



# 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 are 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 the years 2018 through 2022. Weighted average rental rates are listed by county for each year. The 2022 data also includes the median cash rent and the 10<sup>th</sup> and 90<sup>th</sup> 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 2023 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. The 2023 results were released in August 2023. This document has been updated to include the new NASS numbers at that time.

The 2024 column in the document is included so you can list your anticipated 2024 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 Southwest 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 2018-2022, there were not enough farms reporting data. Counties with only partial FINBIN data for 2018-2022 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				2022				2023	2024
	2018	2019	2020	2021	Avg	Median	10 <sup>th</sup> Pctile	90 <sup>th</sup> Pctile	NASS Data	Est.
<b>Northwest</b>										
Becker	73	106	98	116	121	78	25	174	128	_____
Clay	143	138	145	145	152	151	92	185	167	_____
Clearwater	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	39	_____
Kittson	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	87	_____
Mahnomen	87	93	104	107	103	96	48	137	134	_____
Marshall	71	78	77	80	93	75	47	117	129	_____
Norman	122	127	127	138	141	143	93	165	149	_____
Pennington	69	66	68	72	71	60	50	91	84	_____
Polk	99	100	102	106	114	105	61	154	132	_____
Red Lake	n/a	n/a	77	n/a	n/a	n/a	n/a	n/a	82	_____
Roseau	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	60	_____
<b>North Central</b>										
Beltrami	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	41	_____
Cass	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	42	_____
Hubbard	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	24	_____
Itasca	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	23	_____
Koochiching	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	26	_____
Lake of Woods	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	29	_____
St. Louis	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	14	_____
<b>West Central</b>										
Big Stone	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	157	_____
Chippewa	n/a	206	n/a	n/a	n/a	n/a	n/a	n/a	239	_____
Douglas	122	122	131	134	158	134	57	208	144	_____
Grant	182	187	181	185	198	157	78	209	186	_____
Lac qui Parle	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	209	_____
Otter Tail	112	110	115	119	125	118	38	172	108	_____
Pope	140	n/a	n/a	n/a	n/a	n/a	n/a	n/a	149	_____
Stevens	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	166	_____
Swift	n/a	120	148	167	189	164	121	236	214	_____
Traverse	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	175	_____
Wadena	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	42	_____
Wilkin	132	129	139	140	156	136	94	195	149	_____
Yellow Med.	n/a	n/a	n/a	182	n/a	n/a	n/a	n/a	215	_____
<b>Central</b>										
Benton	109	103	117	114	128	106	22	113	91	_____
Carver	174	172	192	199	231	225	150	272	237	_____
Kandiyohi	212	211	215	217	247	236	164	308	253	_____
McLeod	211	201	199	211	232	210	89	348	254	_____
Meeker	181	178	187	197	222	210	109	243	227	_____
Morrison	82	112	94	101	123	98	48	157	80	_____
Renville	215	190	214	215	233	242	200	265	257	_____
Scott	183	190	188	196	184	140	100	223	216	_____
Sherburne	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	44	_____
Sibley	232	219	220	216	250	253	149	323	285	_____
Stearns	162	150	170	149	173	153	68	254	172	_____
Todd	74	76	75	89	87	75	30	133	102	_____
Wright	172	161	161	164	155	174	104	200	190	_____

