

April 2005

INTRODUCTION

The South Dakota Agricultural Statistics Service (a local office of USDA's National Agricultural Statistics Service) conducted this twelfth annual survey of farmers and ranchers to obtain cash rental rates and value of land by county. The survey is designed to provide statistics in two categories -- cropland and pasture. Supporting funds for this project were provided by the South Dakota Legislature.

Appreciation is expressed to all survey participants who provided data on which this report is based.

THE 2005 SURVEY

The survey was conducted by telephone during January and February. Positive data was received from almost 3,500 farm/ranch operators. All values relate to January 1, 2005, and are for privately owned, non-irrigated agricultural land.

The data published here are rounded averages of reported values from a sample of producers in each county. These averages are **not "official estimates."** Producers were asked to report actual rents or their estimation of current rates and values in their locality. Reported data that did not represent agricultural usage was removed in order to give a truer reflection of agricultural rents and values.

THE DATA

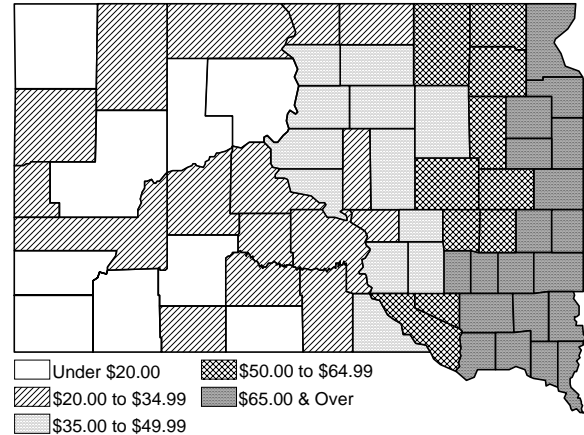
This report includes current number of responses, minimum and maximum rental rates, most frequently reported rental value, average rental rates, and average land value. Also shown is a three-year average for comparison.

The minimum and maximum values show the range of rent reported in each county. This range is affected by the diversity of land in the county. Data users should exercise caution when evaluating data for an individual year. The three-year average is a more appropriate measure for studying trends. Published values in this report should never be used as the only factor to establish rental arrangements.

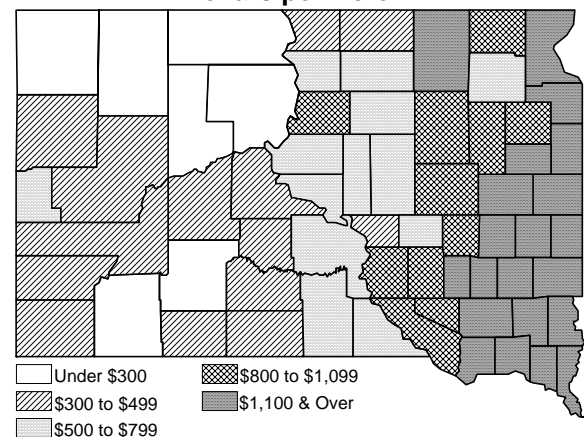
OTHER AGRICULTURAL LAND VALUE REPORTS

The USDA's National Agricultural Statistics Service publishes state and national level estimates for land values and rental rates. These data are not part of this county level survey. The national "Land Values and Cash Rents" report will be released August 5. If interested, data is available upon request.

