



1999 North Dakota County Rents & Values

April 1999

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 1999 survey.

The 1999 Survey

Over 3,100 North Dakota agricultural producers were sampled for this survey conducted January 19 to February 3, 1999. 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 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

The National Agricultural Statistics 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, 1999 and Average**

County	1994-98 Average		1999						
	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	20.40	229.00	40	10.00	28.00	20.00	20.60	231.00	
Barnes	36.20	440.00	34	22.50	45.00	40.00	36.30	427.00	
Benson	28.90	330.00	39	20.00	35.00	30.00	28.20	338.00	
Billings	20.10	252.00	36	11.15	35.00	20.00	20.60	287.00	
Bottineau	28.20	369.00	43	16.00	40.00	30.00	28.80	370.00	
Bowman	18.40	236.00	44	15.00	35.00	20.00	21.40	253.00	
Burke	26.20	308.00	48	20.00	38.00	25.00	26.00	313.00	
Burleigh	22.70	272.00	35	15.00	30.00	25.00	23.00	248.00	
Cass	55.30	838.00	41	37.50	75.00	60.00	54.60	850.00	
Cavalier	36.70	530.00	63	25.00	50.00	35.00	37.10	539.00	
Dickey	31.70	353.00	24	22.00	45.00	35.00	33.50	382.00	
Divide	24.00	303.00	37	20.00	35.00	25.00	26.70	321.00	
Dunn	19.60	248.00	30	9.00	27.00	20.00	20.40	255.00	
Eddy	30.70	324.00	34	20.00	40.00	30.00	30.70	307.00	
Emmons	24.20	277.00	35	18.00	31.00	20.00	24.40	273.00	
Foster	35.30	374.00	38	28.00	45.00	30.00	34.30	382.00	
Golden Valley	22.60	276.00	51	12.00	30.00	25.00	23.30	288.00	
Grand Forks	51.10	687.00	49	30.00	85.00	40.00	48.00	734.00	
Grant	21.30	217.00	38	12.50	27.00	20.00	20.90	218.00	
Griggs	34.20	355.00	31	25.00	40.00	30.00	33.60	371.00	
Hettinger	24.60	314.00	46	20.00	32.00	25.00	26.10	340.00	
Kidder	22.00	215.00	35	12.00	35.00	20.00	22.60	229.00	
LaMoure	33.30	400.00	26	20.00	50.00	40.00	35.10	414.00	
Logan	23.80	270.00	32	12.00	37.00	25.00	24.50	264.00	
McHenry	29.60	345.00	28	18.00	40.00	30.00	30.00	314.00	
McIntosh	21.30	245.00	25	18.00	30.00	25.00	22.70	265.00	
McKenzie	21.30	281.00	43	15.00	35.00	20.00	21.60	299.00	
McLean	30.60	394.00	37	20.00	48.50	30.00	32.70	396.00	
Mercer	21.10	282.00	39	15.00	30.00	20.00	22.10	263.00	
Morton	23.80	252.00	43	15.00	30.00	25.00	23.10	240.00	
Mountrail	27.10	333.00	45	20.00	50.00	30.00	31.00	391.00	
Nelson	31.70	359.00	55	25.00	38.00	30.00	31.00	348.00	
Oliver	21.70	247.00	31	14.00	31.00	25.00	22.20	252.00	
Pembina	56.50	928.00	56	30.00	80.00	60.00	53.80	889.00	
Pierce	27.80	325.00	37	20.00	40.00	30.00	29.00	333.00	
Ramsey	31.20	378.00	59	20.00	42.00	30.00	31.00	374.00	
Ransom	39.40	455.00	24	32.50	55.00	40.00	41.90	512.00	
Renville	31.40	438.00	51	15.00	45.00	30.00	32.90	475.00	
Richland	60.00	894.00	25	45.00	82.50	65.00	63.90	979.00	
Rolette	28.90	339.00	36	15.00	37.00	30.00	27.60	325.00	
Sargent	38.40	494.00	29	35.00	57.00	40.00	43.10	576.00	
Sheridan	26.30	285.00	32	20.00	36.00	30.00	29.00	314.00	
Sioux	19.00	177.00	58	12.00	30.00	20.00	18.80	187.00	
Slope	19.90	257.00	42	10.00	31.00	20.00	21.60	259.00	
Stark	22.00	280.00	41	12.00	30.00	25.00	22.50	300.00	
Steele	44.50	535.00	34	25.00	63.00	40.00	43.00	534.00	
Stutsman	32.70	347.00	37	18.50	45.00	30.00	31.80	364.00	
Towner	29.30	370.00	52	20.00	40.00	30.00	29.20	365.00	
Traill	59.30	925.00	29	30.00	80.00	65.00	57.80	907.00	
Walsh	48.90	729.00	52	25.00	88.00	35.00	49.60	696.00	
Ward	33.10	463.00	43	20.00	45.00	30.00	33.60	457.00	
Wells	30.50	374.00	39	18.00	40.00	30.00	30.60	402.00	
Williams	21.30	299.00	53	15.00	30.00	25.00	22.60	321.00	

