

April 2005

INTRODUCTION

The South Dakota Agricultural Statistics Service (a local office of USDA's National Agricultural Statistics Service) conducted this twelfth annual survey of farmers and ranchers to obtain cash rental rates and value of land by county. The survey is designed to provide statistics in two categories -- cropland and pasture. Supporting funds for this project were provided by the South Dakota Legislature.

Appreciation is expressed to all survey participants who provided data on which this report is based.

THE 2005 SURVEY

The survey was conducted by telephone during January and February. Positive data was received from almost 3,500 farm/ranch operators. All values relate to January 1, 2005, and are for privately owned, non-irrigated agricultural land.

The data published here are rounded averages of reported values from a sample of producers in each county. These averages are **not "official estimates."** Producers were asked to report actual rents or their estimation of current rates and values in their locality. Reported data that did not represent agricultural usage was removed in order to give a truer reflection of agricultural rents and values.

THE DATA

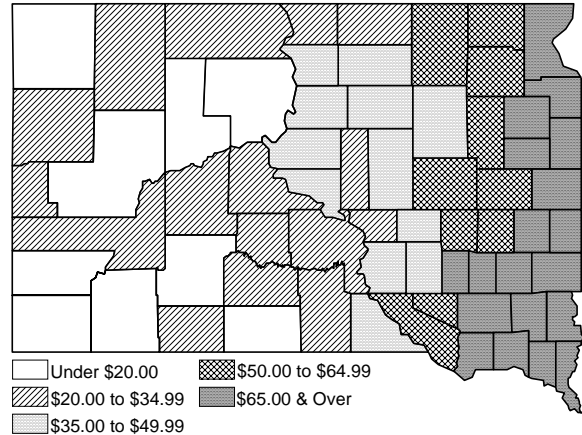
This report includes current number of responses, minimum and maximum rental rates, most frequently reported rental value, average rental rates, and average land value. Also shown is a three-year average for comparison.

The minimum and maximum values show the range of rent reported in each county. This range is affected by the diversity of land in the county. Data users should exercise caution when evaluating data for an individual year. The three-year average is a more appropriate measure for studying trends. Published values in this report should never be used as the only factor to establish rental arrangements.

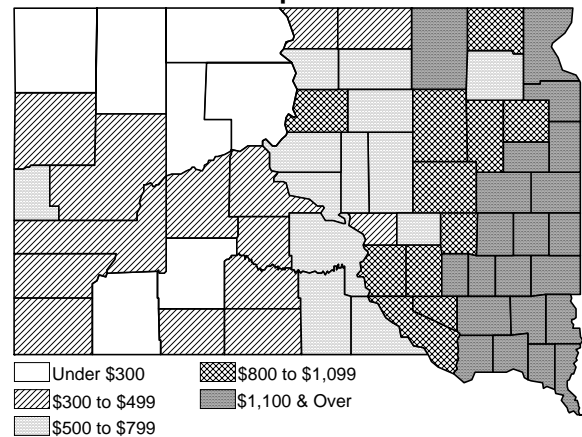
OTHER AGRICULTURAL LAND VALUE REPORTS

The USDA's National Agricultural Statistics Service publishes state and national level estimates for land values and rental rates. These data are not part of this county level survey. The national "Land Values and Cash Rents" report will be released August 5. If interested, data is available upon request.

