



Cropland Rental Rates for Minnesota Counties

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Introduction

This publication provides a historical perspective on rental rates paid by a group of Minnesota farmers and trends in those rental rates over the past five years. This information is meant as a guide and starting point. **The information and data is not meant to establish, determine, set, fix, or even hint at what actual rents should be.** It is simply a reporting of historical land rental rates in Minnesota.

Historical rental data is included for years 2012 through 2016. Weighted average rental rates are listed by county for each year. The 2016 data also includes the median cash rent and the 10th and 90th percentile range, explained under “data results”.

There is really no way to statistically project future rental rates. Keep in mind the numbers listed are weighted averages. That means there are rents both above and below the numbers listed. Again, these numbers are merely a starting point.

Also included is the 2016 county rental data gathered by the USDA National Ag Statistical Service (NASS) in cooperation with the Minnesota Department of Agriculture. The USDA/NASS data is collected by mail-out survey and the 2017 results will be available in September 2017. This document will be updated to include the new NASS numbers at that time.

The 2018 column in the document is included so you can list your anticipated 2018 land rent.

Data Source

The land rental data shown in the data tables is extracted from FINBIN, a database of farm record summaries of over 2,000 Minnesota farms. The farmers participate in the Minnesota State College Farm Business Management program as well the Southwestern Minnesota Farm Business Management Association.

The rental rates are based on analysis of the financial records of participating farmers and represent the actual rents paid for the years listed.

Analysis Method

The FINBIN database includes enterprise level income and expenses for thousands of acres of Minnesota farmland. To compile this report, rental rates are extracted for cash rented land. All row crop acres, small grain acres, canning crop acres, etc. are included in the data analysis. Not included in the analysis are acres allocated to pasture, aftermath grazing, hay and haylage acres, CRP acres, fallow, and prevented planted acres. All normal farming practices for the regions were included in the analysis. The USDA/NASS numbers are for row crops on non-irrigated land only.

Data is organized by county. Counties with a minimum of 10 farms with cash rented acreage are included. If a given county does not have rent data listed for 2012-2016, there were not enough farms reporting data. Counties with only partial FINBIN data for 2012-2016 and a USDA/NASS number have been included because they now meet the 10 farm minimum criteria. Counties with only a USDA/NASS number have less than 10 farmers reporting FINBIN data.

Note: Several counties in North, East & West Central Minnesota regions have no FINBIN rental rates reported this year. That is due to staff reductions in Farm Business Management programs and resulting loss of participating farms in those counties. USDA/NASS data for those regions are listed.

Data Results

The following two pages show the county and USDA/NASS land rental data arranged by region consistent with the Minnesota Department of Agriculture, Agricultural Statistics Service districts.

Minnesota Cropland Rental Rates Per Acre

	Average				2016				2016	2018
	2012	2013	2014	2015	Avg	Median	10 th Pctile	90 th Pctile	NASS Data	Est.
Northwest										
Becker	82	96	n/a	n/a	n/a	n/a	n/a	n/a	105	_____
Clay	120	136	138	134	137	133	100	176	131	_____
Clearwater	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	30	_____
Kittson	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	83	_____
Mahnomen	83	99	111	105	86	70	33	100	100	_____
Marshall	58	59	63	56	67	60	45	91	79	_____
Norman	97	120	129	128	122	123	61	151	121	_____
Pennington	n/a	54	62	62	68	64	38	85	65	_____
Polk	81	86	96	96	95	82	52	139	118	_____
Red Lake	n/a	n/a	64	n/a	n/a	n/a	n/a	n/a	69	_____
Roseau	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	51	_____
North Central										
Beltrami	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	24	_____
Cass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	25	_____
Hubbard	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	22	_____
Itasca	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	22	_____
Koochiching	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	25	_____
Lk of the Woods	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	32	_____
Remaining Co.	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	18	_____
West Central										
Big Stone	130	n/a	n/a	n/a	n/a	n/a	n/a	n/a	165	_____
Chippewa	188	n/a	n/a	n/a	n/a	n/a	n/a	n/a	188	_____
Douglas	112	112	112	102	107	84	46	147	118	_____
Grant	146	192	192	188	178	125	77	200	171	_____
Lac qui Parle	150	n/a	n/a	n/a	n/a	n/a	n/a	n/a	181	_____
Otter Tail	98	95	101	108	120	104	35	179	100	_____
Pope	116	n/a	128	131	134	134	63	183	125	_____
Stevens	135	n/a	n/a	n/a	n/a	n/a	n/a	n/a	158	_____
Swift	135	n/a	n/a	n/a	n/a	n/a	n/a	n/a	177	_____
Traverse	171	157	n/a	n/a	n/a	n/a	n/a	n/a	167	_____
Wilkin	123	131	137	135	133	131	85	175	150	_____
Yellow Med.	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	182	_____
Central										
Benton	n/a	68	87	100	113	75	33	159	84	_____
Carver	206	226	214	173	202	229	96	255	195	_____
Kandiyohi	206	211	227	212	220	202	134	294	206	_____
McLeod	196	238	233	205	188	208	79	289	248	_____
Meeker	159	190	191	183	176	152	100	230	178	_____
Morrison	68	78	107	74	97	75	26	102	65	_____
Renville	209	236	237	241	222	225	160	281	228	_____
Scott	198	238	229	208	206	170	100	271	207	_____
Sherburne	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	58	_____
Sibley	245	262	263	250	252	255	189	312	247	_____
Stearns	157	184	188	192	183	135	49	289	145	_____
Todd	54	64	80	77	67	53	31	85	64	_____
Wadena	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	32	_____
Wright	n/a	n/a	149	144	154	155	43	200	149	_____

