

2013 County Rents and Values

North Dakota

March 2013

An annual survey of farmers and ranchers was conducted to obtain average rental rates and the value of rented land in their localities. Approximately 4,600 North Dakota agricultural producers were sampled for this survey conducted January 22 – February 2, 2013. More than 2,900 reports were collected with almost 2,135 containing positive data. We would like to thank all who participated, for without their cooperation this report would not be possible.

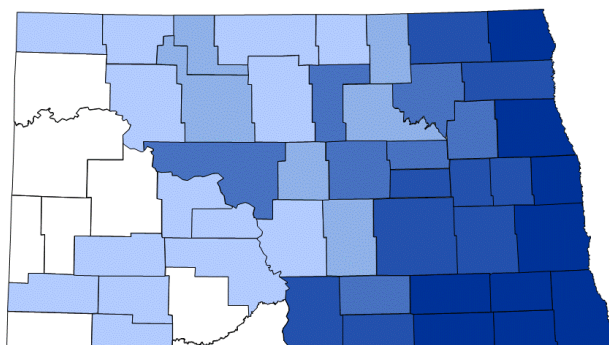
The tables in this report contain county-level data for cropland, pastureland, alfalfa hayland, other tame hayland and wild or prairie grass hayland. All data refer to non-irrigated land and only include information for cash rental

arrangements. All fee-per-head, animal unit month and share rent arrangements were excluded.

The minimum and maximum values show the range of reported local average data in each county. Field size, topography, soil type, location and availability of rental land affect this range. The published values in this report should never be used as the only factor to establish rental arrangements.

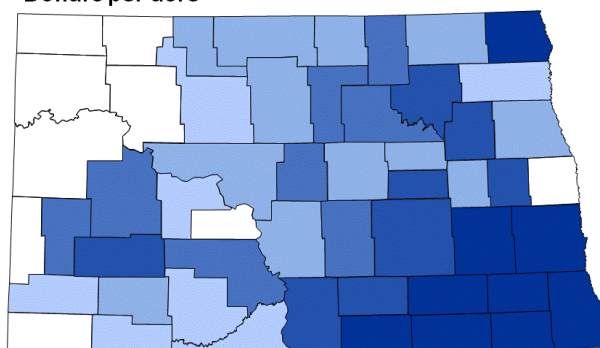
We advise the reader to exercise discretion when using data from counties with less than fifteen reports tabulated. Using an average is one way to minimize variability that can occur from year to year.

2013 Non-Irrigated Cropland Average Rents
Dollars per acre



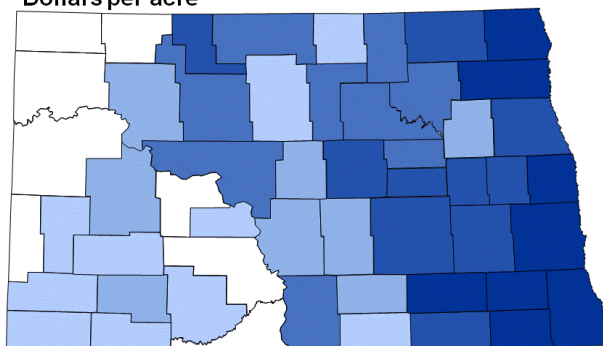
\$26.60 to \$34.99	\$50.00 to \$59.99
\$35.00 to \$44.99	\$60.00 to \$89.99
\$45.00 to \$49.99	\$90.00 to \$129.50

2013 Non-Irrigated Pastureland Average Rents
Dollars per acre



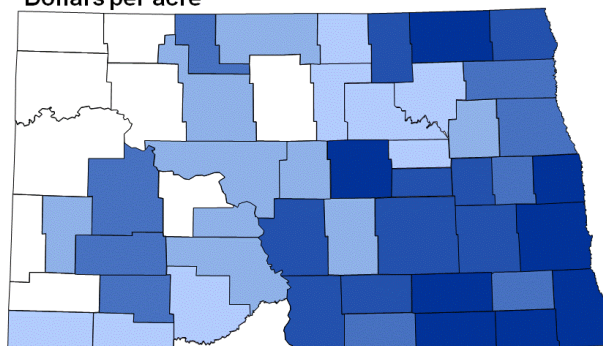
\$9.20 to \$14.99	\$17.50 to \$18.99
\$15.00 to \$15.99	\$19.00 to \$23.99
\$16.00 to \$17.49	\$24.00 to \$47.60

