

2016 County Rents and Values

North Dakota

April 2016

An annual survey of farmers and ranchers was conducted to obtain average rental rates and the value of rented land in their localities. Approximately 4,500 North Dakota agricultural producers were sampled for this survey conducted January 19 – February 12, 2016. Almost 1,970 reports contained positive data. We would like to thank all who participated, for without their cooperation this report would not be possible.

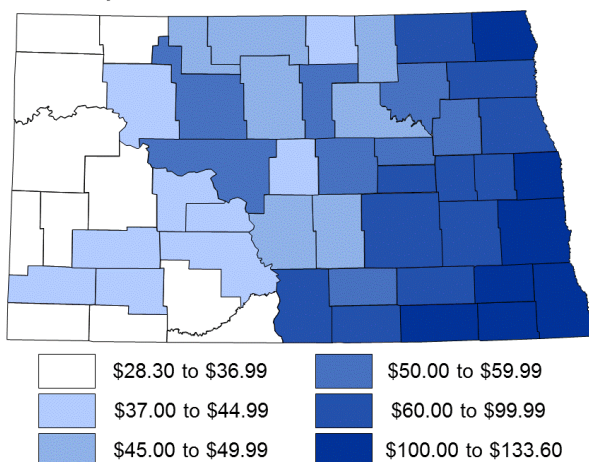
The tables in this report contain county-level data for cropland, pastureland, alfalfa hayland, other tame hayland and wild or prairie grass hayland. All data refer to non-irrigated land and only include information for cash

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

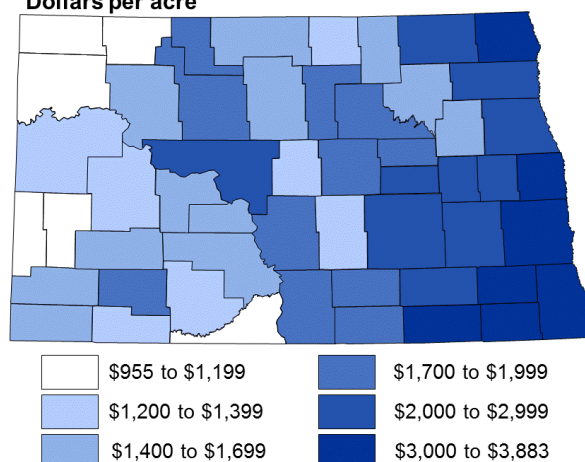
The minimum and maximum values show the range of reported local average data in each county. Field size, topography, soil type, location and availability of rental land affect this range. The published values in this report should never be used as the only factor to establish rental arrangements.

We advise the reader to exercise discretion when using data from counties with less than fifteen reports tabulated. Using a 3-year average is one way to minimize variability that can occur from year to year.

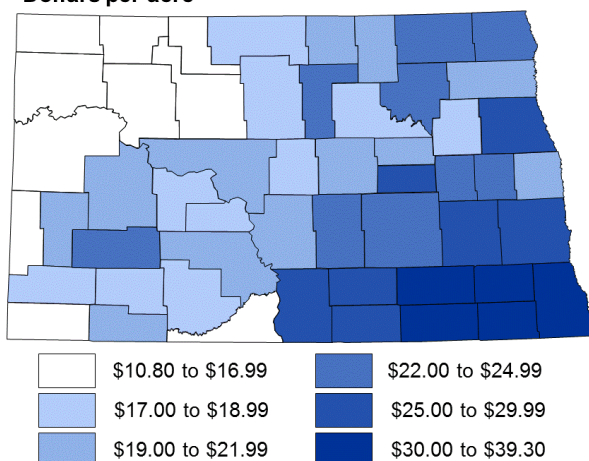
2016 Non-Irrigated Cropland Average Rents
Dollars per acre



