

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 2010 through 2014. Weighted average rental rates are listed by county for each year. The 2014 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 2014 county rental data gathered by the USDA National Ag Statistical Service (NASS) in cooperation with the Minnesota Department of Agriculture. USDA/NASS data is collected by mail-out survey in February and March. The survey is nationwide. In the future, USDA/NASS numbers will be collected every other year so the next land rental data to be collected and reported from NASS will be in 2016.

The 2016 column in the document is included so you can list your anticipated 2016 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 Farm Business Management program as well the University of Minnesota Extension Southwestern Minnesota Farm Business Management Association.

The rental rates are based upon 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 2010-2014, there were not enough farms reporting data. Counties with only partial FINBIN data for 2010-14 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: many counties in East & West Central Minnesota have no FINBIN rental rates listed. That is due to staff reductions in Farm Business Management programs resulting in loss of participating farms in those counties.

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				2014				2014	2016
	2010	2011	2012	2013	Avg	Median	10 th Pctile	90 th Pctile	NASS Est.	Est.
Northwest										
Becker	n/a	62	82	96	n/a	n/a	n/a	n/a	117	_____
Clay	92	108	120	136	138	140	87	174	139	_____
Clearwater	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	_____
Kittson	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	70.50	_____
Mahnomen	64	75	83	99	111	65	20	130	126	_____
Marshall	51	48	58	59	63	55	31	90	84.50	_____
Norman	85	93	97	120	129	121	63	162	116	_____
Pennington	n/a	n/a	n/a	54	62	62	20	71	63.50	_____
Polk	63	70	81	86	96	92	61	140	95	_____
Red Lake	42	n/a	n/a	n/a	64	67	41	158	66	_____
Roseau	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	_____
West Central										
Big Stone	98	102	130	n/a	n/a	n/a	n/a	n/a	144	_____
Chippewa	149	159	188	n/a	n/a	n/a	n/a	n/a	210	_____
Douglas	76	85	112	112	112	73	42	135	117	_____
Grant	120	132	146	192	192	126	77	216	188	_____
Lac qui Parle	112	127	150	n/a	n/a	n/a	n/a	n/a	195	_____
Otter Tail	82	80	98	95	101	77	25	161	90.50	_____
Pope	94	103	116	n/a	128	116	52	187	145	_____
Stevens	104	121	135	n/a	n/a	n/a	n/a	n/a	169	_____
Swift	105	118	135	n/a	n/a	n/a	n/a	n/a	180	_____
Traverse	100	n/a	171	157	n/a	n/a	n/a	n/a	184	_____
Wilkin	94	100	123	131	137	130	80	215	139	_____
Yellow Med.	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	203	_____
Central										
Benton	49	n/a	n/a	68	87	59	18	120	89	_____
Carver	161	179	206	226	214	220	111	270	223	_____
Kandiyohi	149	175	206	211	227	200	127	301	226	_____
McLeod	155	185	196	238	233	217	118	312	262	_____
Meeker	128	150	159	190	191	180	109	254	200	_____
Morrison	52	63	68	78	107	70	24	119	72.50	_____
Renville	157	191	209	236	237	250	157	375	240	_____
Scott	140	160	198	238	229	172	111	320	237	_____
Sherburne	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	54	_____
Sibley	192	203	245	262	263	239	173	351	271	_____
Stearns	93	126	157	184	188	150	41	266	155	_____
Todd	49	52	54	64	80	66	25	107	84.50	_____
Wadena	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	34	_____
Wright	n/a	n/a	n/a	n/a	149	125	87	203	170	_____

	Average				2014				2014	2016
	2010	2011	2012	2013	Avg	Median	10 th Pctile	90 th Pctile	NASS Est.	Est.
East Central										
Aitkin	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	32.50	_____
Anoka	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	58.50	_____
Carlton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	31	_____
Chisago	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	73	_____
Crow Wing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	30	_____
Hennepin	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	142	_____
Isanti	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	86.50	_____
Kanabec	37	37	44	52	59	47	27	74	59.50	_____
Mille Lacs	39	n/a	n/a	n/a	n/a	n/a	n/a	n/a	67.50	_____
Pine	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	38.50	_____
Washington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	142	_____
Southwest										
Cottonwood	148	164	174	196	200	192	115	249	223	_____
Jackson	157	167	209	219	223	218	126	286	235	_____
Lincoln	n/a	n/a	168	165	n/a	n/a	n/a	n/a	199	_____
Lyon	140	168	185	218	223	200	105	321	227	_____
Murray	154	168	237	265	268	200	99	304	212	_____
Nobles	146	168	182	207	202	200	146	256	211	_____
Pipestone	n/a	n/a	223	219	236	227	105	319	190	_____
Redwood	158	173	187	211	213	200	139	284	222	_____
Rock	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	247	_____
South Central										
Blue Earth	174	194	222	229	240	200	140	290	244	_____
Brown	154	173	207	208	211	198	108	300	210	_____
Faribault	173	194	221	243	243	248	126	292	264	_____
Freeborn	192	216	242	267	265	250	199	375	263	_____
Le Sueur	169	179	233	261	267	231	119	371	256	_____
Martin	181	210	254	274	272	253	175	341	273	_____
Nicollet	169	197	223	251	263	262	181	351	276	_____
Rice	167	188	225	260	258	240	134	328	249	_____
Steele	166	170	198	220	239	205	97	297	n/a	_____
Waseca	160	175	216	237	236	204	134	280	n/a	_____
Watonwan	165	177	218	256	239	206	164	300	236	_____
Southeast										
Dakota	185	n/a	215	212	241	224	128	298	211	_____
Dodge	167	187	231	246	252	248	133	302	274	_____
Fillmore	150	198	212	243	235	198	113	300	236	_____
Goodhue	163	186	229	230	242	220	125	324	273	_____
Houston	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	183	_____
Mower	178	201	241	236	247	227	131	345	273	_____
Olmsted	164	171	211	250	260	266	190	346	246	_____
Wabasha	162	163	216	233	237	215	19	313	222	_____
Winona	148	178	183	214	220	201	149	343	212	_____

The 2010-2013 “Average” data columns list historical rent data for these years. The land rental data listed is a weighted average of all the farms reporting land rent for a specific county and year.

The 2014 crop year columns list the weighted average rental rates as well as the median or 50th percentile. That means, 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 2014 USDA/NASS Estimate for each county listed is included as a comparison. Every Minnesota county is listed except Ramsey County and the counties in the North Central and Northeast Regions. The numbers are for non-irrigated farm land. Counties with “n/a” for the NASS Estimate were not reported by NASS because of insufficient data.

Average Annual Change in Rent 2010-2014

Following is a table showing average annual changes in land rental rates for the years 2010 through and including 2014 and the one-year change from 2013 to 2014. The annual change is based upon 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 increase by category.

The 2013-2014 annual change data shows a mixed change in rental rates compared to past years in the regions. There is no definitive way of determining the cause for this. Therefore, 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	2010-2014	2013-2014
Northwest	10.2%	7.4%
West Central	n/a	-1.1%
Central	10.2%	0.8%
East Central	8.0%	7.5%
Southwest	10.2%	2.2%
South Central	10.7%	0.2%
Southeast	10.0%	3.9%
State	11.6%	4.6%

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 2010-2014 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.

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 #1 Crop. Next select county or region under #2 Location. Under #3 Columns you can search by selecting different years. Make sure “crop tenure type” under #4 Farm Characteristics shows “cash rents”. Click #5 Click Here to Generate Report and your data will appear if there are a sufficient number of farms reporting data.

