

**Petro-Hunt, LLC**  
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# 2010 County Rents and Values



North Dakota

# 2010 County Rents & Values

April 2010

## Introduction

The North Dakota Field Office of USDA's National Agricultural Statistics Service conducts an annual survey of farmers and ranchers to obtain average rental rates and the value of rented land in their localities. The 2010 survey results are included in this report.

## The 2010 Survey

Approximately 4,400 North Dakota agricultural producers were sampled for this survey conducted January 19 – February 4, 2010. More than 3,600 reports were collected with almost 2,400 containing positive data. We would like to thank all who participated, for without their cooperation this report would not be possible.

## The Data

The tables in this report contain county-level data for cropland, pastureland, alfalfa hayland, other tame hayland and wild or prairie grass hayland. All data refer to non-irrigated land and only include information for cash rental arrangements. All fee-per-head, animal unit month and share rent arrangements were excluded.

The minimum and maximum values show the range of reported local average data in each county. Field size, topography, soil type, location and availability of rental land affect this range. The published values in this report should never be used as the only factor to establish rental arrangements.

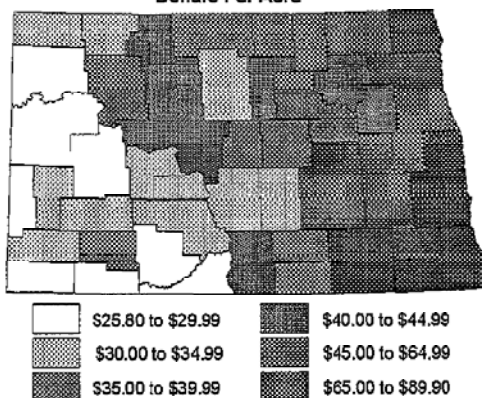
We advise the reader to exercise discretion when using data from counties with less than fifteen reports tabulated. Using a 3-year average is one way to minimize variability that can occur from year to year.

## Other Reports

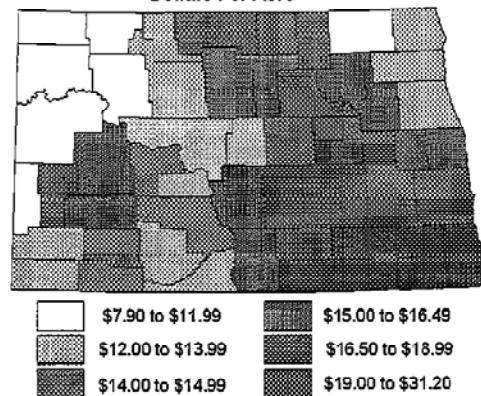
State-level estimates for cropland and pasture will be available in the *Land Values and Cash Rents* report released August 4, 2010.

For additional information, contact the USDA, NASS, North Dakota Field Office at 701-239-5306 or toll free at 1-800-626-3134. Check out our website at <http://www.nass.usda.gov/nd/>.

