.60	209.00	14	10.10	178.00
Bowman	24	14.50	183.00	24	12.00	162.00	19	9.80	144.00
Burke	13	16.40	218.00	11	11.90	201.00	8	8.80	128.00
Burleigh	13	21.20	265.00	12	13.00	182.00	17	9.60	151.00
Cass	4/	4/	4/	4/	4/	4/	4/	4/	4/
Cavalier	4/	4/	4/	5	15.00	360.00	5	11.20	235.00
Dickey	14	24.50	391.00	12	16.20	241.00	17	14.10	207.00
Divide	7	13.70	205.00	5	11.90	187.00	7	7.90	127.00
Dunn	17	15.00	234.00	18	14.20	201.00	14	10.10	172.00
Eddy	15	18.50	273.00	19	12.70	193.00	20	10.00	173.00
Emmons	23	24.70	281.00	22	14.30	178.00	20	10.10	172.00
Foster	18	25.80	326.00	17	13.20	206.00	19	11.80	200.00
Golden Valley	24	21.80	242.00	17	15.50	173.00	13	10.20	107.00
Grand Forks	8	31.60	440.00	4/	4/	4/	4/	4/	4/
Grant	31	23.50	219.00	22	15.70	175.00	21	10.90	146.00
Griggs	11	20.00	253.00	11	14.70	176.00	10	12.00	143.00
Hettinger	18	19.80	246.00	16	17.00	213.00	12	11.80	173.00
Kidder	29	16.10	195.00	31	12.50	167.00	30	9.90	142.00
LaMoure	9	28.60	393.00	8	21.90	325.00	9	16.70	217.00
Logan	24	19.10	237.00	23	13.20	202.00	21	10.50	170.00
McHenry	12	17.70	220.00	15	11.90	161.00	19	11.30	142.00
McIntosh	16	21.00	245.00	13	14.20	197.00	16	10.30	141.00
McKenzie	15	17.20	213.00	9	11.20	160.00	8	9.40	117.00
McLean	8	17.60	292.00	6	14.00	223.00	8	9.50	166.00
Mercer	24	18.80	271.00	21	13.20	231.00	19	9.10	179.00
Morton	24	20.20	239.00	21	14.80	182.00	20	10.60	149.00
Mountrail	10	19.80	249.00	5	11.50	228.00	6	8.20	139.00
Nelson	14	25.10	314.00	18	15.30	255.00	17	11.80	178.00
Oliver	26	21.10	237.00	18	13.80	188.00	16	10.50	162.00
Pembina	13	35.10	638.00	14	26.40	334.00	11	17.50	284.00
Pierce	15	22.00	233.00	16	12.30	170.00	18	9.50	133.00
Ramsey	8	29.10	333.00	9	17.90	253.00	7	12.30	217.00
Ransom	7	36.70	408.00	10	23.60	253.00	9	16.90	185.00
Renville	13	18.40	288.00	13	14.10	261.00	7	9.10	197.00
Richland	5	43.90	715.00	5	13.90	325.00	5	13.40	270.00
Rolette	15	22.30	318.00	15	15.30	215.00	14	10.60	180.00
Sargent	10	36.10	456.00	11	19.40	272.00	10	15.60	241.00
Sheridan	9	16.30	227.00	7	14.00	171.00	10	8.80	150.00
Sioux	37	18.90	176.00	36	15.00	150.00	36	7.80	117.00
Slope	19	16.70	217.00	19	14.00	192.00	15	10.10	150.00
Stark	27	19.90	248.00	28	15.60	212.00	24	12.10	186.00
Steele	5	37.40	539.00	4/	4/	4/	4/	4/	4/
Stutsman	12	24.90	307.00	11	17.20	268.00	12	13.30	186.00
Towner	7	22.90	291.00	12	13.00	181.00	14	7.60	129.00
Trails	4/	4/	4/	4/	4/	4/	4/	4/	4/
Walsh	7	25.40	358.00	9	16.80	218.00	14	10.70	172.00
Ward	6	22.80	376.00	11	10.70	229.00	10	8.70	196.00
Wells	13	20.80	291.00	18	12.00	208.00	19	9.30	161.00
Williams	13	15.40	266.00	15	13.40	229.00	13	8.90	137.00

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.