CROPLAND AVERAGE RENT, 2005
Dollars per Acre



CROPLAND AVERAGE VALUE, 2005
Dollars per Acre



CROPLAND CASH RENT AND VALUE, SOUTH DAKOTA, 2005

COUNTY	2003-2005 AVERAGE		2005						
	AVERAGE RENTAL RATE	AVERAGE VALUE OF RENTED LAND	NUMBER OF REPORTS	MINIMUM RENT REPORTED	MAXIMUM RENT REPORTED	MOST FREQUENTLY REPORTED RENT	AVERAGE RENTAL RATE	AVERAGE VALUE OF RENTED CROPLAND	
	- DOLLARS PER ACRE -		NUMBER	----- DOLLARS PER ACRE -----					
NORTHWEST									
BUTTE	23.60	374.00	6	15.00	40.00	20.00 1/	28.70	454.00	
CORSON	19.80	235.00	58	7.00	35.00	20.00	20.20	252.00	
DEWEY	18.90	242.00	49	13.00	26.00	20.00	19.30	261.00	
HARDING	15.60	219.00	22	4.00	30.00	25.00	17.10	253.00	
PERKINS	19.10	261.00	38	10.00	30.00	20.00	20.20	296.00	
ZIEBACH	18.00	251.00	25	12.00	31.00	20.00	19.90	267.00	
NORTH CENTRAL									
BROWN	56.10	1064.00	44	20.00	100.00	50.00 1/	59.00	1202.00	
CAMPBELL	29.50	406.00	42	20.00	42.00	35.00	31.00	444.00	
EDMUNDS	37.80	612.00	52	22.00	60.00	45.00	39.30	707.00	
FAULK	36.20	531.00	53	25.00	55.00	40.00	38.80	634.00	
MCPHERSON	30.40	429.00	47	16.00	50.00	35.00	31.40	480.00	
POTTER	39.70	753.00	46	32.00	50.00	45.00	41.40	954.00	
SPINK	44.30	755.00	43	32.00	68.00	50.00	47.00	860.00	
WALWORTH	34.30	516.00	42	20.00	47.00	35.00	35.00	575.00	
NORTHEAST									
CLARK	49.80	855.00	44	30.00	75.00	50.00	52.20	976.00	
CODINGTON	61.10	952.00	38	40.00	95.00	65.00	66.80	1082.00	
DAY	47.40	690.00	39	25.00	75.00	50.00	51.10	785.00	
DEUEL	68.30	991.00	41	22.00	100.00	60.00	70.00	1151.00	
GRANT	60.70	999.00	46	35.00	88.00	60.00	65.80	1174.00	
HAMLIN	68.00	1080.00	46	40.00	100.00	80.00	74.50	1276.00	
MARSHALL	49.10	755.00	40	16.00	80.00	60.00 1/	56.20	942.00	
ROBERTS	62.10	992.00	44	35.00	100.00	70.00	67.70	1197.00	
WEST CENTRAL									
HAAKON	21.30	286.00	36	7.00	30.00	25.00	21.40	304.00	
JACKSON	18.60	267.00	33	10.00	25.00	20.00	18.70	287.00	
LAWRENCE	24.30	457.00	15	10.00	40.00	35.00	27.20	529.00	
MEADE	16.10	308.00	21	5.00	25.00	20.00	15.80	358.00	
PENNINGTON	24.40	341.00	24	10.00	50.00	20.00	24.00	385.00	
STANLEY	25.30	337.00	31	15.00	40.00	25.00	26.10	365.00	
CENTRAL									
AURORA	47.70	797.00	38	18.00	70.00	50.00	49.90	926.00	
BEADLE	46.80	780.00	42	35.00	75.00	60.00	53.00	932.00	
BRULE	40.10	711.00	41	25.00	65.00	45.00	43.20	813.00	
BUFFALO	30.80	460.00	20	18.00	50.00	35.00	30.70	490.00	
HAND	33.80	589.00	45	18.00	55.00	35.00	35.80	714.00	
HUGHES	34.80	614.00	35	25.00	47.00	40.00	36.40	703.00	
HYDE	30.70	506.00	41	20.00	45.00	30.00	32.20	600.00	
JERAULD	41.40	640.00	42	27.00	70.00	40.00 1/	44.10	752.00	
SULLY	40.10	686.00	48	22.00	53.00	50.00	41.90	798.00	
EAST CENTRAL									
BROOKINGS	75.90	1260.00	47	45.00	125.00	85.00	82.60	1,510.00	
DAVISON	62.00	987.00	41	35.00	100.00	70.00	66.60	1,182.00	
HANSON	72.40	1105.00	46	50.00	105.00	100.00	77.20	1,311.00	
KINGSBURY	58.20	1039.00	47	45.00	90.00	60.00 1/	62.70	1,219.00	
LAKE	80.30	1348.00	46	35.00	120.00	100.00	88.00	1,606.00	
MCCOOK	76.90	1243.00	47	50.00	95.00	85.00	81.40	1,531.00	
MINER	55.40	953.00	41	30.00	80.00	55.00 1/	59.10	1,190.00	
MINNEHAHA	87.30	1726.00	38	60.00	130.00	100.00	93.60	2,012.00	
MOODY	103.70	1767.00	44	75.00	150.00	100.00	109.40	2,061.00	
SANBORN	51.80	894.00	47	25.00	80.00	60.00	53.10	1,029.00	
SOUTHWEST									
BENNETT	20.40	294.00	46	18.00	25.00	20.00	20.30	304.00	
CUSTER	13.80	386.00	10	8.00	20.00	15.00	14.80	439.00	
FALL RIVER	13.60	320.00	8	10.00	25.00	10.00	15.90	385.00	
SHANNON	18.80	258.00	30	4.00	30.00	20.00	18.80	275.00	
SOUTH CENTRAL									
GREGORY	37.80	609.00	38	15.00	75.00	35.00	42.20	691.00	
JONES	23.50	360.00	42	16.00	40.00	20.00	23.80	401.00	
LYMAN	29.80	519.00	35	12.00	45.00	30.00	31.30	602.00	
MELLETTE	19.70	305.00	35	10.00	35.00	20.00	21.50	335.00	
TODD	18.80	292.00	31	9.00	25.00	20.00	19.50	309.00	
TRIPP	29.40	489.00	34	23.00	50.00	30.00	31.50	553.00	
SOUTHEAST									
BON HOMME	65.20	984.00	47	50.00	100.00	70.00 1/	71.40	1,162.00	
CHARLES MIX	52.40	815.00	48	30.00	70.00	55.00	55.40	936.00	
CLAY	94.20	1,474.00	45	75.00	120.00	100.00	98.40	1,640.00	
DOUGLAS	59.40	907.00	45	31.00	95.00	60.00	63.60	1,033.00	
HUTCHINSON	71.20	1,085.00	48	50.00	102.00	75.00	79.50	1,245.00	
LINCOLN	100.80	1,863.00	46	65.00	135.00	100.00	104.30	2,260.00	
TURNER	84.10	1,427.00	50	65.00	120.00	100.00	88.20	1,753.00	
UNION	101.10	1,849.00	45	70.00	125.00	100.00	103.60	2,116.00	
YANKTON	75.00	1,183.00	38	50.00	110.00	75.00	79.90	1,388.00	

