

## Land Rent and Value Survey

### Terms and Definitions

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Cropland:	Land that can produce a crop for harvest. This includes land that is cropped and idle land suitable for cropping. <u>Exclude</u> woodland, marshes or land suitable only for pasture. <u>Include</u> both Alfalfa and Other Tame Hayland.
Pasture:	An enclosed area of untilled ground covered with vegetation grazed by animals.
Alfalfa & Alfalfa Mixtures:	Cropland that contains alfalfa, <u>including</u> alfalfa growing with other grasses or crops. <u>Include</u> alfalfa planted with a nurse crop such as oats, field peas or small grains.
Other Tame Hayland:	Cropland that contains tame hays other than alfalfa. Examples are brome grass, crested wheat grass, millet, Sudan grass, clover, Timothy, sorghum, etc. <u>Exclude</u> Alfalfa.
Wild or Prairie Hay:	Hayland that contains only wild grasses which grow naturally (i.e. not planted by the operator). <u>Exclude</u> wild grasses that the operator planted on tilled ground (i.e. Cropland & Other Tame Hay).
Cash Rent:	Fixed, predetermined dollar amount paid for use of land. Contracts can be negotiated annually or terms may last for a specified number of years. We are only interested in rent paid per acre per year.
Market Value:	Our goal is to capture the cost producers pay for additional farmland. Primary land use intent must be for agricultural activities producing agricultural products.
Non-Irrigated:	No water application to the land via irrigation equipment.
"In Your Locality":	Response should be based on the operator's area. Cash rental rates can be based on the operator's locality, and not necessarily on the land that the individual actually cash rents.
CRP:	Conservation Reserve Program (CRP) is a long-term no-use arrangement with the government. It does not represent cropland available for cropping purposes. CRP must be <u>excluded</u> from this survey. Remember, a CRP only operator may know an accurate rental rate for their locality so be sure to continue with the survey.
Share Rent:	Rental arrangement where landowner receives a share of the commodity produced as a payment for the use of the land. <u>Exclude</u> this type of arrangement from the survey.

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### Type of Pasture Rental

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- \$/Acre:** The most common method of pasture rental in North Dakota. The amount of rent paid per acre may depend on a number of factors including, but not limited to fencing, water, forage productivity, accessibility, local demand, noxious weeds, and cattle prices.
- Shares:** An arrangement where the owner of the livestock agrees to give a portion of the herd (i.e. percentage of the calves), in exchange for the care of the herd or use of pasture, for a certain period.
- \$/Head or Animal:** This type of agreement may include taking care of a certain type (cows, horses, sheep) and class (steers, yearlings) of livestock for a certain period of time. It may be interchangeable with \$/AUM if based on forage use, or may be based on the time and effort put into caring for the animals.
- \$/AUM:** An Animal Unit Month (AUM) of forage is the amount of forage used by a cow with calf at side (or equivalent number of other classes of livestock, i.e. sheep, horses, etc.) for one month (30days). Federal or tribal land, which occurs mostly in North Dakota's western counties, is the primary use of AUM based rent. Private land is occasionally rented on this basis.