CROPLAND AVERAGE RENT, 2005
Dollars per Acre



CROPLAND AVERAGE VALUE, 2005
Dollars per Acre



CROPLAND CASH RENT AND VALUE, SOUTH DAKOTA, 2005

| COUNTY | 2003-2005 AVERAGE | | 2005 | | | | | | |
|----------------------|----------------------|------------------------------|-------------------|------------------------------|-----------------------|-------------------------------|---------------------|----------------------------------|--|
| | 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 CROPLAND | |
| | - DOLLARS PER ACRE - | | NUMBER | ----- DOLLARS PER ACRE ----- | | | | | |
| NORTHWEST | | | | | | | | | |
| BUTTE | 23.60 | 374.00 | 6 | 15.00 | 40.00 | 20.00 1/ | 28.70 | 454.00 | |
| CORSON | 19.80 | 235.00 | 58 | 7.00 | 35.00 | 20.00 | 20.20 | 252.00 | |
| DEWEY | 18.90 | 242.00 | 49 | 13.00 | 26.00 | 20.00 | 19.30 | 261.00 | |
| HARDING | 15.60 | 219.00 | 22 | 4.00 | 30.00 | 25.00 | 17.10 | 253.00 | |
| PERKINS | 19.10 | 261.00 | 38 | 10.00 | 30.00 | 20.00 | 20.20 | 296.00 | |
| ZIEBACH | 18.00 | 251.00 | 25 | 12.00 | 31.00 | 20.00 | 19.90 | 267.00 | |
| NORTH CENTRAL | | | | | | | | | |
| BROWN | 56.10 | 1064.00 | 44 | 20.00 | 100.00 | 50.00 1/ | 59.00 | 1202.00 | |
| CAMPBELL | 29.50 | 406.00 | 42 | 20.00 | 42.00 | 35.00 | 31.00 | 444.00 | |
| EDMUNDS | 37.80 | 612.00 | 52 | 22.00 | 60.00 | 45.00 | 39.30 | 707.00 | |
| FAULK | 36.20 | 531.00 | 53 | 25.00 | 55.00 | 40.00 | 38.80 | 634.00 | |
| MCPHERSON | 30.40 | 429.00 | 47 | 16.00 | 50.00 | 35.00 | 31.40 | 480.00 | |
| POTTER | 39.70 | 753.00 | 46 | 32.00 | 50.00 | 45.00 | 41.40 | 954.00 | |
| SPINK | 44.30 | 755.00 | 43 | 32.00 | 68.00 | 50.00 | 47.00 | 860.00 | |
| WALWORTH | 34.30 | 516.00 | 42 | 20.00 | 47.00 | 35.00 | 35.00 | 575.00 | |
| NORTHEAST | | | | | | | | | |
| CLARK | 49.80 | 855.00 | 44 | 30.00 | 75.00 | 50.00 | 52.20 | 976.00 | |
| CODINGTON | 61.10 | 952.00 | 38 | 40.00 | 95.00 | 65.00 | 66.80 | 1082.00 | |
| DAY | 47.40 | 690.00 | 39 | 25.00 | 75.00 | 50.00 | 51.10 | 785.00 | |
| DEUEL | 68.30 | 991.00 | 41 | 22.00 | 100.00 | 60.00 | 70.00 | 1151.00 | |
| GRANT | 60.70 | 999.00 | 46 | 35.00 | 88.00 | 60.00 | 65.80 | 1174.00 | |
| HAMLIN | 68.00 | 1080.00 | 46 | 40.00 | 100.00 | 80.00 | 74.50 | 1276.00 | |
| MARSHALL | 49.10 | 755.00 | 40 | 16.00 | 80.00 | 60.00 1/ | 56.20 | 942.00 | |
| ROBERTS | 62.10 | 992.00 | 44 | 35.00 | 100.00 | 70.00 | 67.70 | 1197.00 | |
| WEST CENTRAL | | | | | | | | | |
| HAAKON | 21.30 | 286.00 | 36 | 7.00 | 30.00 | 25.00 | 21.40 | 304.00 | |
| JACKSON | 18.60 | 267.00 | 33 | 10.00 | 25.00 | 20.00 | 18.70 | 287.00 | |
| LAWRENCE | 24.30 | 457.00 | 15 | 10.00 | 40.00 | 35.00 | 27.20 | 529.00 | |
| MEADE | 16.10 | 308.00 | 21 | 5.00 | 25.00 | 20.00 | 15.80 | 358.00 | |
| PENNINGTON | 24.40 | 341.00 | 24 | 10.00 | 50.00 | 20.00 | 24.00 | 385.00 | |
| STANLEY | 25.30 | 337.00 | 31 | 15.00 | 40.00 | 25.00 | 26.10 | 365.00 | |
| CENTRAL | | | | | | | | | |
| AURORA | 47.70 | 797.00 | 38 | 18.00 | 70.00 | 50.00 | 49.90 | 926.00 | |