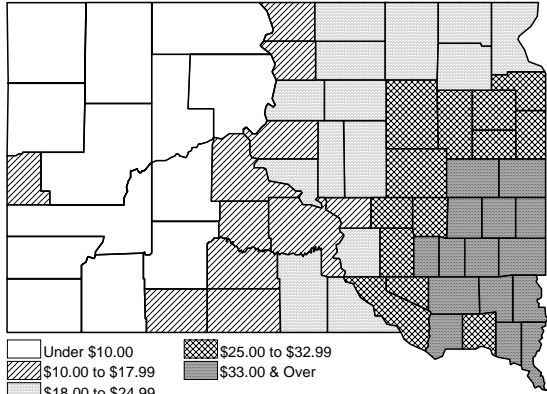
1/ MOST FREQUENTLY REPORTED RATE CLOSEST TO THE AVERAGE RENT.

PASTURELAND CASH RENT AND VALUE, SOUTH DAKOTA, 2005

COUNTY	2003-2005 AVERAGE		2005						
	AVERAGE RENTAL RATE	AVERAGE VALUE OF RENTED LAND	NUMBER OF REPORTS	MINIMUM RENT REPORTED	MAXIMUM RENT REPORTED	MOST FREQUENTLY REPORTED RENT	AVERAGE RENTAL RATE	AVERAGE VALUE OF RENTED PASTURELAND	
	- DOLLARS PER ACRE -		NUMBER	----- DOLLARS PER ACRE -----					
NORTHWEST									
BUTTE	7.70	187.00	39	2.00	20.00	6.00 1/	7.50	221.00	
CORSON	8.30	157.00	70	1.00	20.00	10.00	8.20	172.00	
DEWEY	7.80	155.00	52	2.00	18.00	6.00	8.20	170.00	
HARDING	6.30	160.00	37	1.00	13.00	5.00 1/	6.10	186.00	
PERKINS	9.10	185.00	57	2.00	24.00	6.00	9.00	209.00	
ZIEBACH	7.00	153.00	41	3.00	19.00	7.00	7.50	172.00	
NORTH CENTRAL									
BROWN	23.60	450.00	34	9.00	38.00	25.00	24.30	524.00	
CAMPBELL	13.90	241.00	37	7.00	20.00	13.00	14.40	261.00	
EDMUNDS	21.20	388.00	42	12.00	38.00	20.00	22.00	448.00	
FAULK	19.30	349.00	50	10.00	35.00	18.00 1/	20.50	410.00	
MCPHERSON	19.20	313.00	48	10.00	35.00	20.00	20.80	354.00	
POTTER	17.40	339.00	38	7.00	35.00	20.00	18.20	399.00	
SPINK	24.10	452.00	38	15.00	38.00	25.00	25.70	519.00	
WALWORTH	14.50	267.00	39	6.00	28.00	10.00	14.80	276.00	
NORTHEAST									
CLARK	25.70	463.00	40	17.00	40.00	25.00	26.80	510.00	
CODINGTON	29.20	509.00	34	10.00	50.00	30.00	32.20	638.00	
DAY	23.40	391.00	29	12.00	42.00	25.00	24.80	441.00	
DEUEL	27.70	501.00	38	15.00	43.00	25.00	29.60	576.00	
GRANT	25.60	477.00	37	14.00	50.00	25.00	28.30	602.00	
HAMLIN	29.90	566.00	36	20.00	45.00	35.00	32.70	677.00	
MARSHALL	22.90	441.00	34	13.00	33.00	20.00	22.70	584.00	
ROBERTS	23.50	476.00	40	10.00	40.00	25.00 1/	24.30	615.00	
WEST CENTRAL									
HAAKON	9.20	197.00	52	3.00	20.00	9.00	9.20	224.00	
JACKSON	9.00	181.00	52	2.00	25.00	9.00 1/	9.60	198.00	
LAWRENCE	13.30	282.00	50	1.00	37.00	6.00	14.00	317.00	
MEADE	8.80	217.00	55	2.00	22.00	6.00 1/	7.70	240.00	
PENNINGTON	9.50	242.00	49	2.00	26.00	8.00	9.20	283.00	
STANLEY	10.00	199.00	44	4.00	29.00	10.00 1/	10.20	215.00	
CENTRAL									
AURORA	28.30	602.00	43	15.00	45.00	25.00	29.90	708.00	
BEADLE	28.00	556.00	48	15.00	42.00	30.00	30.20	679.00	