2010 Non-Irrigated Cropland Average Rents  
Dollars Per Acre



2010 Non-Irrigated Pastureland Average Rents  
Dollars Per Acre



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# **NON-IRRIGATED CROPLAND CASH RENTS AND VALUES**

North Dakota, 2010 and 5-Year Average								
County	2005-2009 Average			2010				
	Rental Rate	Value of Rented Land	Number Of Reports <sup>1</sup>	Reported Local Average Rental Rate			Average Rental Rate	Average Value of Rented Land
				Minimum	Maximum	Most Frequently		
	Dollars/Acre	Dollars/Acre	Number	Dollars/Acre	Dollars/Acre	Dollars/Acre	Dollars/Acre	Dollars/Acre
Adams	26.30	452.00	48	20.00	45.00	30.00	29.70	556.00
Barnes	47.40	908.00	36	27.00	100.00	60.00	58.90	1,292.00
Benson	33.60	511.00	42	28.00	50.00	35.00	30.00	663.00
Billings	24.90	434.00	35	22.50	45.00	30.00	30.90	643.00
Bottineau	35.10	564.00	37	25.00	45.00	40.00	36.50	774.00
Bowman	27.60	437.00	40	15.00	40.00	30.00	29.50	526.00
Burke	29.20	389.00	45	22.50	40.00	30.00	31.50	514.00
Burleigh	29.30	577.00	31	20.00	60.00	25.00	34.70	728.00
Cass	66.00	1,476.00	54	40.00	125.00	100.00	61.80	2,092.00
Caveller	43.70	853.00	53	30.00	62.00	50.00	47.10	1,104.00
Dickey	56.40	1,070.00	41	31.25	105.00	85.00	76.10	1,597.00
Divide	28.20	415.00	36	22.00	40.00	30.00	30.60	500.00
Dunn	25.10	413.00	38	17.00	40.00	30.00	28.30	530.00
Eddy	36.50	537.00	28	25.00	50.00	40.00	38.70	730.00
Emmons	32.70	564.00	37	23.00	60.00	40.00	40.50	855.00
Foster	43.10	689.00	35	30.00	90.00	50.00	51.40	1,291.00
Golden Valley	24.90	422.00	41	15.00	40.00	25.00	27.30	535.00
Grand Forks	53.30	956.00	49	37.00	165.00	45.00	64.10	1,472.00
Grant	25.20	406.00	41	20.00	50.00	25.00	28.00	512.00
Griggs	40.40	584.00	29	35.00	75.00	50.00	47.30	826.00
Hettinger	31.10	577.00	39	25.00	51.50	35.00	36.50	712.00
Kidder	28.00	433.00	36	19.00	50.00	30.00	34.70	583.00
LaMoure	53.90	1,004.00	40	30.00	110.00	75.00	67.40	1,673.00
Logan	31.70	547.00	34	20.00	75.00	40.00	39.60	716.00
McHenry	35.60	507.00	25	22.00	45.00	30.00	34.30	637.00
McIntosh	31.30	538.00	26	20.00	60.00	40.00	37.30	678.00
McKenzie	23.30	367.00	33	12.00	45.00	25.00	25.80	424.00
McLean	36.70	665.00	42	30.00	65.00	40.00	44.70	896.00
Mercer	26.20	443.00	39	20.00	60.00	30.00	34.80	542.00
Morton	28.50	466.00	32	22.50	43.50	30.00	30.50	626.00
Mountrail	33.50	495.00	50	25.00	55.00	35.00	36.20	712.00
Nelson	35.10	512.00	42	34.00	70.00	40.00	42.00	737.00
Oliver	27.30	478.00	39	19.00	47.50	35.00	30.20	589.00
Pembina	61.70	1,497.00	44	30.00	100.00	70.00	70.00	1,766.00
Pierce	34.20	516.00	41	20.00	60.00	40.00	40.10	725.00
Ramsey	36.40	575.00	53	30.00	50.00	40.00	40.10	818.00
Ransom	55.50	1,028.00	32	38.00	100.00	70.00	71.60	1,423.00
Renville	38.30	612.00	49	28.00	55.00	40.00	42.40	735.00
Richland	79.70	1,660.00	41	50.00	135.00	100.00	89.90	2,281.00
Rolette	33.40	483.00	32	26.00	50.00	30.00	36.20	630.00
Sargent	56.10	1,106.00	39	35.00	110.00	75.00	73.70	1,591.00
Sheridan	31.00	446.00	29	25.00	50.00	35.00	35.80	648.00
Sioux	23.60	331.00	37	18.75	35.00	25.00	27.10	461.00
Slope	28.10	453.00	29	18.00	50.00	30.00	30.70	604.00
Stark	29.90	526.00	33	22.50	55.00	30.00	34.30	745.00
Steele	47.80	795.00	36	38.00	150.00	50.00	60.90	1,368.00
Stutsman	41.10	748.00	40	30.00	70.00	45.00	46.80	966.00
Towner	33.80	545.00	41	30.00	50.00	35.00	37.50	777.00
Trail	65.70	1,367.00	38	50.00	130.00	85.00	83.70	1,988.00
Walsh	54.00	1,042.00	43	30.00	110.00	50.00	57.60	1,437.00
Ward	40.10	680.00	37	30.00	52.00	45.00	43.40	838.00
Wells	35.40	664.00	42	28.00	65.00	35.00	35.80	927.00
Williams	26.00	397.00	33	21.00	35.00	30.00	28.10	462.00

<sup>1</sup> Number of reports is based on positive responses to average rental rate.