| BEADLE | 46.80 | 780.00 | 42 | 35.00 | 75.00 | 60.00 | 53.00 | 932.00 | |
| BRULE | 40.10 | 711.00 | 41 | 25.00 | 65.00 | 45.00 | 43.20 | 813.00 | |
| BUFFALO | 30.80 | 460.00 | 20 | 18.00 | 50.00 | 35.00 | 30.70 | 490.00 | |
| HAND | 33.80 | 589.00 | 45 | 18.00 | 55.00 | 35.00 | 35.80 | 714.00 | |
| HUGHES | 34.80 | 614.00 | 35 | 25.00 | 47.00 | 40.00 | 36.40 | 703.00 | |
| HYDE | 30.70 | 506.00 | 41 | 20.00 | 45.00 | 30.00 | 32.20 | 600.00 | |
| JERAULD | 41.40 | 640.00 | 42 | 27.00 | 70.00 | 40.00 1/ | 44.10 | 752.00 | |
| SULLY | 40.10 | 686.00 | 48 | 22.00 | 53.00 | 50.00 | 41.90 | 798.00 | |
| EAST CENTRAL | | | | | | | | | |
| BROOKINGS | 75.90 | 1260.00 | 47 | 45.00 | 125.00 | 85.00 | 82.60 | 1,510.00 | |
| DAVISON | 62.00 | 987.00 | 41 | 35.00 | 100.00 | 70.00 | 66.60 | 1,182.00 | |
| HANSON | 72.40 | 1105.00 | 46 | 50.00 | 105.00 | 100.00 | 77.20 | 1,311.00 | |
| KINGSBURY | 58.20 | 1039.00 | 47 | 45.00 | 90.00 | 60.00 1/ | 62.70 | 1,219.00 | |
| LAKE | 80.30 | 1348.00 | 46 | 35.00 | 120.00 | 100.00 | 88.00 | 1,606.00 | |
| MCCOOK | 76.90 | 1243.00 | 47 | 50.00 | 95.00 | 85.00 | 81.40 | 1,531.00 | |
| MINER | 55.40 | 953.00 | 41 | 30.00 | 80.00 | 55.00 1/ | 59.10 | 1,190.00 | |
| MINNEHAHA | 87.30 | 1726.00 | 38 | 60.00 | 130.00 | 100.00 | 93.60 | 2,012.00 | |
| MOODY | 103.70 | 1767.00 | 44 | 75.00 | 150.00 | 100.00 | 109.40 | 2,061.00 | |
| SANBORN | 51.80 | 894.00 | 47 | 25.00 | 80.00 | 60.00 | 53.10 | 1,029.00 | |
| SOUTHWEST | | | | | | | | | |
| BENNETT | 20.40 | 294.00 | 46 | 18.00 | 25.00 | 20.00 | 20.30 | 304.00 | |
| CUSTER | 13.80 | 386.00 | 10 | 8.00 | 20.00 | 15.00 | 14.80 | 439.00 | |
| FALL RIVER | 13.60 | 320.00 | 8 | 10.00 | 25.00 | 10.00 | 15.90 | 385.00 | |
| SHANNON | 18.80 | 258.00 | 30 | 4.00 | 30.00 | 20.00 | 18.80 | 275.00 | |
| SOUTH CENTRAL | | | | | | | | | |
| GREGORY | 37.80 | 609.00 | 38 | 15.00 | 75.00 | 35.00 | 42.20 | 691.00 | |
| JONES | 23.50 | 360.00 | 42 | 16.00 | 40.00 | 20.00 | 23.80 | 401.00 | |
| LYMAN | 29.80 | 519.00 | 35 | 12.00 | 45.00 | 30.00 | 31.30 | 602.00 | |
| MELLETTE | 19.70 | 305.00 | 35 | 10.00 | 35.00 | 20.00 | 21.50 | 335.00 | |
| TODD | 18.80 | 292.00 | 31 | 9.00 | 25.00 | 20.00 | 19.50 | 309.00 | |
| TRIPP | 29.40 | 489.00 | 34 | 23.00 | 50.00 | 30.00 | 31.50 | 553.00 | |
| SOUTHEAST | | | | | | | | | |
| BON HOMME | 65.20 | 984.00 | 47 | 50.00 | 100.00 | 70.00 1/ | 71.40 | 1,162.00 | |
| CHARLES MIX | 52.40 | 815.00 | 48 | 30.00 | 70.00 | 55.00 | 55.40 | 936.00 | |
| CLAY | 94.20 | 1,474.00 | 45 | 75.00 | 120.00 | 100.00 | 98.40 | 1,640.00 | |
| DOUGLAS | 59.40 | 907.00 | 45 | 31.00 | 95.00 | 60.00 | 63.60 | 1,033.00 | |
| HUTCHINSON | 71.20 | 1,085.00 | 48 | 50.00 | 102.00 | 75.00 | 79.50 | 1,245.00 | |
| LINCOLN | 100.80 | 1,863.00 | 46 | 65.00 | 135.00 | 100.00 | 104.30 | 2,260.00 | |
| TURNER | 84.10 | 1,427.00 | 50 | 65.00 | 120.00 | 100.00 | 88.20 | 1,753.00 | |
| UNION | 101.10 | 1,849.00 | 45 | 70.00 | 125.00 | 100.00 | 103.60 | 2,116.00 | |
| YANKTON | 75.00 | 1,183.00 | 38 | 50.00 | 110.00 | 75.00 | 79.90 | 1,388.00 | |