	Average				2022				2023	2024
	2018	2019	2020	2021	Avg	Median	10 <sup>th</sup> Pctile	90 <sup>th</sup> Pctile	NASS Data	Est.
<b>East Central</b>										
Aitkin	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	29	_____
Anoka	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	_____
Carlton	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	18	_____
Chisago	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	79	_____
Crow Wing	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	39	_____
Hennepin	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	168	_____
Isanti	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	55	_____
Kanabec	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	65	_____
Mille Lacs	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	97	_____
Pine	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	48	_____
Washington	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	147	_____
<b>Southwest</b>										
Cottonwood	187	193	186	201	222	224	149	265	231	_____
Jackson	205	196	208	217	233	250	150	327	245	_____
Lincoln	149	172	168	199	209	209	162	253	215	_____
Lyon	198	192	192	196	218	212	130	297	223	_____
Murray	220	208	211	242	263	250	173	341	249	_____
Nobles	191	191	198	216	241	215	150	304	222	_____
Pipestone	208	216	198	212	219	196	145	283	211	_____
Redwood	203	199	207	224	236	233	175	304	242	_____
Rock	201	190	n/a	n/a	n/a	n/a	n/a	n/a	256	_____
<b>South Central</b>										
Blue Earth	222	211	219	234	260	250	183	325	271	_____
Brown	179	195	194	210	218	216	161	300	239	_____
Faribault	208	213	219	244	262	243	116	317	272	_____
Freeborn	222	214	216	227	250	228	201	310	264	_____
Le Sueur	235	204	213	217	246	246	173	300	248	_____
Martin	232	233	234	244	269	262	190	319	265	_____
Nicollet	206	216	214	235	259	238	202	306	233	_____
Rice	233	227	226	243	253	235	125	306	261	_____
Steele	224	225	223	240	269	240	203	315	243	_____
Waseca	210	208	213	223	263	251	159	336	270	_____
Watonwan	214	215	226	252	271	250	191	320	256	_____
<b>Southeast</b>										
Dakota	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	241	_____
Dodge	215	222	224	231	256	276	162	320	276	_____
Fillmore	199	199	205	222	242	206	132	323	234	_____
Goodhue	216	206	205	219	242	213	141	313	240	_____
Houston	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	221	_____
Mower	218	217	212	228	260	242	136	325	249	_____
Olmsted	n/a	n/a	202	n/a	n/a	n/a	n/a	n/a	248	_____
Wabasha	n/a	n/a	195	191	189	156	134	300	234	_____
Winona	217	183	202	197	217	203	100	274	232	_____
<b>Minnesota</b>	<b>171</b>	<b>170</b>	<b>173</b>	<b>181</b>	<b>201</b>	<b>200</b>	<b>78</b>	<b>296</b>	<b>198</b>	

The 2018-2021 “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 2022 crop year columns list the weighted average rental rate as well as the median or 50<sup>th</sup> 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 10<sup>th</sup> and 90<sup>th</sup> percentile are included to reflect the range of cash rents. Ten percent of the farmers paid average rent number listed in the 10<sup>th</sup> percentile column. Similarly, ten percent of the farmers paid average rent listed in the 90<sup>th</sup> percentile column. Note, this may reflect rates paid by a very small number of farmers.

The 2023 USDA/NASS data for each county is included for purposes of comparison. The numbers are for non-irrigated farmland only.

### **Regional Change in Rental Rates from 2018-2022**

Following is a table showing the total percent change in land rental rates for the five years from 2018 through and including 2022 and the one-year change from 2021 to 2022. 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 all available regions, the 5 year percent change is positive with relatively large percentage increases. This means rates have now increased above their 2018 levels. This is mainly driven by land rental rate increases in the most recent year, 2022. The 5 year trend prior to this had been nearly unchanged to slightly negative.

The 2021-2022 annual change data shows a significant upward trend in rental rates for all regions with available data. All regions saw a minimum of seven percent increase last year. Furthermore, many regions had even greater increases, seeing double-digit land rental rate percent changes in the most recent year. Note: The East Central region has limited data available, and none is available for North Central.

Percent Change in Land Rental Rates	2018-2022	2021-2022
Northwest	15.4%	7.2%
North Central	n/a	n/a
West Central	17.1%	9.7%
Central	16.3%	14.0%
East Central	36.5%	8.9%
Southwest	18.6%	8.6%
South Central	16.3%	10.1%
Southeast	14.4%	19.9%
State	17.6%	11.8%

### **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 the years 2018-2022 as reported in FINBIN.

Keep in mind 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 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 rental rate values), as well as other farm data, can do so by going to [www.finbin.umn.edu](http://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.