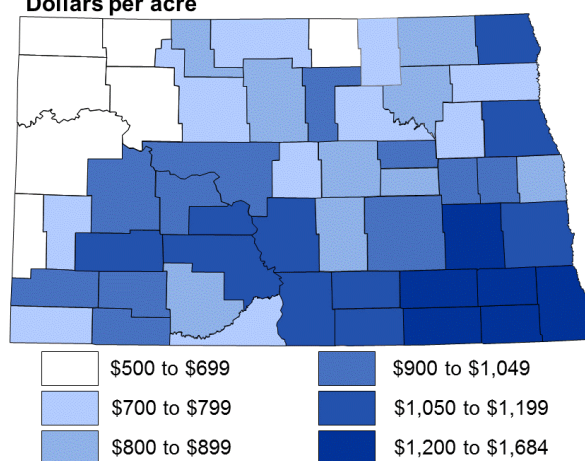
2016 Non-Irrigated Cropland Average Value of Rented Land
Dollars per acre



2016 Non-Irrigated Pastureland Average Rents
Dollars per acre



2016 Non-Irrigated Pastureland Average Value of Rented Land
Dollars per acre



NON-IRRIGATED CROPLAND CASH RENTS AND VALUES

North Dakota: 2016 and 5-Year Average

County	2011-2015 average		Number of reports ¹	2016			Average rental rate	Average value of rented land
	Rental rate	Value of rented land		Reported local average rental rate				
				Minimum	Maximum	Most frequently		
(dollars/acre)	(dollars/acre)	(number)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)	(dollars/acre)	
Adams.....	34.20	992.00	22	20.00	50.00	40.00	36.20	1,393.00
Barnes.....	76.40	2,461.00	46	45.00	150.00	100.00	84.20	2,715.00
Benson.....	46.50	1,320.00	32	35.00	65.00	50.00	48.00	1,734.00
Billings.....	35.00	998.00	18	20.00	50.00	35.00	34.70	1,197.00
Bottineau.....	46.20	1,432.00	44	35.00	76.00	50.00	49.20	1,570.00
Bowman.....	33.70	1,082.00	18	18.00	50.00	35.00	36.10	1,447.00
Burke.....	34.80	920.00	24	28.00	40.00	30.00	34.50	1,115.00
Burleigh.....	45.90	1,324.00	37	25.00	80.00	50.00	47.80	1,707.00
Cass.....	107.80	3,849.00	51	63.00	200.00	100.00	117.00	3,883.00
Cavalier.....	62.50	2,213.00	40	45.00	98.00	60.00	67.50	2,219.00
Dickey.....	99.60	2,642.00	35	60.00	160.00	100.00	104.50	3,188.00
Divide.....	34.40	733.00	23	28.00	55.00	35.00	36.50	955.00
Dunn.....	33.30	1,025.00	23	22.00	50.00	40.00	35.30	1,342.00
Eddy.....	50.30	1,451.00	26	30.00	80.00	55.00	54.10	1,815.00
Emmons.....	68.10	1,378.00	40	30.00	100.00	65.00	68.40	1,891.00
Foster.....	69.10	2,155.00	28	42.00	100.00	70.00	75.80	2,189.00
Golden Valley.....	31.20	842.00	19	15.00	35.00	35.00	28.30	1,055.00
Grand Forks.....	80.40	2,578.00	58	45.00	190.00	65.00	89.20	2,917.00
Grant.....	33.10	955.00	31	25.00	50.00	30.00	34.50	1,384.00
Griggs.....	62.90	1,855.00	31	33.00	90.00	60.00	64.50	2,006.00
Hettinger.....	39.70	1,288.00	27	30.00	55.00	45.00	43.10	1,730.00
