



Crop and Pasture Land Rental Rates for Georgia Counties

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As the 2019 harvest season wraps up, agricultural producers need to start planning for 2020 production. Land rental rates can consist of a significant portion of operating budgets, in some cases over \$200 per acre. It is therefore essential that producers consider their existing land rental rates and determine if new or revised rental agreements are appropriate for their cropland and pasture land rentals. To help with this decision making process, producers can consider published land rental rates and compare these to their own expenses from 2019.

- Producers should compare their existing land rental rates against published rental rates when planning for next year.
- This information can be used when considering new or modified rental agreements.

The United States Department of Agriculture (USDA) National Agricultural Statistical Service (NASS) reports farm real estate values and cash rents paid to landlords for cropland and pasture based on a biennial survey of agricultural producers. The national average cash rent for cropland increased to \$140 per acre in 2019 from \$138 per acre in 2018, while the national average for pasture increased by \$0.50 to \$13 per acre. In Georgia, cash rent for cropland (irrigated and non-irrigated) increased by \$10 to \$126 per acre compared to 2018 averages. The 2019 average irrigated cropland rent for Georgia is \$208 per acre, while the average for non-irrigated cropland is \$67 per acre.

- 2019 average cash rent for cropland increased by \$10 to \$126.
- Average irrigated cropland rent was \$208 per acre.
- Average non-irrigated cropland was \$67 per acre.

On a more local level, the USDA reports county level rental rates every two years. Using these county rates, we computed a regional average rental rate for the four Cooperative Extension districts in Georgia (Table 1). Compared to 2017, cropland rental rates during 2019 increased in three of the four districts. The Northeast Extension district was the only district to have a decrease in average non-irrigated cropland rent at \$32.10 per acre. The Northwest district average non-irrigated cropland rent increased to \$32.10. Average non-irrigated cropland rent increased in the Southeast and Southwest districts to \$59.40 and \$72.50 per acre,

respectively. In addition, average rents for irrigated cropland increased in both the Southeast and Southwest districts to \$171 and \$201 per acre, respectively.

Table 1: State and Regional Average Land Rent per Acre

State and Regional Average Land Rent per Acre						
	Non-Irrigated Cropland		Irrigated Cropland		Pasture	
State/District	2017	2019	2017	2019	2017	2019
Georgia	65	67	200	208	29	30
Northeast	32.80	32.10	*	*	27.90	26.40
Northwest	29.30	32.10	*	*	27.90	26.40
Southeast	56.20	59.40	167.00	171.00	34.30	40.00
Southwest	67.60	72.50	187.00	201.00	37.10	43.40

* Data for irrigated cropland not available.

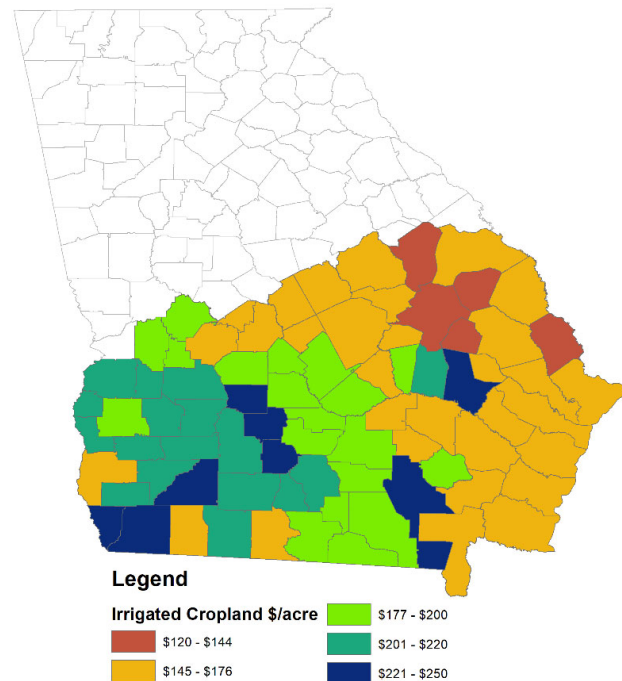
Source: USDA National Agricultural Statistics Service

The USDA reported average Georgia pasture rent at \$30 per acre, which is 130% higher than the national average of \$13. Average pasture rent in the Northeast district decreased to \$26.40 per acre. The average for the Northwest district decreased slightly to \$25.20 per acre. Average pasture land rent in the Southeast and Southwest districts both increased to \$40 and \$43.40 per acre, respectively.