# **NON-IRRIGATED PASTURELAND CASH RENTS AND VALUES**

County	North Dakota, 2010 and 5-Year Average							
	2005-2009 Average			2010				
	Rental Rate	Value of Rented Land	Number Of Reports <sup>1</sup>	Reported Local Average Rental Rate			Average Rental Rate	Average Value of Rented Land
	Dollars/Acre	Dollars/Acre	Number	Minimum	Maximum	Most Frequently	Dollars/Acre	Dollars/Acre
Adams	12.80	287.00	34	7.50	30.00	10.00	14.00	362.00
Barnes	15.50	382.00	20	12.00	25.00	15.00	17.80	554.00
Benson	12.80	249.00	27	9.00	26.00	20.00	14.50	318.00
Billings	14.30	331.00	38	6.25	28.00	15.00	16.80	459.00
Bottineau	12.70	273.00	17	10.00	21.00	15.00	14.40	301.00
Bowman	12.00	267.00	41	5.00	23.00	10.00	12.60	340.00
Burke	8.90	189.00	33	5.50	15.00	10.00	9.30	256.00
Burleigh	14.30	391.00	30	8.50	21.50	14.00	15.00	484.00
Cass	19.80	512.00	11	10.00	35.00	10.00	18.40	571.00
Cavalier	11.60	334.00	12	7.50	20.00	10.00	10.80	453.00
Dickey	24.70	505.00	28	12.00	45.00	25.00	27.90	737.00
Divide	9.00	191.00	22	5.00	15.00	8.00	8.80	253.00
Dunn	13.00	303.00	38	8.00	25.00	15.00	15.00	380.00
Eddy	13.40	281.00	29	7.00	20.00	15.00	14.20	378.00
Emmons	15.20	341.00	33	8.00	25.00	15.00	16.20	475.00
Foster	14.40	322.00	22	10.00	26.50	10.00	16.40	484.00
Golden Valley	10.30	265.00	29	5.00	18.00	15.00	11.20	319.00
Grand Forks	13.00	305.00	11	8.50	40.00	10.00	13.80	363.00
Grant	11.90	268.00	39	7.00	25.00	12.00	13.60	340.00
Griggs	12.90	293.00	26	10.00	30.00	20.00	16.80	357.00
Hettinger	13.80	349.00	32	8.00	25.00	15.00	14.70	412.00
Kidder	15.30	313.00	38	10.00	28.00	15.00	17.10	414.00
LaMoure	19.90	456.00	35	10.00	50.00	20.00	23.30	609.00
Logan	16.20	372.00	39	10.00	30.00	20.00	17.70	450.00
McHenry	13.80	264.00	26	10.00	25.00	15.00	15.40	330.00
McIntosh	18.10	375.00	24	13.00	25.00	16.00	19.10	488.00
McKenzie	8.90	197.00	24	4.00	15.00	5.00	7.90	250.00
McLean	11.10	307.00	31	7.00	25.00	12.00	12.80	394.00
Mercer	12.00	326.00	42	8.00	26.00	10.00	14.60	381.00
Morton	13.70	338.00	30	9.00	20.00	15.00	14.20	380.00
Mountrail	9.90	217.00	39	5.00	20.00	10.00	10.70	267.00
Nelson	12.10	255.00	20	8.00	30.00	10.00	15.00	380.00
Oliver	12.10	306.00	39	8.50	18.00	12.00	12.30	406.00
Pembina	13.10	410.00	19	8.00	20.00	15.00	13.80	408.00
Pierce	13.90	269.00	34	9.00	25.00	20.00	15.50	355.00
Ramsey	16.90	325.00	15	10.00	25.00	15.00	16.20	409.00
Ransom	21.70	495.00	22	12.50	35.00	30.00	24.50	683.00
Renville	12.60	270.00	21	5.00	20.00	12.00	12.20	369.00
Richland	23.90	565.00	14	10.00	40.00	10.00	22.50	646.00
Rolette	12.80	271.00	25	10.00	32.50	10.00	16.50	331.00
Sargent	25.60	570.00	21	12.00	50.00	30.00	31.20	727.00
Sheridan	12.40	290.00	28	8.00	25.00	15.00	13.20	389.00
Sioux	11.00	221.00	29	7.00	19.00	15.00	12.20	298.00
Slope	12.30	263.00	26	2.00	30.00	12.00	13.50	375.00
Stark	15.50	366.00	36	10.00	25.00	15.00	16.40	466.00
Steele	14.30	325.00	17	8.57	25.00	10.00	14.50	421.00
Stutsman	14.80	376.00	36	11.00	30.00	15.00	17.40	460.00
Towner	12.80	288.00	14	6.90	25.00	10.00	14.00	354.00
Traill	16.80	375.00	7	7.50	30.00	15.00	15.10	528.00
Walsh	12.50	309.00	23	5.00	30.00	10.00	13.20	360.00
Ward	12.50	280.00	24	10.00	22.00	12.00	13.00	331.00
Wells	13.60	291.00	29	8.00	25.00	15.00	14.80	424.00
Williams	8.30	195.00	24	4.00	20.00	7.00	9.50	235.00

