



The South Dakota Agricultural Land Rental Market

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The 2007 SDSU Farm Real Estate Market Survey report contains information on current agricultural land cash rental rates by land use in different regions of South Dakota and comparisons to values from earlier years. This Extension Extra highlights only rental information. Readers are encouraged to examine the complete research report.

2007 Cash Rental Rates: Cropland, Hayland, and Irrigated Land

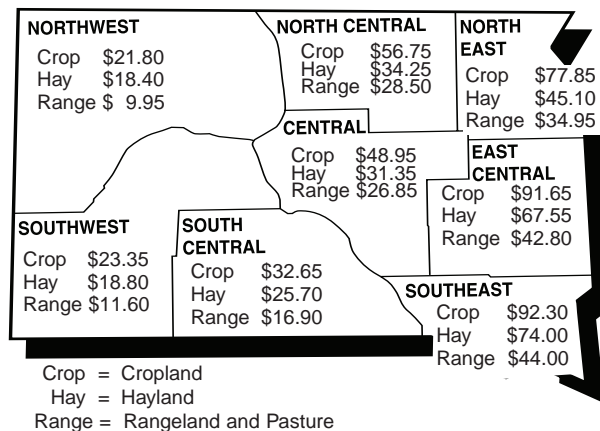
Respondents to the 2007 survey were asked about average cash rental rates per acre for nonirrigated cropland, irrigated land, and hayland in their locality. Cash rental rates by land use by region are summarized in Figure 1 and Table 1.

Cash rental rates differ greatly by region and by land use. For nonirrigated land uses, cash rental rates per acre are highest in the southeast and east-central regions and lowest in northwest and southwest South Dakota. In every region, cash rental rates are highest for cropland and lowest for rangeland and pasture.

2007 Cash Rental Rates: Rangeland and Pasture

Cash rental rates for pasture/rangeland were provided on a per-acre basis and, if possible, on an Animal Unit Month (AUM) basis. Average cash rental rates per acre reflect regional differences in productivity and carrying capacity of pasture and rangeland tracts. Average cash rental rates are summarized in Table 1.

Fig 1. Average cash rental rate of South Dakota nonirrigated cropland, hayland, and rangeland, by region, 2007, dollars per acre.



Source: 2007 South Dakota Farm Real Estate Market Survey, SDSU.

Table 1 Reported cash rental rates of South Dakota agricultural land by type of land by region, 2004–2007.

Type of Land	<i>South-east</i>	<i>East Central</i>	<i>North-east</i>	<i>North-Central</i>	<i>Central</i>	<i>South-Central</i>	<i>South-west</i>	<i>North-west</i>	<i>State</i>
<i>dollars per acre</i>									
Nonirrigated Cropland									
Average 2007 rate	92.30	91.65	77.85	56.75	48.95	32.65	23.35	21.80	64.80
High Productivity	122.10	127.70	118.60	82.65	65.90	45.30	29.85	26.65	
Low Productivity	67.10	66.25	56.75	38.80	34.15	19.90	17.15	16.70	
Average 2006 rate	89.25	82.60	70.50	53.85	46.35	34.00	24.70	21.45	60.95
Average 2005 rate	87.20	82.60	65.70	49.40	45.80	31.50	24.90	22.90	58.90
Average 2004 rate	83.70	78.80	64.50	47.60	43.40	34.10	23.10	21.40	56.80
Hayland									
Average 2007 rate	74.00	67.55	45.10	34.25	31.35	25.70	18.80	18.40	41.35
High Productivity	97.70	90.50	65.15	45.35	43.51	32.75	24.25	22.40	
Low Productivity	53.50	47.70	31.65	24.10	21.63	17.15	14.05	13.80	
Average 2006 rate	72.90	60.50	40.20	30.20	34.60	27.30	19.55	18.15	39.80
Average 2005 rate	71.60	56.40	38.70	28.90	29.80	22.20	17.60	18.80	37.20
Average 2004 rate	68.50	53.40	36.80	27.10	28.40	24.80	18.50	17.70	36.05
Pasture/Rangeland									
Average 2007 rate	44.00	42.80	34.95	28.50	26.85	16.90	11.60	9.95	17.10
High Productivity	57.70	58.50	47.65	38.05	37.95	22.45	14.65	13.05	
Low Productivity	28.90	31.30	24.30	20.40	18.70	11.10	7.85	6.70	
Average 2006 rate	42.10	40.00	31.35	25.90	26.30	19.60	10.70	9.25	16.50
Average 2005 rate	40.55	36.05	29.80	24.60	24.95	14.85	10.70	9.75	15.60
Average 2004 rate	37.40	35.90	27.20	22.20	23.90	17.30	10.00	7.90	14.60
<i>dollars per Animal Unit Month</i>									
Average 2007 rate	22.70	***	26.50	27.00	25.35	23.80	24.30	21.95	
High Productivity	29.00	***	32.50	36.10	30.00	29.10	29.55	27.55	
Low Productivity	16.70	***	19.00	20.30	19.10	17.00	18.00	16.90	
Average 2006 rate	25.15	26.00	25.25	23.10	24.45	24.45	24.15	20.85	
Average 2005 rate	21.45	21.10	23.75	22.40	20.60	23.20	22.30	19.45	
Average 2004 rate	21.30	**	**	21.10	24.00	23.60	21.90	19.80	

Type of Land	<i>South-east</i>	<i>East-Central</i>	<i>North-east</i>	<i>North-Central</i>	<i>Central/S.Central</i>	<i>Western</i>	<i>State</i>
<i>dollars per acre</i>							
Irrigated land							
Average 2007 rate	131.65	113.80	98.70	89.65	86.20	67.00	94.70
High Productivity	158.10	145.35	141.40	109.75	106.45	84.15	
Low Productivity	106.10	92.65	76.50	73.65	68.05	51.35	
Average 2006 rate	121.20	109.50	96.25	84.75	81.25	62.85	88.90
Average 2005 rate	118.30	109.30	84.45	80.95	73.10	60.50	84.50
Average 2004 rate	118.80	103.80	97.50	75.00	73.20	56.90	83.85

** Insufficient number of reports to make regional estimates.

Source: South Dakota Farm Real Estate Market Surveys, SDSU, 2007 and earlier year reports.

Statewide average rental rates are based on 2002 regional land use weights.