Overall, the Southwest Extension district has the highest land rental rates for all three land types. The Southeast and Southwest districts both show increases in land rent in 2019 over 2017 values for all three land types and have higher rent than the two northern districts. The Northeast and Northwest districts have equal land rent in 2019 for both non-irrigated cropland and pasture. Irrigated cropland data was not available for these districts.

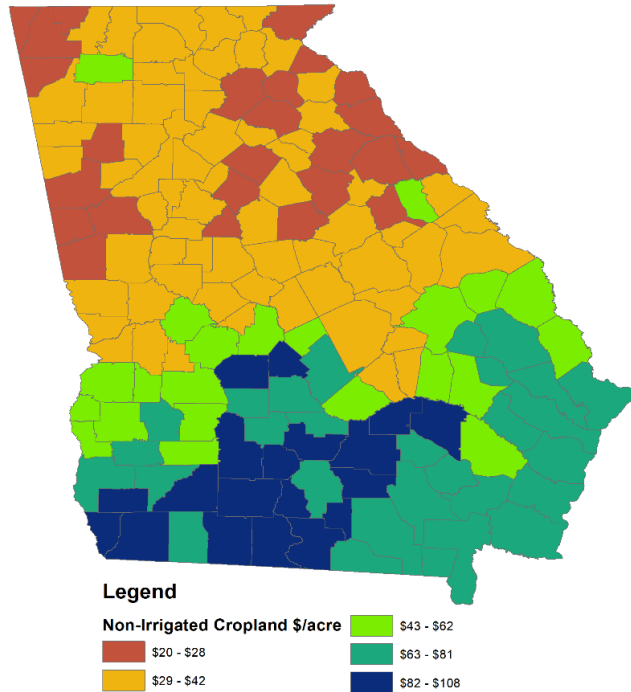
At a county level, cash rental rates are depicted graphically in Figures 1-3, with shading for different price ranges. Figure 1 shows irrigated cropland rental rates, with the highest values in the southwest corner of Georgia, and generally decreasing as one heads towards the northeast. There are a few exceptions, most notably the higher rental values in Tattnell, Toombs, and Ware counties. Note that no irrigated cropland rental rates are available for the northern part of the state.

Figure 1. Irrigated Cropland Rental Rates



Source: Based on data from USDA NASS

Figure 2. Non-Irrigated Cropland Rental Rates



Source: Based on data from USDA NASS

average irrigated cropland rental rate at \$250 per acre. For pasture rent, Bacon County had the highest average rate at \$65 per acre. Warren County and Troup County had the lowest average non-irrigated cropland rent at \$20 per acre. Candler, Effingham, and Jenkins Counties had the lowest average irrigated cropland rents at \$120 per acre, while Warren County had the lowest average pasture rent at \$12.50 per acre.