**Non-Irrigated Pasture Cash Rents and Values
North Dakota, 1999 and Average**

County	1994-98 Average		1999					
	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	30	4.50	15.00	10.00	8.70	152.00
Barnes	10.80	180.00	24	7.00	20.00	10.00	11.10	178.00
Benson	8.90	149.00	34	5.00	15.00	10.00	9.30	159.00
Billings	10.10	154.00	36	3.00	15.00	10.00	9.80	181.00
Bottineau	10.20	167.00	28	3.00	18.75	10.00	10.50	185.00
Bowman	8.00	131.00	39	3.50	16.75	8.00	9.20	148.00
Burke	7.30	138.00	38	3.50	13.00	5.00	7.30	141.00
Burleigh	10.00	156.00	35	6.00	13.50	10.00	9.90	165.00
Cass	13.90	285.00	7	10.00	20.00	10.00	13.00	318.00
Cavalier	9.80	184.00	12	5.00	15.00	5.00	9.60	180.00
Dickey	13.50	188.00	22	10.00	20.00	12.00	13.90	228.00
Divide	7.00	130.00	29	4.00	13.00	5.00	7.60	148.00
Dunn	10.30	155.00	30	3.00	15.00	10.00	10.20	170.00
Eddy	10.90	167.00	34	5.00	15.00	10.00	10.90	169.00
Emmons	10.50	155.00	36	4.30	15.00	10.00	10.60	151.00
Foster	11.40	178.00	27	6.00	22.00	10.00	12.00	167.00
Golden Valley	7.10	110.00	41	2.00	17.00	6.00	8.10	127.00
Grand Forks	10.30	194.00	25	2.00	25.00	10.00	10.30	191.00
Grant	9.70	143.00	40	6.00	12.00	10.00	9.50	138.00
Griggs	10.30	158.00	26	7.00	15.00	10.00	10.40	140.00
Hettinger	10.70	179.00	40	7.00	15.10	10.00	11.20	193.00
Kidder	10.70	144.00	37	7.00	18.00	12.00	12.00	144.00
LaMoure	12.30	210.00	20	7.00	18.00	10.00	11.60	224.00
Logan	11.20	171.00	34	8.00	17.00	12.00	11.50	164.00
McHenry	9.80	154.00	32	7.00	15.00	10.00	10.00	148.00
McIntosh	11.20	157.00	23	8.00	17.00	10.00	11.50	156.00
McKenzie	6.80	126.00	29	3.00	15.00	6.00	7.60	146.00
McLean	9.20	176.00	31	6.00	15.00	8.00	9.30	177.00
Mercer	8.90	171.00	40	7.00	20.00	10.00	9.70	173.00
Morton	10.00	155.00	35	6.00	18.00	10.00	10.30	145.00
Mountrail	7.10	132.00	33	5.00	19.00	8.00	8.40	146.00
Nelson	9.90	159.00	32	6.00	20.00	10.00	10.40	150.00
Oliver	9.20	158.00	31	4.50	12.00	10.00	9.50	176.00
Pembina	11.80	221.00	14	5.00	27.50	10.00	13.90	293.00
Pierce	9.40	147.00	34	5.00	22.00	10.00	10.40	150.00
Ramsey	11.80	186.00	22	7.00	20.00	10.00	11.50	195.00
Ransom	13.70	208.00	17	10.00	18.00	12.00	13.40	245.00
Renville	10.10	165.00	21	4.00	20.00	10.00	10.20	195.00
Richland	15.50	256.00	7	7.50	25.00	15.00	16.10	297.00
Rolette	11.60	172.00	28	2.00	25.00	10.00	10.70	163.00
Sargent	14.20	216.00	15	9.00	25.00	15.00	16.70	277.00
Sheridan	9.00	141.00	29	5.00	14.00	10.00	9.30	145.00
Sioux	8.00	112.00	42	2.00	15.00	10.00	8.20	119.00
Slope	9.50	141.00	31	2.50	18.00	10.00	9.90	152.00
Stark	11.20	174.00	41	6.00	18.00	10.00	11.10	191.00
Steele	9.80	153.00	12	7.50	15.00	10.00	9.70	160.00
Stutsman	11.50	179.00	29	5.00	20.00	10.00	10.70	177.00
Towner	9.30	144.00	21	3.50	17.00	10.00	9.40	164.00
Trails	10.00	238.00	1/	1/	1/	1/	1/	1/
Walsh	10.70	160.00	21	4.00	20.00	10.00	9.90	183.00
Ward	9.30	174.00	32	2.50	15.00	10.00	8.90	164.00
Wells	9.90	167.00	34	6.00	17.50	10.00	10.30	177.00
Williams	6.30	122.00	34	2.50	17.00	5.00	6.70	144.00

1/ Insufficient data.