2013 Non-Irrigated Cropland Average Value of Rented Land
Dollars per acre



\$657 to \$899	\$1,400 to \$1,999
\$900 to \$1,199	\$2,000 to \$2,999
\$1,200 to \$1,399	\$3,000 to \$4,219

2013 Non-Irrigated Pastureland Average Value of Rented Land
Dollars per acre



\$283 to \$499	\$700 to \$824
\$500 to \$624	\$825 to \$999
\$625 to \$699	\$1,000 to \$1,763

NON-IRRIGATED CROPLAND CASH RENTS AND VALUES

North Dakota: 2013 and 5-Year Average

County	2008-2012 average		2013					
	Rental rate	Value of rented land	Number of reports ¹	Reported local average rental rate			Average rental rate	Average value of rented land
				Minimum	Maximum	Most frequently		
	(dollars/acre)	(dollars/acre)	(number)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)
Adams.....	30.50	589.00	45	22.00	60.00	35.00	35.50	994.00
Barnes.....	60.00	1,401.00	38	45.00	125.00	100.00	79.50	2,870.00
Benson.....	39.90	782.00	36	25.00	80.00	50.00	46.70	1,612.00
Billings.....	30.10	626.00	24	14.00	55.00	30.00	33.90	935.00
Bottineau.....	39.90	795.00	37	25.00	65.00	45.00	44.50	1,547.00
Bowman.....	30.60	612.00	31	20.00	50.00	30.00	32.70	935.00
Burke.....	31.80	545.00	40	25.78	55.00	35.00	37.20	817.00
Burleigh.....	35.40	812.00	22	25.00	62.50	45.00	44.10	1,386.00
Cass.....	83.40	2,257.00	43	50.00	190.00	70.00	106.60	4,219.00
Cavalier.....	49.60	1,193.00	56	45.00	90.00	50.00	64.70	2,788.00
Dickey.....	78.50	1,695.00	38	40.00	150.00	100.00	104.40	2,879.00
Divide.....	31.70	547.00	38	26.00	62.50	30.00	35.30	708.00
Dunn.....	28.90	598.00	30	20.00	50.00	30.00	34.60	1,201.00
Eddy.....	42.40	829.00	25	30.00	90.00	40.00	50.00	1,460.00
Emmons.....	43.60	884.00	19	40.00	100.00	50.00	72.20	1,426.00
Foster.....	53.50	1,227.00	32	40.00	100.00	70.00	69.00	2,433.00
Golden Valley.....	28.10	577.00	25	17.50	50.00	30.00	29.80	827.00
Grand Forks.....	64.40	1,555.00	46	40.00	165.00	65.00	91.70	2,917.00
Grant.....	28.50	591.00	30	20.00	50.00	35.00	31.70	982.00
Griggs.....	49.60	939.00	28	35.00	105.00	60.00	68.00	2,145.00