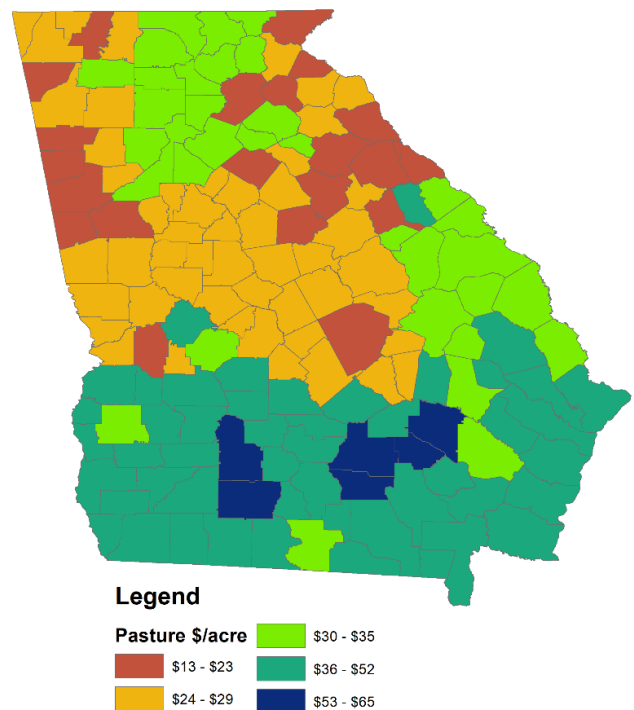
The average cropland and pasture land rental rates can be useful for agricultural producers in planning upcoming farming activities. Producers should compare their current rental agreements to these rates and other available information when considering new or modified agreements. Producers can also use this information to make production and expansion decisions for the upcoming year.

Focusing on non-irrigated cropland (Figure 2), rental rates generally move from higher values in the south to lower values in the north. The highest rental rates are in the middle south and southwest corner of the state.

Figure 3 displays the pasture rental rates throughout Georgia, with higher rates located in the south and the lowest rates generally in the middle of the state. The highest rates are found around Worth and Colquitt counties, as well as around Coffee and Bacon counties. Furthermore, there are slightly higher pasture rental rates in the north central part of the state.

Specific cash rent prices at the county level are shown in Tables 2 – 5. Colquitt County had the highest average non-irrigated cropland rent at \$108 per acre, while Ware County had the highest

Figure 3. Pasture Rental Rates



Source: Based on data from USDA NASS

Table 2: Northeast Extension District

Cash Rent Paid for Cropland in Georgia: 2017 and 2019						
County	Non-Irrigated Cropland			Pasture		
	2017	2019	% Change	2017	2019	% Change
Athens-Clarke	35.5 *	39 *	10%	33.5 *	31.5 *	-6%
Baldwin	32.5 *	31.5 *	-3.08%	26.5 *	26.5 *	0.00%
Banks	28.5	25	-12.28%	20.5	20.5	0.00%
Barrow	35.5 *	39 *	9.86%	33.5 *	31.5 *	-5.97%
Butts	32.5 *	23	-29.23%	26.5 *	26.5 *	0.00%
Columbia	51.5 *	37 *	-28.16%	42 *	30.5 *	-27.38%
Dawson	35.5 *	39 *	9.86%	33.5 *	31.5 *	-5.97%
Elbert	23.5	22	-6.38%	21	17	-19.05%
Fannin	35.5 *	39 *	9.86%	33.5 *	31.5 *	-5.97%
Franklin	24.5	32	30.61%	24	23.5	-2.08%
Gilmer	35.5 *	39 *	9.86%	33.5 *	31.5 *	-5.97%
Glascocock	51.5 *	37 *	-28.16%	42 *	30.5 *	-27.38%
Greene	25	25	0.00%	23.5	21	-10.64%
Habersham	27.5 *	42	52.73%	27.5	26.5	-3.64%
Hall	31	28	-9.68%	25	22.5	-10.00%
Hancock	32.5 *	31.5 *	-3.08%	26.5 *	26.5 *	0.00%
Hart	27	27.5	1.85%	25	24.5	-2.00%
Jackson	31	26	-16.13%	23	31	34.78%
Jasper	32.5 *	40	23.08%	17.5	26	48.57%
Jones	32.5 *	31.5 *	-3.08%	26.5 *	26.5 *	0.00%
Lincoln	27.5 *	21.5 *	-21.82%	20.5 *	21 *	2.44%
Lumpkin	35.5 *	39 *	9.86%	33.5 *	31.5 *	-5.97%
Madison	28.5	32	12.28%	26.5	25.5	-3.77%
McDuffie	51.5 *	60	16.50%	42 *	41	-2.38%
Monroe	32.5 *	31.5 *	-3.08%	26.5 *	26.5 *	0.00%
Morgan	33.5	31	-7.46%	27.5	25	-9.09%
Oconee	37	30	-18.92%	31	27	-12.90%
Oglethorpe	28	27	-3.57%	25	22	-12.00%
Pickens	35.5 *	39 *	9.86%	33.5 *	31.5 *	-5.97%
Putnam	27	25	-7.41%	21	21.5	2.38%
Rabun	27.5 *	21.5 *	-21.82%	20.5 *	21 *	2.44%
Richmond	51.5 *	37 *	-28.16%	42 *	30.5 *	-27.38%
Stephens	27.5 *	21.5 *	-21.82%	20.5 *	21 *	2.44%
Taliaferro	32.5 *	31.5 *	-3.08%	26.5 *	26.5 *	0.00%
Towns	35.5 *	39 *	9.86%	33.5 *	31.5 *	-5.97%
Union	35.5 *	39 *	9.86%	33.5 *	31.5 *	-5.97%
Walton	24	22	-8.33%	21	21	0.00%
Warren	22.5	20	-11.11%	14	12.5	-10.71%
White	35.5 *	39 *	9.86%	33.5 *	31.5 *	-5.97%
Wilkes	21	22	4.76%	18.5	20	8.11%