Kidder.....	45.90	1,059.00	35	30.00	90.00	50.00	49.60	1,209.00
LaMoure.....	95.60	2,746.00	46	50.00	150.00	75.00	92.90	2,483.00
Logan.....	55.50	1,468.00	25	30.00	110.00	50.00	59.50	1,932.00
McHenry.....	43.40	1,104.00	34	34.00	65.00	40.00	45.90	1,488.00
McIntosh.....	60.80	1,350.00	27	30.00	100.00	80.00	68.70	1,893.00
McKenzie.....	28.80	704.00	21	15.00	50.00	30.00	30.50	1,232.00
McLean.....	54.50	1,565.00	48	28.00	100.00	50.00	59.00	2,126.00
Mercer.....	39.40	913.00	25	20.00	60.00	35.00	39.60	1,406.00
Morton.....	37.80	1,084.00	38	25.00	70.00	40.00	39.20	1,466.00
Mountrail.....	38.10	1,048.00	29	20.00	60.00	40.00	40.50	1,542.00
Nelson.....	49.40	1,264.00	28	40.00	70.00	55.00	53.30	1,469.00
Oliver.....	38.80	1,144.00	21	25.00	60.00	35.00	37.90	1,453.00
Pembina.....	92.60	3,039.00	29	45.00	200.00	100.00	106.10	3,525.00
Pierce.....	47.80	1,234.00	38	27.00	80.00	50.00	51.50	1,839.00
Ramsey.....	48.60	1,370.00	25	39.00	72.00	50.00	51.80	1,538.00
Ransom.....	93.00	2,771.00	39	60.00	200.00	100.00	104.30	3,153.00
Renville.....	47.40	1,697.00	35	30.00	60.00	50.00	47.40	1,839.00
Richland.....	123.10	3,672.00	57	70.00	237.00	150.00	133.60	3,876.00
Rolette.....	42.40	1,043.00	26	18.00	70.00	50.00	43.60	1,239.00
Sargent.....	97.60	2,660.00	40	60.00	175.00	100.00	115.00	3,363.00
Sheridan.....	42.90	1,104.00	28	30.00	60.00	40.00	44.10	1,329.00
Sioux.....	31.90	775.00	17	27.00	55.00	35.00	36.30	1,090.00
Slope.....	36.10	993.00	18	30.00	50.00	35.00	39.80	1,436.00
Stark.....	39.60	1,168.00	44	25.00	65.00	45.00	43.40	1,510.00
Steele.....	74.30	2,277.00	33	60.00	125.00	90.00	82.40	2,911.00
Stutsman.....	69.20	2,027.00	55	35.00	100.00	100.00	73.60	2,130.00
Towner.....	43.50	1,487.00	26	35.00	70.00	50.00	47.50	1,556.00
Traill.....	102.80	3,485.00	33	45.00	200.00	120.00	114.60	3,627.00
Walsh.....	79.80	2,645.00	38	45.00	150.00	50.00	73.20	2,542.00
Ward.....	49.00	1,541.00	46	35.00	70.00	50.00	50.20	1,846.00
Wells.....	52.20	1,930.00	21	35.00	85.00	70.00	56.90	1,822.00
Williams.....	33.30	723.00	40	20.00	65.00	40.00	35.10	1,062.00