Hettinger.....	35.80	760.00	36	24.00	67.50	35.00	40.50	1,286.00
Kidder.....	34.80	622.00	26	30.00	75.00	40.00	47.20	1,332.00
LaMoure.....	71.80	1,705.00	33	48.00	160.00	100.00	105.60	3,181.00
Logan.....	41.50	870.00	35	25.00	95.00	40.00	58.50	1,392.00
McHenry.....	38.80	709.00	26	25.00	60.00	40.00	40.50	1,026.00
McIntosh.....	41.00	789.00	30	25.00	115.00	80.00	64.20	1,194.00
McKenzie.....	26.70	469.00	32	15.00	38.00	25.00	26.60	719.00
McLean.....	43.60	934.00	39	27.00	95.00	60.00	58.90	1,673.00
Mercer.....	33.50	584.00	36	16.00	60.00	30.00	37.30	734.00
Morton.....	32.00	656.00	23	25.00	50.00	40.00	38.40	888.00
Mountrail.....	36.60	646.00	38	27.50	60.00	35.00	39.90	1,287.00
Nelson.....	41.50	819.00	35	32.00	87.50	45.00	50.00	1,250.00
Oliver.....	31.20	680.00	31	24.00	79.00	40.00	41.90	1,110.00
Pembina.....	73.30	2,041.00	33	52.50	150.00	120.00	95.50	3,532.00
Pierce.....	40.40	749.00	45	25.00	90.00	40.00	51.40	1,412.00
Ramsey.....	40.90	839.00	44	37.50	85.00	45.00	52.40	1,668.00
Ransom.....	74.40	1,609.00	30	60.00	130.00	80.00	92.90	3,054.00
Renville.....	43.10	879.00	47	30.00	60.00	50.00	46.90	2,080.00
Richland.....	97.30	2,437.00	31	70.00	200.00	150.00	129.50	4,142.00
Rolette.....	38.10	676.00	32	25.00	60.00	40.00	42.00	1,116.00
Sargent.....	73.90	1,652.00	33	45.00	180.00	100.00	98.20	3,182.00
Sheridan.....	36.40	683.00	31	30.00	75.00	40.00	46.00	1,288.00
Sioux.....	27.40	468.00	35	20.00	50.00	35.00	31.30	657.00
Slope.....	32.00	625.00	36	25.00	55.00	30.00	35.80	931.00
Stark.....	34.60	784.00	31	26.00	55.00	40.00	39.80	1,071.00
Steele.....	59.80	1,308.00	39	48.00	125.00	75.00	75.80	2,362.00
Stutsman.....	51.60	1,082.00	31	40.00	130.00	80.00	75.60	2,418.00
Towner.....	37.80	822.00	30	35.00	75.00	45.00	45.30	1,833.00
Traill.....	81.40	2,189.00	29	65.00	150.00	100.00	107.40	4,164.00
Walsh.....	63.80	1,458.00	40	40.00	200.00	65.00	86.10	3,889.00
Ward.....	44.40	904.00	47	30.00	70.00	50.00	48.90	1,591.00
Wells.....	41.40	1,073.00	37	30.00	90.00	50.00	52.70	2,451.00
Williams.....	29.30	492.00	39	20.00	60.00	35.00	34.20	747.00