* This value is based on a multi-county rate.

Data for irrigated cropland not available. Source: USDA National Agricultural Statistics Service

Table 3: Northwest Extension District

Cash Rent Paid for Cropland in Georgia: 2017 and 2019						
County	Non-Irrigated Cropland			Pasture		
	2017	2019	% Change	2017	2019	% Change
Bartow	41	38	-7.32%	26.5	26.5	0.00%
Bibb	32.5 *	31.5 *	-3.08%	26.5 *	26.5 *	0.00%
Carroll	31	26.5	-14.52%	21	20	-4.76%
Catoosa	25 *	27 *	8.00%	22.5 *	23.5 *	4.44%
Chattahoochee	23 *	31.5 *	36.96%	22.5 *	24.5 *	8.89%
Chattooga	27.5	28	1.82%	17	19	11.76%
Cherokee	35.5 *	39 *	9.86%	33.5 *	31.5 *	-5.97%
Clayton	23 *	31.5 *	36.96%	22.5 *	24.5 *	8.89%
Cobb	35.5 *	39 *	9.86%	33.5 *	31.5 *	-5.97%
Coweta	31.5	22	-30.16%	21	20.5	-2.38%
Crawford	41.5	31.5 *	-24.10%	25	26.5 *	6.00%
Dade	25 *	27 *	8.00%	22.5 *	23.5 *	4.44%
DeKalb	35.5 *	39 *	9.86%	33.5 *	31.5 *	-5.97%
Douglas	23 *	31.5 *	36.96%	22.5 *	24.5 *	8.89%
Fayette	23 *	31.5 *	36.96%	22.5 *	24.5 *	8.89%
Floyd	34	39	14.71%	31.5	28	-11.11%
Forsyth	35.5 *	39 *	9.86%	33.5 *	31.5 *	-5.97%
Fulton	35.5 *	39 *	9.86%	33.5 *	31.5 *	-5.97%
Gordon	36.5	47.5	30.14%	31	34	9.68%
Gwinnett	35.5 *	39 *	9.86%	33.5 *	31.5 *	-5.97%
Haralson	23 *	30	30.43%	22.5 *	20	-11.11%
Harris	23 *	31.5 *	36.96%	22.5 *	24.5 *	8.89%
Heard	23 *	21	-8.70%	22.5 *	18.5	-17.78%
Henry	23 *	31.5 *	36.96%	22.5 *	24.5 *	8.89%
Lamar	31	31.5 *	1.61%	25.5	24.5 *	-3.92%
Meriwether	28.5	36	26.32%	26.5	24	-9.43%
Murray	26.5	30	13.21%	22.5 *	24.5	8.89%
Muscogee	23 *	31.5 *	36.96%	22.5 *	24.5 *	8.89%
Newton	25	26	4.00%	28	26	-7.14%
Paulding	25 *	27 *	8.00%	22.5 *	23.5 *	4.44%
Pike	25	35	40.00%	28.5	26	-8.77%
Polk	39	40	2.56%	30.5	20	-34.43%
Rockdale	32.5 *	31.5 *	-3.08%	26.5 *	26.5 *	0.00%
Spalding	23 *	31.5 *	36.96%	22.5 *	24.5 *	8.89%
Talbot	23 *	31.5 *	36.96%	22.5 *	24.5 *	8.89%
Troup	23 *	20	-13.04%	22.5 *	24.5 *	8.89%
Upson	21	31.5 *	50.00%	21	25	19.05%
Walker	35.5	26	-26.76%	26	26.5	1.92%
Whitfield	40	32	-20.00%	21.5	15	-30.23%