BRULE	22.70	496.00	39	6.00	38.00	25.00	23.90	565.00	
BUFFALO	17.50	339.00	21	6.00	30.00	17.00	17.30	351.00	
HAND	22.20	423.00	45	13.00	35.00	25.00	23.40	519.00	
HUGHES	16.50	332.00	34	5.00	40.00	25.00	18.50	372.00	
HYDE	17.70	371.00	38	10.00	30.00	20.00	19.20	447.00	
JERAULD	23.90	477.00	46	15.00	42.00	25.00	25.80	569.00	
SULLY	16.50	373.00	35	5.00	35.00	20.00	17.90	439.00	
EAST CENTRAL									
BROOKINGS	33.80	598.00	41	20.00	65.00	50.00	37.80	694.00	
DAVISON	32.00	617.00	35	20.00	60.00	30.00	34.70	721.00	
HANSON	33.80	681.00	40	23.00	50.00	30.00	34.40	846.00	
KINGSBURY	33.90	698.00	41	23.00	55.00	40.00	36.40	813.00	
LAKE	35.80	723.00	33	30.00	60.00	35.00	39.30	853.00	
MCCOOK	35.70	711.00	32	25.00	55.00	35.00	38.10	876.00	
MINER	33.60	696.00	41	20.00	55.00	35.00 1/	35.90	854.00	
MINNEHAHA	35.60	819.00	27	20.00	50.00	35.00	37.90	971.00	
MOODY	36.60	729.00	32	25.00	60.00	40.00	40.20	796.00	
SANBORN	29.10	626.00	42	19.00	45.00	30.00	31.00	743.00	
SOUTHWEST									
BENNETT	10.40	189.00	45	2.00	19.00	10.00 1/	10.40	200.00	
CUSTER	8.10	294.00	43	1.00	25.00	5.00	8.70	338.00	
FALL RIVER	6.00	226.00	35	2.00	15.00	5.00 1/	6.80	269.00	
SHANNON	5.90	150.00	35	1.00	15.00	4.00	5.60	163.00	
SOUTH CENTRAL									
GREGORY	18.90	394.00	43	7.00	35.00	13.00 1/	18.90	437.00	
JONES	11.10	236.00	42	6.00	20.00	12.00	12.30	260.00	
LYMAN	13.50	288.00	33	6.00	26.00	13.00	14.90	321.00	
MELLETTTE	10.50	209.00	46	2.00	26.00	10.00	12.00	238.00	
TODD	11.20	219.00	37	4.00	30.00	10.00	12.50	243.00	
TRIPP	19.40	356.00	40	9.00	35.00	20.00	20.60	397.00	
SOUTHEAST									
BON HOMME	31.20	605.00	35	17.00	45.00	40.00	33.70	726.00	
CHARLES MIX	26.00	534.00	44	10.00	41.00	30.00	27.30	630.00	
CLAY	34.50	644.00	21	25.00	60.00	40.00	37.40	792.00	
DOUGLAS	29.70	582.00	37	18.00	45.00	35.00	32.40	674.00	
HUTCHINSON	34.80	640.00	38	21.00	53.00	50.00	39.50	786.00	
LINCOLN	39.40	757.00	21	25.00	70.00	35.00 1/	39.40	822.00	
TURNER	36.50	701.00	31	20.00	75.00	50.00	41.90	818.00	
UNION	46.40	815.00	21	25.00	80.00	40.00 1/	48.70	911.00	
YANKTON	30.90	660.00	22	20.00	47.00	35.00	32.70	791.00	

1/ MOST FREQUENTLY REPORTED RATE CLOSEST TO THE AVERAGE RENT.

PASTURELAND AVERAGE RENT, 2005
Dollars per Acre



PASTURELAND AVERAGE VALUE, 2005
Dollars per Acre