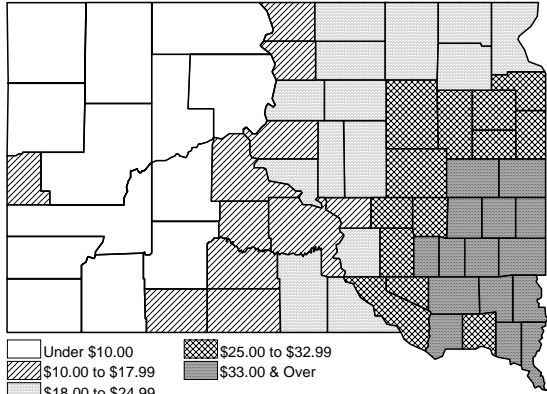
1/ MOST FREQUENTLY REPORTED RATE CLOSEST TO THE AVERAGE RENT.

PASTURELAND CASH RENT AND VALUE, SOUTH DAKOTA, 2005

| COUNTY | 2003-2005 AVERAGE | | 2005 | | | | | | |
|----------------------|----------------------|------------------------------|-------------------|------------------------------|-----------------------|-------------------------------|---------------------|-------------------------------------|--|
| | 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 PASTURELAND | |
| | - DOLLARS PER ACRE - | | NUMBER | ----- DOLLARS PER ACRE ----- | | | | | |
| NORTHWEST | | | | | | | | | |
| BUTTE | 7.70 | 187.00 | 39 | 2.00 | 20.00 | 6.00 1/ | 7.50 | 221.00 | |
| CORSON | 8.30 | 157.00 | 70 | 1.00 | 20.00 | 10.00 | 8.20 | 172.00 | |
| DEWEY | 7.80 | 155.00 | 52 | 2.00 | 18.00 | 6.00 | 8.20 | 170.00 | |
| HARDING | 6.30 | 160.00 | 37 | 1.00 | 13.00 | 5.00 1/ | 6.10 | 186.00 | |
| PERKINS | 9.10 | 185.00 | 57 | 2.00 | 24.00 | 6.00 | 9.00 | 209.00 | |
| ZIEBACH | 7.00 | 153.00 | 41 | 3.00 | 19.00 | 7.00 | 7.50 | 172.00 | |
| NORTH CENTRAL | | | | | | | | | |
| BROWN | 23.60 | 450.00 | 34 | 9.00 | 38.00 | 25.00 | 24.30 | 524.00 | |
| CAMPBELL | 13.90 | 241.00 | 37 | 7.00 | 20.00 | 13.00 | 14.40 | 261.00 | |
| EDMUNDS | 21.20 | 388.00 | 42 | 12.00 | 38.00 | 20.00 | 22.00 | 448.00 | |
| FAULK | 19.30 | 349.00 | 50 | 10.00 | 35.00 | 18.00 1/ | 20.50 | 410.00 | |
| MCPHERSON | 19.20 | 313.00 | 48 | 10.00 | 35.00 | 20.00 | 20.80 | 354.00 | |
| POTTER | 17.40 | 339.00 | 38 | 7.00 | 35.00 | 20.00 | 18.20 | 399.00 | |
| SPINK | 24.10 | 452.00 | 38 | 15.00 | 38.00 | 25.00 | 25.70 | 519.00 | |
| WALWORTH | 14.50 | 267.00 | 39 | 6.00 | 28.00 | 10.00 | 14.80 | 276.00 | |
| NORTHEAST | | | | | | | | | |
| CLARK | 25.70 | 463.00 | 40 | 17.00 | 40.00 | 25.00 | 26.80 | 510.00 | |
| CODINGTON | 29.20 | 509.00 | 34 | 10.00 | 50.00 | 30.00 | 32.20 | 638.00 | |
| DAY | 23.40 | 391.00 | 29 | 12.00 | 42.00 | 25.00 | 24.80 | 441.00 | |
| DEUEL | 27.70 | 501.00 | 38 | 15.00 | 43.00 | 25.00 | 29.60 | 576.00 | |