	Average				2016				2016	2018
	2012	2013	2014	2015	Avg	Median	10 th Pctile	90 th Pctile	NASS Data	Est.
East Central										
Aitkin	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	38	_____
Anoka	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	61	_____
Carlton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	15	_____
Chisago	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	69	_____
Crow Wing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	34	_____
Hennepin	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	133	_____
Isanti	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	57	_____
Kanabec	44	52	59	63	60	60	23	72	60	_____
Mille Lacs	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	68	_____
Pine	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	34	_____
Washington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	133	_____
Southwest										
Cottonwood	174	196	200	192	196	193	129	248	194	_____
Jackson	209	219	223	213	214	223	152	275	199	_____
Lincoln	168	165	n/a	n/a	n/a	n/a	n/a	n/a	176	_____
Lyon	185	218	223	222	197	181	115	252	197	_____
Murray	237	265	268	238	230	210	113	251	191	_____
Nobles	182	207	202	200	201	197	126	255	207	_____
Pipestone	223	219	236	213	229	216	105	300	175	_____
Redwood	187	211	213	207	198	203	150	260	213	_____
Rock	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	237	_____
South Central										
Blue Earth	222	229	240	228	221	199	156	276	219	_____
Brown	207	208	211	205	210	200	105	253	209	_____
Faribault	221	243	243	226	222	225	124	275	238	_____
Freeborn	242	267	265	238	247	250	171	325	243	_____
Le Sueur	233	261	267	257	236	218	137	270	231	_____
Martin	254	274	272	255	245	231	173	279	242	_____
Nicollet	223	251	263	245	231	232	139	286	234	_____
Rice	225	260	258	242	236	226	99	281	206	_____
Steele	198	220	239	240	231	219	146	263	214	_____
Waseca	216	237	236	227	218	218	132	262	232	_____
Watonwan	218	256	239	238	225	195	160	264	229	_____
Southeast										
Dakota	215	212	241	228	208	122	88	282	189	_____
Dodge	231	246	252	246	231	233	153	292	253	_____
Fillmore	212	243	235	218	205	178	61	290	214	_____
Goodhue	229	230	242	216	222	202	121	275	195	_____
Houston	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	188	_____
Mower	241	236	247	248	234	246	135	285	239	_____
Olmsted	211	250	260	226	234	211	193	261	214	_____
Wabasha	216	233	237	212	n/a	n/a	n/a	n/a	191	_____
Winona	183	214	220	196	217	206	122	253	228	_____

The 2012-2015 “Average” data columns list historical rent data by county for those years. The land rental data listed is a weighted average of all the farms reporting land rent for a specific county and year.

The 2016 crop year columns list the weighted average rental rate as well as the median or 50th percentile. Half of the rental rates for the county were less than this median amount and half were greater than this amount. In addition, the 10th and 90th percentile are included to reflect the range of cash rents. Ten percent of the farmers paid less than the rent number listed in the 10th percentile column. Similarly, ten percent of the farmers paid more than the rent listed in the 90th percentile column. Note, this may reflect rates paid by a very small number of farmers.

The 2016 USDA/NASS data for each county is included for purposes of comparison. Every Minnesota County has a 2016 USDA/NASS average rent number listed. The numbers are for non-irrigated farm land only.

Average Annual Change in Rent 2012-2016

Following is a table showing average annual changes in land rental rates for the years 2012 through and including 2016 and the one-year change from 2015 to 2016. The annual change is based on weighted averages to compensate for differences in acres and rental rates from the various counties in each region. The land rental numbers used to calculate the percent change values are also from the FINBIN database. Also included is a state-wide average change.

In several regions, the 5 year average change is very minimal, meaning that rates have almost declined to their 2012 levels. However, there was a significant increase in most cases prior to 2012.

The 2015-2016 annual change data shows a slight downward trend in rental rates for six of the eight regions. In the Northwest and West Central regions there was a very small increase. Both are small changes and therefore there is no definitive way of determining the cause for this.

Because of these anomalies, the land rental rates listed are again merely a starting point or guide and not an absolute rental rate. The percentage figures

are not meant to predict future increases but are merely to document how regional and state rental rates have changed over the years.

Average Annual Change in Land Rental Rates	2012-2016	2015-2016
Northwest	3.60%	0.10%
West Central	1.10%	0.90%
Central	1.00%	-2.50%
East Central	8.30%	-3.10%
Southwest	0.80%	-2.40%
South Central	0.30%	-3.20%
Southeast	0.10%	-1.70%
State	2.00%	-1.80%

Summary

The land rental rates listed in the data tables are not meant to predict future land rental rates. They are simply a historical listing of land rental data from years 2012-2016 as reported in FINBIN.

Keep in mind that these rental rates include both family and un-related party land rental contracts as well as long-term rental contracts. Rental rates between family members can be lower than those between un-related parties. Long-term rental contracts generally do not change dramatically during the length of the contract and therefore may affect the weighted average numbers used in the data calculations. Please note that the land rental rates shown here may not align with rents being paid for new land coming on the market.

Those who wish to search FINBIN for land rental data specific to a county or region (assuming there are enough farmers reporting rent values) as well as other farm data can do so by going to the following website: www.finbin.umn.edu. Once there, click on the green bar on the left side of the page titled “Crop”. A page will appear giving you choices. Select the crop you want under Crop Enterprise. Next, select county or region under Location. Under Sort By you can search by selecting different years. Make sure “crop tenure type” under Filters shows “cash rent”. Click Generate Report and your data will appear if there are a sufficient number of farms reporting data.

