NEBRASKA AGRICULTURAL LAND CASH RENTAL RATES 2019

DEPARTMENT OF AGRICULTURAL ECONOMICS
UNIVERSITY OF NEBRASKA-LINCOLN
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Nebraska Farm Real Estate Values Continue Gradual Declines in 2019
Cornhusker Economics - March 13, 2019

Jim Jansen
Agricultural Economist
University of Nebraska-Lincoln
jjansen4@unl.edu
402-261-7572

Jeff Stokes
Hanson-Clegg-Allen Endowed Chair
Agricultural Banking and Finance
University of Nebraska-Lincoln
jeffery.stokes@unl.edu
402-472-1742
Nebraska Farm Real Estate Survey

• Annual survey conducted since 1978 of Nebraska agricultural appraisers, professional farm managers, and bankers engaged in the land industry.

• Preliminary results for land values and rental rates published the second week of March.

• Full report published the following June.

• Nebraska Farm Real Estate website full access to these resources: https://agecon.unl.edu/realestate
Nebraska Agricultural Statistics Districts
Nebraska Dryland Cropland Rental Rates 2019
Preliminary Estimates

Northwest: $27/ac - 4%
North: $50/ac - 6%
Northeast: $205/ac - 2%
West: $200/ac - 5%
South: $75/ac - 2%
Southeast: $155/ac - 3%
Southwest: $39/ac - 4%
Central: $85/ac - 4%

North, Northwest, Northeast, West, South, Southwest, Southeast, Central, South, Southeast
Nebraska Dryland Cropland Rental Rates 2019
Preliminary Estimates

By Region
High Grade (H)
Average (A)
Low Grade (L)

North
H: $88/ac
A: $50/ac
L: $38/ac

Northwest
H: $38/ac
A: $27/ac
L: $21/ac

Southwest
H: $59/ac
A: $39/ac
L: $33/ac

Central
H: $110/ac
A: $85/ac
L: $69/ac

South
H: $100/ac
A: $75/ac
L: $48/ac

Northeast
H: $245/ac
A: $205/ac
L: $165/ac

East
H: $230/ac
A: $200/ac
L: $165/ac

Southeast
H: $190/ac
A: $155/ac
L: $130/ac
Nebraska Gravity Irrigated Cropland Rental Rates 2019
Preliminary Estimates

Northwest
$110/ac
-4%

North
$165/ac
-3%

Southwest
$155/ac
-6%

Central
$200/ac
-2%

South
$190/ac
-5%

Northeast
$255/ac
2%

East
$245/ac
-4%

Southeast
$230/ac
2%

South
$190/ac
-5%
Nebraska Gravity Irrigated Cropland Rental Rates 2019
Preliminary Estimates

By Region

North
H: $190/ac
A: $165/ac
L: $115/ac

Northwest
H: $130/ac
A: $110/ac
L: $92/ac

Southwest
H: $200/ac
A: $155/ac
L: $120/ac

Central
H: $250/ac
A: $200/ac
L: $165/ac

Northeast
H: $280/ac
A: $255/ac
L: $220/ac

East
H: $285/ac
A: $245/ac
L: $210/ac

South
H: $240/ac
A: $190/ac
L: $170/ac

Southeast
H: $260/ac
A: $230/ac
L: $190/ac

By Grade
High Grade (H)
Average (A)
Low Grade (L)
Nebraska Center Pivot Irrigated Cropland Rental Rates 2019
Preliminary Estimates

North
$180/ac -10%

Northwest
$145/ac -3%

Northwest
$185/ac -3%

Northeast
$280/ac -3%

Central
$215/ac -2%

East
$285/ac 2%

Southwest
$185/ac -3%

South
$205/ac -5%

Southeast
$250/ac -4%

South
$205/ac -5%
Nebraska Center Pivot Irrigated Cropland Rental Rates 2019
Preliminary Estimates

North
H: $220/ac
A: $180/ac
L: $140/ac

Northwest
H: $185/ac
A: $145/ac
L: $110/ac

Southwest
H: $220/ac
A: $185/ac
L: $155/ac

Central
H: $265/ac
A: $215/ac
L: $185/ac

Northwest
H: $185/ac
A: $145/ac
L: $110/ac

South
H: $255/ac
A: $205/ac
L: $185/ac

Southeast
H: $300/ac
A: $250/ac
L: $210/ac

Northeast
H: $325/ac
A: $280/ac
L: $265/ac

East
H: $330/ac
A: $285/ac
L: $240/ac
Nebraska Pasture Rental Rates 2019
Preliminary Estimates

Northwest
$11/ac
1%

North
$24/ac
-6%

Northeast
$59/ac
-4%

North
$24/ac
-6%

Southeast
$46/ac
-1%

Southwest
$20/ac
-2%

Central
$31/ac
-5%

East
$47/ac
-3%

South
$34/ac
-4%
Nebraska Pasture Rental Rates 2019
Preliminary Estimates

North
H: $38/ac
A: $24/ac
L: $14/ac

Northwest
H: $18/ac
A: $11/ac
L: $8/ac

Southwest
H: $26/ac
A: $20/ac
L: $17/ac

Central
H: $45/ac
A: $31/ac
L: $25/ac

East
H: $68/ac
A: $47/ac
L: $37/ac

Northeast
H: $78/ac
A: $59/ac
L: $42/ac

South
H: $43/ac
A: $34/ac
L: $25/ac

Southeast
H: $61/ac
A: $46/ac
L: $39/ac

By Region
High Grade (H)
Average (A)
Low Grade (L)
Nebraska Cow-Calf Pair Monthly Rental Rates 2019
Preliminary Estimates

- North: $57.35/pair, 3%
- Northwest: $36.35/pair, 2%
- Southwest: $45.80/pair, -7%
- Central: $50.80/pair, -3%
- South: $44.35/pair, -5%
- Southeast: $46.65/pair, -1%
- Northeast: $54.95/pair, 5%
- East: $49.25/ac, 2%
Nebraska Cow-Calf Pair Monthly Rental Rates 2019
Preliminary Estimates

By Region
- High Grade (H)
- Average (A)
- Low Grade (L)

North
- H: $70.85/pair
- A: $57.35/pair
- L: $45.95/pair

Northwest
- H: $46.30/pair
- A: $36.35/pair
- L: $28.80/pair

Southwest
- H: $59.30/pair
- A: $45.80/pair
- L: $40.70/pair

Central
- H: $62.85/pair
- A: $50.80/pair
- L: $42.85/pair

East
- H: $62.35/pair
- A: $49.25/pair
- L: $43.75/pair

Northeast
- H: $72.00/pair
- A: $54.95/pair
- L: 42.15/pair

South
- H: $57.50/pair
- A: $44.35/pair
- L: $38.10/pair

Southeast
- H: $55.35/pair
- A: $46.65/pair
- L: $34.35/pair
Questions?

• Please address questions regarding preliminary estimates from the 2019 Nebraska Farm Real Estate Survey to Jim Jansen at (402) 261-7572 or jjansen4@unl.edu