<sup>1</sup> Number of reports is based on positive responses to average rental rate.

# **NON-IRRIGATED HAYLAND CASH RENTS AND VALUES**

North Dakota, 2010

County	Alfalfa <sup>1</sup>			Other Tame Hay <sup>2</sup>			Wild or Prairie Grass <sup>3</sup>		
	Number of Reports <sup>4</sup>	Average Rental Rate	Average Value of Rented Land	Number of Reports <sup>4</sup>	Average Rental Rate	Average Value of Rented Land	Number of Reports <sup>4</sup>	Average Rental Rate	Average Value of Rented Land
	Number	Dollars/Acre	Dollars/Acre	Number	Dollars/Acre	Dollars/Acre	Number	Dollars/Acre	Dollars/Acre
Adams	25	23.00	448.00	23	18.60	420.00	21	15.40	348.00
Barnes	11	49.30	1,075.00	8	28.80	683.00	9	22.20	575.00
Benson	5	17.90	470.00	10	14.60	275.00	8	13.40	294.00
Billings	30	25.20	587.00	27	20.60	520.00	21	16.70	517.00
Bottineau	11	21.80	478.00	7	17.10	357.00	8	14.90	318.00
Bowman	25	22.90	459.00	23	18.40	399.00	21	14.40	339.00
Burke	12	22.70	300.00	10	18.00	290.00	12	11.00	229.00
Burlingame	16	23.60	784.00	12	18.40	556.00	15	14.40	408.00
Cass	4	85.00	1,775.00	D	D	D	D	D	D
Cavalier	4	33.30	925.00	3	12.80	450.00	4	11.00	500.00
Dickey	16	53.10	1,479.00	17	32.80	779.00	11	25.60	614.00
Divide	11	21.50	325.00	10	15.90	302.00	11	11.00	252.00
Dunn	31	22.90	486.00	27	19.10	437.00	24	16.50	386.00
Eddy	17	24.30	472.00	15	15.60	348.00	18	12.60	336.00
Emmons	22	32.60	808.00	20	19.40	438.00	17	16.70	405.00
Foster	8	41.40	1,009.00	8	22.90	579.00	11	20.70	544.00
Golden Valley	16	20.90	438.00	14	15.10	397.00	14	11.60	358.00
Grand Forks	7	44.30	583.00	7	22.10	330.00	7	15.80	275.00
Grant	33	25.30	433.00	27	22.00	393.00	24	16.10	328.00
Griggs	13	36.70	714.00	14	24.10	405.00	10	19.00	366.00
Hettinger	21	26.80	618.00	19	22.30	475.00	17	15.90	406.00
Kidder	22	25.00	536.00	21	19.00	448.00	16	16.50	370.00
LaMoure	11	48.60	1,414.00	13	27.40	609.00	15	21.80	579.00