* This value is based on a multi-county rate.

Data for irrigated cropland not available. Source: USDA National Agricultural Statistics Service

Table 4: Southeast Extension District

Cash Rent Paid for Cropland in Georgia: 2017 and 2019									
County	Non-Irrigated Cropland			Irrigated Cropland			Pasture		
	2017	2019	% Change	2017	2019	% Change	2017	2019	% Change
Appling	94	91	-3.19%	197 *	168 *	-14.72%	43.5	54	24.14%
Atkinson	82.5	100	21.21%	206	190 *	-7.77%	44.5	62	39.33%
Bacon	62 *	70.5 *	13.71%	197 *	168 *	-14.72%	40 *	65	62.50%
Bleckley	42.5	55	29.41%	116	160	37.93%	30.5	28	-8.20%
Brantley	62 *	70.5 *	13.71%	197 *	168 *	-14.72%	40 *	50 *	25.00%
Bryan	62 *	70.5 *	13.71%	197 *	168 *	-14.72%	40 *	50 *	25.00%
Bulloch	67	67	0.00%	139	168	20.86%	42 *	40	-4.76%
Burke	39	38	-2.56%	139	171	23.02%	30	31	3.33%
Camden	62 *	70.5 *	13.71%	197 *	168 *	-14.72%	40 *	50 *	25.00%
Candler	53.5	65	21.50%	124 *	120 *	-3.23%	42 *	30.5 *	-27.38%
Charlton	62 *	70.5 *	13.71%	197 *	168 *	-14.72%	40 *	50 *	25.00%
Chatham	62 *	70.5 *	13.71%	197 *	168 *	-14.72%	40 *	50 *	25.00%
Coffee	91	90	-1.10%	202	195	-3.47%	42.5	58.5	37.65%
Dodge	69.5	69	-0.72%	148	180	21.62%	26.5 *	28.5	7.55%
Effingham	42	45.5	8.33%	124 *	120 *	-3.23%	42 *	30.5 *	-27.38%
Emanuel	50	49	-2.00%	133	143	7.52%	20.5	30	46.34%
Evans	62 *	70.5 *	13.71%	197 *	168 *	-14.72%	40 *	50 *	25.00%
Glynn	62 *	70.5 *	13.71%	197 *	168 *	-14.72%	40 *	50 *	25.00%
Jeff Davis	91	90.5	-0.55%	164	160	-2.44%	35 *	44	25.71%
Jefferson	30	32.5	8.33%	112	144	28.57%	25	30.5 *	22.00%
Jenkins	52.5	47.5	-9.52%	124 *	120 *	-3.23%	23	30.5	32.61%
Johnson	40.5	35	-13.58%	127 *	166 *	30.71%	26.5 *	26.5 *	0.00%
Laurens	37.5	38.5	2.67%	145	166 *	14.48%	20.5	18	-12.20%
Liberty	62 *	70.5 *	13.71%	197 *	168 *	-14.72%	40 *	50 *	25.00%
Long	62 *	70.5 *	13.71%	197 *	168 *	-14.72%	40 *	50 *	25.00%
McIntosh	62 *	70.5 *	13.71%	197 *	168 *	-14.72%	40 *	50 *	25.00%
Montgomery	48.5	42	-13.40%	160	190	18.75%	26.5 *	26.5 *	0.00%
Pierce	82.5	80	-3.03%	190	180	-5.26%	32	50 *	56.25%
Screven	44	49.5	12.50%	190	176	-7.37%	22.5	30	33.33%
Tattnall	51	55.5	8.82%	189	230	21.69%	31.5	35	11.11%
Telfair	58 *	50	-13.79%	167 *	190 *	13.77%	35 *	46.5 *	32.86%
Toombs	57	50	-12.28%	235	220	-6.38%	40 *	50 *	25.00%
Treutlen	32.5 *	31.5 *	-3.08%	127 *	166 *	30.71%	26.5 *	26.5 *	0.00%
Twiggs	32.5 *	31.5 *	-3.08%	127 *	166 *	30.71%	26.5 *	26.5 *	0.00%
Ware	78	78.5	0.64%	197 *	250	26.90%	40 *	50 *	25.00%
Washington	32.5	33.5	3.08%	127 *	166 *	30.71%	27	27	0.00%
Wayne	47.5	61.5	29.47%	197 *	168 *	-14.72%	43.5	31	-28.74%
Wheeler	32.5 *	31.5 *	-3.08%	127 *	166 *	30.71%	26.5 *	26.5 *	0.00%
Wilkinson	32.5 *	31.5 *	-3.08%	127 *	166 *	30.71%	26.5 *	26.5 *	0.00%