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

NON-IRRIGATED PASTURELAND CASH RENTS AND VALUES

North Dakota: 2016 and 5-Year Average

County	2011-2015 average		2016					
	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.....	16.00	582.00	18	8.00	30.00	20.00	19.30	903.00
Barnes.....	22.40	845.00	25	15.00	45.00	25.00	25.70	1,200.00
Benson.....	17.80	533.00	25	10.00	35.00	20.00	18.70	785.00
Billings.....	18.30	679.00	22	8.00	35.00	20.00	19.00	788.00
Bottineau.....	16.70	575.00	25	8.00	30.00	20.00	17.00	772.00
Bowman.....	14.60	589.00	19	8.00	28.00	12.00	14.80	770.00
Burke.....	10.90	393.00	16	8.00	20.00	8.00	12.60	568.00
Burleigh.....	18.60	823.00	34	10.00	35.00	15.00	21.50	1,079.00
Cass.....	28.60	1,260.00	17	15.00	50.00	20.00	25.30	1,176.00
Cavalier.....	15.20	823.00	10	10.00	40.00	10.00	22.40	825.00
Dickey.....	35.00	1,097.00	27	18.00	60.00	50.00	39.30	1,466.00
Divide.....	11.20	337.00	12	5.00	25.00	10.00	10.80	500.00
Dunn.....	17.00	680.00	25	13.00	35.00	20.00	21.00	966.00
Eddy.....	18.20	659.00	24	10.00	35.00	25.00	21.70	943.00
Emmons.....	21.90	764.00	40	12.00	39.00	30.00	25.90	1,133.00
Foster.....	21.40	726.00	16	14.00	40.00	20.00	25.60	838.00
Golden Valley.....	13.20	502.00	9	8.00	20.00	15.00	15.20	573.00
Grand Forks.....	18.20	670.00	19	15.00	45.00	20.00	27.10	1,147.00
Grant.....	15.80	623.00	28	11.00	26.00	20.00	18.10	899.00
Griggs.....	18.00	829.00	19	10.00	40.00	15.00	22.50	985.00
Hettinger.....	17.80	702.00	23	10.00	30.00	15.00	18.30	1,016.00
Kidder.....	20.20	612.00	35	12.00	35.00	20.00	23.90	832.00
LaMoure.....	29.60	1,139.00	30	20.00	50.00	35.00	34.30	1,320.00
Logan.....	22.40	805.00	22	18.00	38.00	30.00	27.30	1,139.00
McHenry.....	17.50	516.00	34	8.00	30.00	15.00	18.20	824.00
McIntosh.....	25.50	792.00	22	16.00	40.00	25.00	28.10	1,062.00
McKenzie.....	10.70	432.00	19	5.00	25.00	12.00	12.30	571.00
McLean.....	15.70	656.00	38	8.00	40.00	15.00	19.10	1,002.00
Mercer.....	15.40	577.00	26	10.00	27.00	20.00	18.00	944.00
Morton.....	17.70	754.00	35	12.00	30.00	20.00	19.80	1,070.00
Mountrail.....	11.90	471.00	23	7.00	20.00	15.00	12.40	612.00
Nelson.....	17.50	633.00	12	11.00	30.00	20.00	18.30	722.00
Oliver.....	16.10	718.00	24	10.00	28.00	20.00	17.90	1,078.00
Pembina.....	21.10	780.00	8	8.00	40.00	40.00	24.80	1,150.00
Pierce.....	18.70	561.00	32	10.00	40.00	25.00	22.60	920.00
Ramsey.....	23.40	572.00	8	15.00	31.00	20.00	24.50	800.00
Ransom.....	29.30	977.00	25	20.00	55.00	30.00	34.90	1,206.00
Renville.....	15.90	683.00	14	10.00	25.00	20.00	16.20	879.00
Richland.....	39.10	1,358.00	16	20.00	50.00	25.00	31.60	1,278.00
Rolette.....	17.20	574.00	19	10.00	40.00	15.00	19.60	620.00
Sargent.....	33.90	1,188.00	23	20.00	50.00	40.00	37.30	1,684.00
Sheridan.....	16.80	564.00	22	11.00	30.00	18.00	17.70	796.00
Sioux.....	15.10	507.00	20	10.00	23.00	15.00	16.50	714.00
Slope.....	15.50	558.00	9	6.66	25.00	20.00	17.00	996.00
Stark.....	19.20	743.00	41	12.00	33.00	20.00	22.50	1,051.00
Steele.....	19.30	729.00	15	11.00	35.00	15.00	23.10	1,046.00
Stutsman.....	22.00	790.00	44	11.00	40.00	25.00	24.80	1,047.00
Towner.....	16.90	673.00	10	10.00	30.00	20.00	21.50	719.00
Traill.....	(D)	(D)	4	10.00	30.00	10.00	20.00	850.00
Walsh.....	15.70	599.00	23	6.00	40.00	15.00	19.00	711.00
Ward.....	16.10	603.00	41	8.00	30.00	15.00	16.90	766.00
Wells.....	16.90	751.00	14	10.00	30.00	25.00	20.50	895.00
Williams.....	10.90	370.00	24	7.00	27.00	10.00	13.00	511.00