Logan	20	27.80	682.00	22	20.10	497.00	19	17.10	450.00
McHenry	10	22.80	410.00	14	16.00	308.00	12	14.00	280.00
McIntosh	16	31.30	645.00	13	21.70	542.00	13	19.30	463.00
McKenzie	17	19.30	329.00	12	16.20	288.00	12	12.80	249.00
McLean	10	20.10	604.00	10	17.00	507.00	11	14.30	397.00
Mercer	24	26.60	511.00	17	21.10	436.00	18	15.40	362.00
Morton	16	27.00	545.00	11	24.00	438.00	10	16.50	349.00
Mountrail	16	19.90	456.00	15	19.20	402.00	17	11.30	286.00
Nelson	6	29.70	460.00	4	17.60	302.00	6	15.80	300.00
Oliver	18	26.40	515.00	18	20.30	418.00	17	14.80	414.00
Pembina	10	33.50	907.00	10	18.40	475.00	11	16.70	433.00
Pierce	12	26.00	484.00	13	16.50	329.00	11	14.00	327.00
Ramsey	5	27.40	550.00	8	17.30	467.00	8	13.00	369.00
Ransom	12	52.50	1,314.00	10	34.00	838.00	11	28.40	739.00
Renville	5	27.00	483.00	6	13.30	411.00	8	13.30	361.00
Richland	11	59.10	1,521.00	8	26.50	669.00	9	30.30	655.00
Rolette	17	28.90	499.00	16	19.50	368.00	14	14.90	321.00
Sargent	10	64.50	1,161.00	11	41.70	806.00	10	38.80	794.00
Sheridan	13	26.20	564.00	10	19.50	475.00	12	13.20	418.00
Sioux	28	22.80	411.00	19	19.10	334.00	19	12.20	289.00
Slope	22	25.00	526.00	16	19.00	446.00	16	16.30	396.00
Stark	22	26.80	617.00	19	24.30	542.00	14	19.90	479.00
Steele	7	45.70	878.00	9	23.90	700.00	8	20.70	567.00
Stutsman	17	30.90	766.00	16	23.40	565.00	18	17.00	439.00
Towner	7	22.10	607.00	8	19.10	457.00	7	11.10	350.00
Trail	D	D	D	D	D	D	D	D	D
Walsh	10	41.70	1,035.00	13	20.90	605.00	11	16.50	350.00
Ward	8	25.30	638.00	6	17.00	450.00	8	13.90	298.00
Wells	8	31.40	645.00	14	16.40	440.00	12	15.30	360.00
Williams	10	19.60	338.00	12	15.40	277.00	12	9.40	197.00

<sup>1</sup> Alfalfa and alfalfa-grass mixtures to be cut for hay. <sup>2</sup> Excludes grain hay and wild hay. <sup>3</sup> To be cut for hay. <sup>4</sup> Number of reports is based on positive response to average rental rate. D=Withheld due to insufficient data.