¹ Number of reports is based on positive responses to average rental rate.

NON-IRRIGATED PASTURELAND CASH RENTS AND VALUES

North Dakota: 2013 and 5-Year Average

County	2008-2012 average		2013					
	Rental rate	Value of rented land	Number of reports ¹	Reported local average rental rate			Average rental rate	Average value of rented land
				Minimum	Maximum	Most frequently		
	(dollars/acre)	(dollars/acre)	(number)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)
Adams.....	14.00	367.00	32	6.00	30.00	15.00	15.70	624.00
Barnes	18.50	561.00	18	12.00	40.00	25.00	24.20	954.00
Benson.....	15.10	359.00	28	7.00	30.00	20.00	17.50	580.00
Billings	16.20	456.00	30	5.00	35.00	20.00	17.50	630.00
Bottineau.....	14.70	366.00	25	10.00	40.00	10.00	16.30	659.00
Bowman.....	13.60	374.00	27	7.00	21.50	12.00	13.20	555.00
Burke	9.80	272.00	22	8.00	20.00	12.00	12.10	370.00
Burleigh.....	15.80	539.00	23	10.00	35.00	20.00	17.40	835.00
Cass.....	(D)	(D)	8	15.00	45.00	25.00	25.30	1,763.00
Cavalier.....	11.90	473.00	13	11.00	25.00	25.00	17.30	1,106.00
Dickey	29.40	761.00	26	12.00	55.00	35.00	36.00	1,223.00
Divide.....	9.70	251.00	18	5.00	15.00	10.00	9.80	283.00
Dunn	14.40	415.00	25	10.00	30.00	12.00	18.30	728.00
Eddy.....	15.20	411.00	19	10.00	25.00	15.00	17.00	598.00
Emmons.....	17.80	494.00	22	7.25	35.00	20.00	21.00	862.00
Foster.....	16.70	485.00	27	10.00	40.00	20.00	23.20	873.00
Golden Valley	11.60	355.00	23	4.50	20.00	15.00	11.50	484.00
Grand Forks.....	15.00	423.00	15	7.00	40.00	10.00	17.40	708.00
Grant.....	13.60	377.00	29	8.70	22.00	15.00	15.30	619.00
Griggs	16.20	437.00	19	6.99	25.00	15.00	16.30	869.00
Hettinger	15.60	440.00	24	12.00	30.00	15.00	16.50	716.00
Kidder	17.40	433.00	30	10.00	30.00	20.00	18.80	628.00
LaMoure.....	24.90	684.00	25	17.00	50.00	25.00	30.10	1,458.00
Logan.....	18.80	509.00	31	15.00	45.00	15.00	23.50	849.00
McHenry	15.70	361.00	31	8.00	25.00	20.00	16.80	385.00
McIntosh	21.00	527.00	27	15.00	50.00	25.00	27.00	800.00
McKenzie	9.50	276.00	22	4.00	20.00	8.00	9.20	456.00
McLean.....	12.90	421.00	29	10.00	30.00	15.00	16.40	648.00
Mercer.....	13.90	413.00	39	8.00	25.00	15.00	15.10	457.00
Morton.....	15.40	447.00	23	10.00	25.00	20.00	17.70	657.00
Mountrail.....	10.90	282.00	30	7.00	30.00	10.00	13.10	490.00
Nelson.....	14.60	393.00	15	11.50	35.00	20.00	19.10	682.00
Oliver	13.40	418.00	34	7.00	25.00	15.00	14.90	681.00
Pembina.....	15.60	495.00	9	10.00	55.00	10.00	29.50	939.00
Pierce.....	15.50	354.00	31	10.00	28.50	20.00	18.40	595.00
Ramsey.....	18.90	441.00	7	10.00	30.00	25.00	21.70	510.00
Ransom	25.80	723.00	23	10.00	40.00	10.00	24.30	800.00
Renville.....	13.40	385.00	17	8.00	30.00	15.00	17.40	736.00
Richland.....	27.20	853.00	7	20.00	75.00	75.00	47.60	1,413.00
Rolette	15.30	374.00	30	6.00	32.00	15.00	16.60	534.00
Sargent.....	29.60	796.00	21	11.68	60.00	50.00	37.10	1,209.00
Sheridan	14.00	396.00	25	12.00	35.00	15.00	18.80	642.00
Sioux.....	12.50	299.00	28	5.00	40.00	10.00	15.90	427.00
Slope.....	13.60	371.00	21	9.00	22.00	20.00	15.90	483.00
Stark	16.80	505.00	29	9.14	30.00	20.00	19.30	740.00
Steele.....	16.30	466.00	16	10.00	40.00	15.00	19.60	735.00
Stutsman.....	17.60	532.00	24	12.00	45.00	25.00	21.10	886.00
Towner.....	14.70	383.00	7	10.00	23.00	20.00	17.60	825.00
Traill.....	(D)	(D)	4	10.00	20.00	(D)	14.40	(D)
Walsh.....	14.10	422.00	10	5.71	30.00	15.00	15.60	700.00
Ward	13.80	377.00	39	10.00	32.00	12.00	15.00	627.00
Wells.....	15.30	446.00	25	6.00	25.00	15.00	16.00	1,050.00
Williams	9.10	253.00	25	5.00	25.00	12.00	11.70	373.00

(D) Withheld to avoid disclosing data for individual operations. ¹ Number of reports is based on positive responses to average rental rate.