(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: 2016

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	11	26.30	1,128.00	6	22.30	983.00	6	19.00	750.00
Barnes	14	64.90	1,996.00	10	30.80	1,042.00	9	25.60	1,000.00
Benson	13	31.30	970.00	13	21.40	792.00	18	18.70	719.00
Billings	17	24.50	1,073.00	11	20.80	965.00	10	14.80	736.00
Bottineau	12	32.50	873.00	9	19.10	722.00	11	18.10	673.00
Bowman.....	13	25.60	1,121.00	10	20.90	900.00	9	14.80	714.00
Burke.....	10	26.70	867.00	8	18.40	579.00	7	13.70	408.00
Burleigh.....	19	34.50	1,275.00	20	23.10	1,018.00	18	17.90	988.00
Cass.....	9	85.60	2,550.00	4	46.30	1,494.00	6	43.30	1,181.00
Cavalier.....	4	51.30	(D)	5	27.00	(D)	4	27.50	850.00
Dickey.....	12	77.10	2,380.00	9	46.70	1,613.00	7	35.90	1,020.00
Divide.....	9	22.60	655.00	4	17.50	475.00	4	(D)	463.00
Dunn.....	20	29.00	1,261.00	14	24.50	1,204.00	14	19.60	858.00
Eddy.....	19	34.50	1,470.00	16	24.90	941.00	14	18.20	919.00
Emmons.....	21	54.40	1,783.00	23	36.40	1,289.00	24	25.80	1,090.00
Foster.....	10	43.50	1,386.00	9	27.80	900.00	9	24.40	771.00
Golden Valley.....	9	26.70	983.00	6	24.50	1,014.00	5	16.40	733.00
Grand Forks.....	16	71.90	2,237.00	8	44.70	1,478.00	9	30.00	1,003.00
Grant.....	24	28.20	1,218.00	19	23.20	1,059.00	19	17.50	906.00
Griggs.....	12	42.50	1,783.00	11	32.70	1,086.00	10	25.00	1,000.00
Hettinger.....	13	34.90	1,477.00	12	26.80	1,258.00	10	19.40	1,115.00
Kidder.....	22	35.60	1,086.00	21	25.90	821.00	18	21.70	757.00
LaMoure.....	14	57.90	1,904.00	11	39.60	1,405.00	13	28.90	1,145.00
Logan.....	12	50.00	1,878.00	7	38.60	1,050.00	6	25.00	1,067.00
McHenry.....	11	25.20	1,114.00	10	17.30	854.00	12	14.80	798.00
McIntosh.....	17	48.40	1,408.00	15	32.40	1,100.00	14	25.90	942.00
McKenzie.....	13	23.70	1,025.00	13	16.40	635.00	11	13.40	550.00
McLean.....	9	30.30	1,280.00	12	22.20	986.00	15	17.40	862.00
Mercer.....	18	27.80	1,206.00	14	21.60	1,000.00	13	18.00	914.00
Morton.....	26	31.70	1,380.00	21	24.10	1,189.00	19	18.40	981.00
Mountrail.....	12	27.60	950.00	12	22.50	931.00	9	15.20	580.00
Nelson.....	8	39.40	958.00	6	25.00	940.00	9	19.70	775.00
Oliver.....	15	30.90	1,343.00	9	20.10	1,164.00	11	16.50	1,027.00
Pembina.....	5	89.00	3,500.00	5	29.20	1,100.00	(D)	(D)	(D)
Pierce.....	12	32.80	1,368.00	13	22.90	970.00	15	19.50	946.00
Ramsey.....	6	34.70	688.00	6	29.20	650.00	4	25.00	(D)
Ransom.....	14	86.40	2,408.00	11	48.20	1,525.00	11	39.60	1,330.00
Renville.....	4	28.30	1,350.00	5	18.00	1,038.00	6	13.70	963.00
Richland.....	13	108.10	2,841.00	9	46.70	1,719.00	13	30.60	1,378.00
Rolette.....	10	29.30	843.00	8	16.00	592.00	7	15.00	465.00
Sargent.....	12	91.80	3,010.00	8	49.70	1,621.00	12	34.50	1,711.00
Sheridan.....	10	33.10	1,109.00	8	24.60	978.00	9	16.80	733.00
Sioux.....	15	28.90	1,000.00	13	25.30	825.00	12	16.70	648.00
Slope.....	12	26.90	1,155.00	7	23.70	1,007.00	8	16.60	930.00
Stark.....	31	33.30	1,248.00	25	26.60	1,035.00	21	24.70	882.00
Steele.....	5	68.00	2,058.00	5	32.00	1,013.00	6	20.00	738.00
Stutsman.....	23	49.20	1,640.00	17	26.90	1,138.00	22	22.50	944.00
Towner.....	7	29.30	1,067.00	8	20.50	867.00	7	18.60	875.00
Traill.....	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)	(D)
Walsh.....	8	33.10	1,031.00	10	22.80	750.00	9	18.10	714.00
Ward.....	18	31.60	1,103.00	16	19.80	854.00	17	17.10	700.00
Wells.....	10	34.30	1,444.00	7	24.40	888.00	10	18.50	678.00
Williams.....	5	19.60	717.00	5	12.00	680.00	5	9.60	492.00

(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.