



Ag Business Management

Informing farm families and ag businesses about management issues.

Southern Minnesota Cash Rental Rates

**Data Source:
FINBIN Data Base
from Adult Farm Management Records**

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Data lists actual rents paid from 1996 through 2005 then computes an average percentage change which is applied to 2005 actual to get estimated rental rates for 2006 and 2007

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Average Cropland Rental Rates paid in Adult Farm Management FINBIN database. Calculated percentage increase from 1996 to 2005 multiplied by 2005 rates to estimate 2006 & 2007 rental rates

Average Rents Paid by Minnesota County												
County	'96	'97	'98	'99	'00	'01	'02	'03	'04	'05	Est. '06	Est. '07
Northwest												
Becker	45	40	42	43	49	45	44	41	44	44	44	45
Clay	68	68	68	68	66	65	66	69	70	74	75	75
Mahnomen	39	41	47	47	46	50	47	48	52	53	53	54
Marshall	40	39	38	42	39	31	33	35	36	36	36	37
Norman	64	61	63	62	59	59	60	62	61	62	63	63
Polk	42	41	49	50	48	50	50	51	50	52	52	53
<i>Ave. Change</i>											.86	1.7
West Central												
Big Stone	56	56	59	59	58	58	60	63	64	68	70	71
Chippewa	89	89	92	95	90	71	93	96	96	100	102	105
Douglas	48	51	50	49	57	53	53	57	60	63	65	66
Grant	62	64	62	66	71	72	68	79	78	81	83	85
Lac qui Parle	60	69	82	70	73	67	68	78	71	79	81	83
Otter Tail	45	41	46	50	47	48	45	49	42	41	42	43
Stevens	57	65	65	64	65	70	71	72	75	79	81	83
Swift	61	65	61	75	70	70	73	76	75	76	78	80
Wilkin	56	59	57	62	63	61	65	68	67	67	69	70
<i>Ave. Change</i>											2.5	5.0
Central												
Benton	30	27	33	27	34	44	38	43	43	44	46	47
Kanabec	29	30	28	30	29	27	31	32	30	33	34	35
Kandiyohi	76	79	63	104	89	85	86	90	96	102	106	110
McLeod	78	84	98	97	84	95	93	100	96	104	108	112
Meeker	66	76	67	76	75	80	79	79	80	83	86	89
Morrison	20	23	25	27	29	29	30	32	31	38	39	41
Renville	94	103	101	110	103	109	112	106	104	106	110	114
Scott	95	95	107	108	103	106	112	114	112	119	123	128
Sibley	95	105	105	107	109	106	113	111	115	122	125	128
Stearns	40	49	50	53	52	51	55	64	67	70	73	75
Wright	55	62	59	68	73	71	69	72	72	81	84	87
<i>Ave. Change</i>											3.7	7.5
Southwest												
Cottonwood	88	91	94	94	94	93	93	97	96	101	104	106
Jackson	94	94	96	98	97	98	101	103	105	109	112	114
Lincoln	46	58	57	61	61	64	69	74	85	86	88	90

County	'96	'97	'98	'99	'00	'01	'02	'03	'04	'05	'06	'07
Lyon	70	74	72	76	77	79	80	82	85	89	91	93
Murray	76	75	75	74	80	81	82	86	87	89	91	93
Nobles	78	82	87	88	89	90	91	93	97	102	105	107
Pipestone	70	69	71	69	76	76	78	74	81	91	93	96
Redwood	87	89	87	84	90	90	89	93	92	99	101	104
<i>Ave. Change</i>											2.5	5.0
South Central												
Blue Earth	97	100	107	103	110	105	109	115	118	120	123	127
Brown	93	98	99	105	100	102	105	102	108	108	111	113
Faribault	96	103	103	104	106	105	108	114	115	122	125	129
Freeborn	88	91	105	104	106	104	110	116	117	121	124	128
Le Sueur	94	91	96	96	96	97	96	100	100	101	104	106
Martin	102	106	106	105	106	106	108	110	114	119	122	125
Nicollet	97	106	105	104	104	110	105	111	108	112	115	118
Rice	90	95	98	101	99	101	101	104	106	108	111	114
Steele	91	95	101	108	103	111	108	112	118	123	126	130
Waseca	91	96	94	92	95	98	110	105	106	108	111	114
Watonwan	96	98	97	97	97	95	93	96	101	110	113	115
<i>Ave. Change</i>											2.7	5.4
Southeast												
Dodge	93	88	104	101	104	109	109	109	116	122	128	133
Fillmore	79	90	86	91	95	96	104	98	106	109	114	119
Goodhue	77	86	89	96	88	98	100	102	107	105	110	115
Mower	86	96	97	94	99	105	106	113	116	126	132	138
Olmsted	80	85	87	80	85	90	98	95	101	109	114	119
Wabasha	65	85	87	90	101	98	104	104	113	111	116	121
<i>Ave. Change</i>											4.7	9.4

* 2006 and 2007 rents listed are projections calculated by the average change in rents from 1996 to 2005 by region. This percentage change was multiplied by 2005 actual average rent by county to determine a projected rent for 2006. The change was doubled to determine a projected rent for 2007. An example using Dodge County's numbers in the table. The average change in rental rates in the Southeast region of Minnesota from 1996 to 2005 was .046759 or rounded to 4.7 percent. This increased projected average rent in 2006 to \$128 from the actual average rent in 2005 of \$122 per acre. The 2006 projected rent was an increase 9.4 percent from 2005 rents to \$133.

The average rents from 1996 to 2005 found in the table are from the FINBIN database of actual farm record summaries of nearly 2,400 Minnesota Farmers. Staff from the Center for Farm Financial Management used all row crop acres, small grain acres, canning crop acres etc. in data analysis. Not included were pasture, hay and haylage acres. A landlord or farmer should only use these numbers as a guide to determine what the rent for their property should be in 2007.