| GRANT | 25.60 | 477.00 | 37 | 14.00 | 50.00 | 25.00 | 28.30 | 602.00 | |
| HAMLIN | 29.90 | 566.00 | 36 | 20.00 | 45.00 | 35.00 | 32.70 | 677.00 | |
| MARSHALL | 22.90 | 441.00 | 34 | 13.00 | 33.00 | 20.00 | 22.70 | 584.00 | |
| ROBERTS | 23.50 | 476.00 | 40 | 10.00 | 40.00 | 25.00 1/ | 24.30 | 615.00 | |
| WEST CENTRAL | | | | | | | | | |
| HAAKON | 9.20 | 197.00 | 52 | 3.00 | 20.00 | 9.00 | 9.20 | 224.00 | |
| JACKSON | 9.00 | 181.00 | 52 | 2.00 | 25.00 | 9.00 1/ | 9.60 | 198.00 | |
| LAWRENCE | 13.30 | 282.00 | 50 | 1.00 | 37.00 | 6.00 | 14.00 | 317.00 | |
| MEADE | 8.80 | 217.00 | 55 | 2.00 | 22.00 | 6.00 1/ | 7.70 | 240.00 | |
| PENNINGTON | 9.50 | 242.00 | 49 | 2.00 | 26.00 | 8.00 | 9.20 | 283.00 | |
| STANLEY | 10.00 | 199.00 | 44 | 4.00 | 29.00 | 10.00 1/ | 10.20 | 215.00 | |
| CENTRAL | | | | | | | | | |
| AURORA | 28.30 | 602.00 | 43 | 15.00 | 45.00 | 25.00 | 29.90 | 708.00 | |
| BEADLE | 28.00 | 556.00 | 48 | 15.00 | 42.00 | 30.00 | 30.20 | 679.00 | |
| BRULE | 22.70 | 496.00 | 39 | 6.00 | 38.00 | 25.00 | 23.90 | 565.00 | |
| BUFFALO | 17.50 | 339.00 | 21 | 6.00 | 30.00 | 17.00 | 17.30 | 351.00 | |
| HAND | 22.20 | 423.00 | 45 | 13.00 | 35.00 | 25.00 | 23.40 | 519.00 | |
| HUGHES | 16.50 | 332.00 | 34 | 5.00 | 40.00 | 25.00 | 18.50 | 372.00 | |
| HYDE | 17.70 | 371.00 | 38 | 10.00 | 30.00 | 20.00 | 19.20 | 447.00 | |
| JERAULD | 23.90 | 477.00 | 46 | 15.00 | 42.00 | 25.00 | 25.80 | 569.00 | |
| SULLY | 16.50 | 373.00 | 35 | 5.00 | 35.00 | 20.00 | 17.90 | 439.00 | |
| EAST CENTRAL | | | | | | | | | |
| BROOKINGS | 33.80 | 598.00 | 41 | 20.00 | 65.00 | 50.00 | 37.80 | 694.00 | |
| DAVISON | 32.00 | 617.00 | 35 | 20.00 | 60.00 | 30.00 | 34.70 | 721.00 | |
| HANSON | 33.80 | 681.00 | 40 | 23.00 | 50.00 | 30.00 | 34.40 | 846.00 | |
| KINGSBURY | 33.90 | 698.00 | 41 | 23.00 | 55.00 | 40.00 | 36.40 | 813.00 | |
| LAKE | 35.80 | 723.00 | 33 | 30.00 | 60.00 | 35.00 | 39.30 | 853.00 | |
| MCCOOK | 35.70 | 711.00 | 32 | 25.00 | 55.00 | 35.00 | 38.10 | 876.00 | |