**Non-Irrigated Hay Cash Rents and Values
North Dakota, 1999**

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	27	17.40	209.00	26	13.30	182.00	21	10.70	155.00
Barnes	14	29.90	360.00	11	16.50	236.00	13	13.50	189.00
Benson	16	16.30	266.00	19	9.80	163.00	17	9.10	133.00
Billings	32	17.90	253.00	28	15.50	228.00	21	11.00	174.00
Bottineau	20	17.50	259.00	23	11.40	193.00	23	10.00	169.00
Bowman	38	17.20	216.00	34	14.20	189.00	23	10.10	147.00
Burke	23	15.80	210.00	24	12.00	180.00	22	9.00	147.00
Burleigh	25	17.00	237.00	24	13.40	189.00	26	9.40	160.00
Cass	7	46.10	636.00	4/	4/	4/	4/	4/	4/
Cavalier	10	26.50	323.00	9	14.10	214.00	10	12.90	181.00
Dickey	13	22.50	328.00	16	16.30	268.00	15	13.60	223.00
Divide	14	17.40	240.00	12	10.90	159.00	11	9.60	151.00
Dunn	25	16.80	237.00	20	13.90	204.00	19	8.90	168.00
Eddy	24	22.10	240.00	24	12.70	172.00	25	10.80	152.00
Emmons	26	26.70	230.00	23	12.40	168.00	27	10.20	140.00
Foster	14	20.40	303.00	17	15.40	185.00	13	10.20	142.00
Golden Valley	23	20.70	247.00	25	15.20	199.00	17	9.40	125.00
Grand Forks	20	28.20	414.00	16	16.10	271.00	18	13.70	190.00
Grant	30	21.60	193.00	31	14.50	157.00	24	10.00	133.00
Griggs	14	25.90	268.00	11	14.10	187.00	15	11.80	147.00
Hettinger	33	20.70	280.00	30	13.90	208.00	23	11.00	173.00
Kidder	30	16.60	216.00	26	12.50	164.00	28	10.90	146.00
LaMoure	10	31.80	398.00	11	17.80	249.00	13	11.80	208.00
Logan	24	19.90	242.00	23	13.70	196.00	22	11.00	155.00
McHenry	18	17.60	186.00	20	11.30	154.00	22	10.60	145.00
McIntosh	14	17.80	235.00	12	13.10	188.00	15	10.40	152.00
McKenzie	23	18.00	246.00	23	13.10	201.00	23	9.80	139.00
McLean	16	17.50	308.00	16	11.40	220.00	15	9.20	189.00
Mercer	23	19.80	249.00	23	13.40	202.00	22	9.90	179.00
Morton	30	21.30	213.00	26	16.30	174.00	29	11.60	143.00
Mountrail	21	17.20	255.00	18	11.90	200.00	15	8.30	128.00
Nelson	15	26.00	280.00	17	15.40	203.00	19	10.60	156.00
Oliver	20	22.50	247.00	19	18.70	230.00	19	11.20	183.00
Pembina	11	38.60	471.00	8	17.10	261.00	7	15.90	257.00
Pierce	21	20.00	243.00	26	10.80	155.00	27	10.20	145.00
Ramsey	10	24.10	280.00	8	14.50	224.00	11	10.50	183.00
Ransom	11	34.10	460.00	9	15.20	258.00	9	14.20	233.00
Renville	20	18.50	334.00	11	16.20	292.00	12	12.20	233.00
Richland	7	63.20	524.00	4/	4/	4/	4/	4/	4/
Rolette	22	19.20	277.00	18	13.10	211.00	22	10.40	169.00
Sargent	9	37.50	545.00	10	17.60	369.00	14	14.50	281.00
Sheridan	11	16.70	233.00	11	11.60	190.00	13	7.60	141.00
Sioux	46	19.10	176.00	38	13.40	146.00	31	8.40	118.00
Slope	31	18.20	219.00	30	13.60	179.00	25	9.70	146.00
Stark	32	19.20	266.00	29	14.20	232.00	21	10.80	183.00
Steele	8	40.30	450.00	6	12.50	249.00	7	10.70	186.00
Stutsman	16	19.00	290.00	16	14.10	175.00	16	10.30	155.00
Towner	12	23.20	296.00	8	15.60	160.00	9	11.20	183.00
Traill	6	42.50	533.00	4/	4/	4/	4/	4/	4/
Walsh	13	31.20	346.00	14	15.00	200.00	14	8.00	152.00
Ward	13	21.20	344.00	14	13.80	240.00	14	9.20	159.00
Wells	15	19.20	307.00	16	10.80	194.00	16	9.50	153.00
Williams	19	18.30	262.00	16	11.40	199.00	16	8.00	157.00

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.