



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 2013 through 2017. Weighted average rental rates are listed by county for each year. The 2017 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 2017 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 2018 results will be available in September 2018. This document will be updated to include the new NASS numbers at that time.

The 2019 column in the document is included so you can list your anticipated 2019 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 2012-2017, there were not enough farms reporting data. Counties with only partial FINBIN data for 2012-2017 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				2017				2017	2019
	2013	2014	2015	2016	Avg	Median	10 th Pctile	90 th Pctile	NASS Data	Est.
Northwest										
Becker	96	n/a	n/a	n/a	97	48	16	132	111	
Clay	136	138	134	137	135	139	89	170	141	
Clearwater	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	38	
Kittson	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	75	
Mahnomen	99	111	105	86	82	69	27	107	110	
Marshall	59	63	56	67	67	63	40	92	90	
Norman	120	129	128	122	127	124	75	157	110	
Pennington	54	62	62	68	64	64	27	77	65	
Polk	86	96	96	95	99	90	53	139	125	
Red Lake	n/a	64	n/a	n/a	n/a	n/a	n/a	n/a	65	
Roseau	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	54	
North Central										
Beltrami	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	40	
Cass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	35	
Hubbard	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	25	
Itasca	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Koochiching	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	
Lake of Woods	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	33	
West Central										
Big Stone	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	163	
Chippewa	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	190	
Douglas	112	112	102	107	119	76	42	181	129	
Grant	192	192	188	178	193	160	94	250	168	
Lac qui Parle	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	170	
Otter Tail	95	101	108	120	110	100	35	135	106	
Pope	n/a	128	131	134	141	129	80	179	143	
Stevens	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	164	
Swift	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	174	
Traverse	157	n/a	n/a	n/a	n/a	n/a	n/a	n/a	170	
Wilkin	131	137	135	133	134	130	88	173	137	
Yellow Med.	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	183	
Central										
Benton	68	87	100	113	103	62	22	141	79	
Carver	226	214	173	202	197	212	106	237	189	
Kandiyohi	211	227	212	220	229	204	117	277	214	
McLeod	238	233	205	188	209	200	116	274	223	
Meeker	190	191	183	176	179	175	128	232	175	
Morrison	78	107	74	97	82	75	29	119	77	
Renville	236	237	241	222	217	211	138	284	219	
Scott	238	229	208	206	191	177	62	251	198	
Sherburne	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	52	
Sibley	262	263	250	252	237	242	191	286	226	
Stearns	184	188	192	183	169	145	60	258	142	
Todd	64	80	77	67	66	55	37	96	63	
Wadena	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	31	
Wright	n/a	149	144	154	146	146	62	186	159	

	Average				2017				2017	2018
	2013	2014	2015	2016	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	33	_____
Anoka	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	57	_____
Carlton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	20	_____
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	37	_____
Hennepin	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	131	_____
Isanti	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	62	_____
Kanabec	52	59	63	60	59	55	25	69	63	_____
Mille Lacs	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	76	_____
Pine	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	32	_____
Washington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	114	_____
Southwest										
Cottonwood	196	200	192	196	184	172	123	236	202	_____
Jackson	219	223	213	214	195	210	152	251	202	_____
Lincoln	165	n/a	n/a	n/a	175	154	105	217	171	_____
Lyon	218	223	222	197	202	202	99	255	183	_____
Murray	265	268	238	230	225	206	112	250	177	_____
Nobles	207	202	200	201	191	188	125	242	189	_____
Pipestone	219	236	213	229	202	203	125	260	180	_____
Redwood	211	213	207	198	197	209	142	244	187	_____
Rock	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	212	_____
South Central										
Blue Earth	229	240	228	221	215	205	144	256	232	_____
Brown	208	211	205	210	207	198	114	265	197	_____
Faribault	243	243	226	222	209	203	100	255	219	_____
Freeborn	267	265	238	247	216	225	145	250	217	_____
Le Sueur	261	267	257	236	228	199	110	270	n/a	_____
Martin	274	272	255	245	234	224	173	272	n/a	_____
Nicollet	251	263	245	231	223	222	136	275	215	_____
Rice	260	258	242	236	226	221	116	262	214	_____
Steele	220	239	240	231	214	207	121	266	219	_____
Waseca	237	236	227	218	224	200	146	268	216	_____
Watonwan	256	239	238	225	215	195	152	246	213	_____
Southeast										
Dakota	212	241	228	208	n/a	n/a	n/a	n/a	202	_____
Dodge	246	252	246	231	219	214	145	257	207	_____
Fillmore	243	235	218	205	200	165	61	260	191	_____
Goodhue	230	242	216	222	220	207	133	260	250	_____
Houston	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	178	_____
Mower	236	247	248	234	227	227	164	275	199	_____
Olmsted	250	260	226	234	231	212	179	256	194	_____
Wabasha	233	237	212	n/a	186	192	118	238	186	_____
Winona	214	220	196	217	195	194	136	223	206	_____
Minnesota	186	194	185	181	174	176	60	254	166	

The 2013-2017 “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 2017 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 2017 USDA/NASS data for each county is included for purposes of comparison. Every Minnesota County has a 2017 USDA/NASS average rent number listed. The numbers are for non-irrigated farm land only.

Regional Change in Rental Rates from 2012-2017

Following is a table showing the total percent change in land rental rates for the five years from 2012 through and including 2017 and the one-year change from 2016 to 2017. These changes are 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 percent change.

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

The 2016-2017 annual change data shows a slight downward trend in rental rates for six of the eight regions. In West Central and East Central regions there was an increase. There was an increase in number of acres in West Central. But there is no definitive way of determining the cause for this. East Central has limited data available and none is available for North Central.

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 changes but are merely to document how regional and state rental rates have changed over the years.

Total Percent Change in Land Rental Rates	2012-2017	2016-2017
Northwest	14.4%	-0.6%
West Central	9.5%	4.9%
Central	0.7%	-3.2%
East Central	42.9%	3.9%
Southwest	-1.0%	-4.2%
South Central	-3.2%	-4.3%
Southeast	-3.0%	-3.3%
State	4.1%	-3.9%

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 2012-2017 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.