| MINER | 33.60 | 696.00 | 41 | 20.00 | 55.00 | 35.00 1/ | 35.90 | 854.00 | |
| MINNEHAHA | 35.60 | 819.00 | 27 | 20.00 | 50.00 | 35.00 | 37.90 | 971.00 | |
| MOODY | 36.60 | 729.00 | 32 | 25.00 | 60.00 | 40.00 | 40.20 | 796.00 | |
| SANBORN | 29.10 | 626.00 | 42 | 19.00 | 45.00 | 30.00 | 31.00 | 743.00 | |
| SOUTHWEST | | | | | | | | | |
| BENNETT | 10.40 | 189.00 | 45 | 2.00 | 19.00 | 10.00 1/ | 10.40 | 200.00 | |
| CUSTER | 8.10 | 294.00 | 43 | 1.00 | 25.00 | 5.00 | 8.70 | 338.00 | |
| FALL RIVER | 6.00 | 226.00 | 35 | 2.00 | 15.00 | 5.00 1/ | 6.80 | 269.00 | |
| SHANNON | 5.90 | 150.00 | 35 | 1.00 | 15.00 | 4.00 | 5.60 | 163.00 | |
| SOUTH CENTRAL | | | | | | | | | |
| GREGORY | 18.90 | 394.00 | 43 | 7.00 | 35.00 | 13.00 1/ | 18.90 | 437.00 | |
| JONES | 11.10 | 236.00 | 42 | 6.00 | 20.00 | 12.00 | 12.30 | 260.00 | |
| LYMAN | 13.50 | 288.00 | 33 | 6.00 | 26.00 | 13.00 | 14.90 | 321.00 | |
| MELLETTTE | 10.50 | 209.00 | 46 | 2.00 | 26.00 | 10.00 | 12.00 | 238.00 | |
| TODD | 11.20 | 219.00 | 37 | 4.00 | 30.00 | 10.00 | 12.50 | 243.00 | |
| TRIPP | 19.40 | 356.00 | 40 | 9.00 | 35.00 | 20.00 | 20.60 | 397.00 | |
| SOUTHEAST | | | | | | | | | |
| BON HOMME | 31.20 | 605.00 | 35 | 17.00 | 45.00 | 40.00 | 33.70 | 726.00 | |
| CHARLES MIX | 26.00 | 534.00 | 44 | 10.00 | 41.00 | 30.00 | 27.30 | 630.00 | |
| CLAY | 34.50 | 644.00 | 21 | 25.00 | 60.00 | 40.00 | 37.40 | 792.00 | |
| DOUGLAS | 29.70 | 582.00 | 37 | 18.00 | 45.00 | 35.00 | 32.40 | 674.00 | |
| HUTCHINSON | 34.80 | 640.00 | 38 | 21.00 | 53.00 | 50.00 | 39.50 | 786.00 | |
| LINCOLN | 39.40 | 757.00 | 21 | 25.00 | 70.00 | 35.00 1/ | 39.40 | 822.00 | |
| TURNER | 36.50 | 701.00 | 31 | 20.00 | 75.00 | 50.00 | 41.90 | 818.00 | |
| UNION | 46.40 | 815.00 | 21 | 25.00 | 80.00 | 40.00 1/ | 48.70 | 911.00 | |
| YANKTON | 30.90 | 660.00 | 22 | 20.00 | 47.00 | 35.00 | 32.70 | 791.00 | |

1/ MOST FREQUENTLY REPORTED RATE CLOSEST TO THE AVERAGE RENT.

PASTURELAND AVERAGE RENT, 2005
Dollars per Acre



PASTURELAND AVERAGE VALUE, 2005
Dollars per Acre