NON-IRRIGATED HAYLAND CASH RENTS AND VALUES

North Dakota: 2013

County	Alfalfa ¹			Other tame hay ²			Wild or prairie grass ³		
	Number of reports ⁴	Average rental rate	Average value of rented land	Number of reports ⁴	Average rental rate	Average value of rented land	Number of reports ⁴	Average rental rate	Average value of rented land
	(number)	(dollars/acre)	(dollars/acre)	(number)	(dollars/acre)	(dollars/acre)	(number)	(dollars/acre)	(dollars/acre)
Adams	20	27.40	844.00	17	22.10	704.00	15	16.30	657.00
Barnes	6	62.50	1,227.00	5	31.00	729.00	5	23.00	700.00
Benson	13	27.70	811.00	12	18.90	522.00	11	17.60	457.00
Billings	23	27.00	906.00	17	21.80	814.00	14	20.50	768.00
Bottineau	10	31.00	856.00	9	20.10	633.00	10	17.60	611.00
Bowman	18	23.00	773.00	13	18.60	603.00	12	14.60	538.00
Burke	13	25.50	538.00	8	17.20	(D)	9	15.30	308.00
Burleigh	7	27.90	1,189.00	8	20.10	967.00	6	17.50	775.00
Cass	6	89.20	4,267.00	(D)	(D)	(D)	(D)	(D)	(D)
Cavalier	5	39.40	1,420.00	3	28.30	1,600.00	3	23.30	967.00
Dickey.....	17	78.00	2,409.00	15	50.10	1,823.00	14	35.10	1,303.00
Divide	9	21.20	428.00	9	15.30	268.00	8	15.00	233.00
Dunn.....	23	26.90	991.00	14	21.40	858.00	12	17.70	663.00
Eddy	9	32.00	970.00	9	25.00	584.00	12	19.60	503.00
Emmons	10	46.80	1,238.00	6	28.70	1,058.00	8	22.80	889.00
Foster	7	47.00	1,475.00	8	29.10	750.00	5	24.40	610.00
Golden Valley	13	25.00	729.00	7	24.00	620.00	5	21.00	553.00
Grand Forks	8	47.50	1,825.00	7	24.10	790.00	8	19.30	720.00
Grant	17	28.90	933.00	17	22.60	777.00	10	17.50	650.00
Griggs.....	8	43.60	1,350.00	5	29.00	1,029.00	6	24.20	975.00
Hettinger.....	18	29.00	1,025.00	14	24.10	913.00	14	17.00	717.00
Kidder	20	30.50	1,178.00	13	21.20	846.00	16	18.50	682.00
LaMoure	10	72.50	2,371.00	7	33.40	1,869.00	6	30.30	950.00
Logan	21	41.30	1,242.00	18	31.20	953.00	18	22.60	797.00
McHenry	7	25.10	607.00	13	19.30	425.00	11	16.80	425.00
McIntosh.....	13	42.20	1,211.00	12	26.70	873.00	10	22.50	900.00
McKenzie.....	13	23.50	536.00	8	18.30	447.00	10	13.90	417.00
McLean.....	10	32.20	1,044.00	11	24.10	908.00	9	20.90	729.00
Mercer	26	27.50	660.00	19	22.40	620.00	18	17.70	496.00
Morton	14	36.40	933.00	11	27.70	780.00	10	23.80	717.00
Mountrail.....	13	29.10	795.00	8	23.10	583.00	5	11.80	514.00
Nelson	7	37.90	1,088.00	6	19.20	683.00	6	19.20	670.00
Oliver	16	26.60	894.00	17	20.70	705.00	15	17.20	625.00
Pembina	4	52.50	2,083.00	4	28.10	(D)	(D)	(D)	(D)
Pierce	14	31.70	871.00	17	22.10	699.00	18	18.90	608.00
Ramsey	5	29.00	790.00	4	24.30	700.00	6	24.50	650.00
Ransom	3	48.30	2,250.00	3	34.00	(D)	(D)	(D)	(D)
Renville.....	4	22.00	1,463.00	(D)	(D)	(D)	(D)	(D)	(D)
Richland	5	117.00	3,583.00	6	57.00	1,450.00	6	41.20	1,367.00
Rolette	12	29.50	929.00	9	18.90	617.00	14	15.60	577.00
Sargent.....	3	80.00	2,333.00	6	28.20	1,567.00	9	30.40	1,483.00
Sheridan	12	27.20	1,048.00	13	18.40	777.00	14	15.30	645.00
Sioux	26	31.80	616.00	20	22.00	500.00	17	17.20	385.00
Slope	14	26.60	756.00	12	25.00	706.00	10	19.80	510.00
Stark	21	30.00	1,007.00	15	24.00	846.00	13	20.30	821.00
Steele	5	61.00	1,990.00	3	(D)	983.00	4	20.00	850.00
Stutsman	4	44.40	1,317.00	4	29.80	933.00	6	24.50	783.00
Towner	5	33.80	1,167.00	3	16.70	(D)	3	15.70	(D)
Trail.....	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)
Walsh	3	70.00	(D)	3	30.00	(D)	3	26.70	(D)
Ward.....	13	26.20	1,078.00	10	19.50	829.00	10	16.00	638.00
Wells.....	7	33.70	1,804.00	10	20.40	950.00	6	15.80	1,013.00
Williams	13	27.40	475.00	7	17.70	361.00	8	13.80	345.00

(D) Withheld to avoid disclosing data for individual operations. 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 Number of reports is based on positive response to average rental rate.