# NON-IRRIGATED CROPLAND CASH RENTS AND VALUES

North Dakota, 2010 and 5-year Average

County	2005-2009 Average		2010					
	Rental Rate	Value of Rented Land	Number of Reports	Reported Local Average Rental Rate			Average Rental Rate	Average Value of Rented Land
				Minimum	Maximum	Most Frequently		
McKenzie	23.30	367.00	33	12.00	45.00	25.00	25.80	424.00

# NON-IRRIGATED PASTURELAND CASH RENTS AND VALUES

North Dakota, 2010 and 5-year Average

County	2005-2009 Average		2010					
	Rental Rate	Value of Rented Land	Number of Reports	Reported Local Average Rental Rate			Average Rental Rate	Average Value of Rented Land
				Minimum	Maximum	Most Frequently		
McKenzie	8.90	197.00	24	4.00	15.00	5.00	7.90	250.00

# NON-IRRIGATED HAYLAND CASH RENTS AND VALUES

North Dakota, 2010

County	Alfalfa			Other Tame Hay			Wild or Prairie Grass		
	Number of Reports	Average Rental Rate	Average Value of Rented Land	Number of Reports	Average Rental Rate	Average Value of Rented Land	Number of Reports	Average Rental Rate	Average Value of Rented Land
McKenzie	17	19.30	329.00	12	16.20	288.00	12	12.80	249.00

**Non-Irrigated Cropland – McKenzie County**

Value = \$424/acre

Rental Rates = \$12 to \$45/acre with a \$25.80/acre average

**Non-Irrigated Pastureland – McKenzie County**

Value = \$250/acre

Rental Rates = \$4 to \$15/acre with a \$7.90/acre average

**Non-irrigated Hayland- McKenzie County**

Value = \$329/acre for Alfalfa and \$249/acre for Wild or Prairie Grass

Rental Rates = \$19.30/acre for Alfalfa and \$12.80 for Wild or Prairie Grass.

**Petro-Hunt, LLC's uses a formula based on land type and value, plus length of road to establish damage compensation rates that we feel justly compensates for the damage caused.**

Our average pad size is 5 acres during the drilling stage and 3 acres during the production stage.

Average Access road length is about ¼ of a mile or 80 rods (a rod is 16.5 feet) and our road ROW's are about 60' feet wide. We pay between \$25 to \$37/rod depending on the type of land, \$25 for Pastureland, \$28 for Hayland, \$30 for Alfalfa, and \$37 for Cropland.

We pay about 4 times the actual value of the land to compensate for loss of agricultural production and income, lost land value, lost use of and access to the surface owner's land, lost value of improvements and the nuisance caused by drilling and production operations.

For Example using the McKenzie County numbers above our damage calculation would be as follows.

**Crop Land - \$424/acre (Average Land Value) x 4 = \$1,696/acre X 5 = \$8,480 for the well pad**

**80 rods of road at \$37/rod = \$2,960 for the road**

**Total = \$11,440 Lump Sum**



If the surface owner would prefer to get paid an annual payment then the calculation would be as follows:

**\$25.80/acre (Average Rental Rate) x 4 = \$103.20/acre x 5 = \$516/year** (we offer to pay for 5 acres even though the pad size is reduced to 3 acres for production within 6 months of drilling)

**80 rods of road at \$1.85/rod = \$148/year** (\$37 / 20 years = \$1.85)

**Total = \$664/year Annual Payment**

**Non-irrigated Pastureland - \$250/acre x 4 = \$1000/acre X 5 = \$5000.**

**80 rods of road at \$25/rod = \$2,000**

**Total = \$7,000**

If the surface owner would prefer to get paid an annual payment then the calculation would be as follows:

**\$7.50/acre x 4 = \$30/acre x 5 = \$150.**

**80 rods of road at \$1.25/rod = \$100.** (\$25 / 20 = \$1.25)

**Total = \$250/year Annual Payment**

**Non-irrigated Hayland (Alfalfa)- \$329/acre x 4 = \$1,316/acre x 5 = \$6580.**

**80 rods of road at \$30/rod = \$2,400.**

**Total = \$8,980**

If the surface owner would prefer to get paid an annual payment then the calculation would be as follows:

**\$19.30/acre x 4 = \$77.20 x 5 = \$386.**

**80 rods of road at \$1.50/rod = \$120**

**Total = \$506/year Annual Payment**

**Some other factors that are considered include loss of trees, adjacent land that is made unusable because of the location or road, growing crops, fences, cattle guards, effect on stock tanks, use of existing roads**