* This value is based on a multi-county rate.

Source: USDA National Agricultural Statistics Service

Table 5: Southwest District

Cash Rent Paid for Cropland in Georgia: 2017 and 2019									
County	Non-Irrigated Cropland			Irrigated Cropland			Pasture		
	2017	2019	% Change	2017	2019	% Change	2017	2019	% Change
Baker	77	80	3.90%	230	213	-7.39%	42.5 *	47 *	10.59%
Ben Hill	81.5	75	-7.98%	178	190 *	6.74%	35 *	46.5 *	32.86%
Berrien	83.5	80	-4.19%	210	205	-2.38%	33.5	46.5 *	38.81%
Brooks	86	90	4.65%	171	165	-3.51%	33.5	46.5 *	38.81%
Calhoun	70	68	-2.86%	199	215	8.04%	42.5 *	47 *	10.59%
Clay	55	60	9.09%	194 *	206 *	6.19%	32	47 *	46.88%
Clinch	58 *	81 *	39.66%	167 *	190 *	13.77%	35 *	46.5 *	32.86%
Colquitt	103	108	4.85%	218	220	0.92%	52.5	55.5	5.71%
Cook	86	93	8.14%	216	214	-0.93%	41	51.5	25.61%
Crisp	62	80	29.03%	218	230	5.50%	35 *	46.5 *	32.86%
Decatur	88	95	7.95%	226	240	6.19%	42.5 *	50	17.65%
Dooly	78	94	20.51%	186	196	5.38%	35 *	46.5 *	32.86%
Dougherty	58	53.5 *	-7.76%	243	206 *	-15.23%	42.5 *	47 *	10.59%
Early	60	65	8.33%	182	166	-8.79%	42	44	4.76%
Echols	58 *	81 *	39.66%	167 *	190 *	13.77%	35 *	46.5 *	32.86%
Grady	78	65	-16.67%	219	168 *	-23.29%	52.5	50	-4.76%
Houston	41.5	46	10.84%	127 *	166 *	30.71%	26.5 *	26.5 *	0.00%
Irwin	96.5	95	-1.55%	185	190	2.70%	35.5	46.5	30.99%
Lanier	89	84.5	-5.06%	167 *	200	19.76%	35 *	46.5 *	32.86%
Lee	63.5	53.5 *	-15.75%	238	206 *	-13.45%	42.5 *	47 *	10.59%
Lowndes	74	87	17.57%	183	190 *	3.83%	44	35 *	-20.45%
Macon	48.5	60	23.71%	126	157	24.60%	22.5 *	30	33.33%
Marion	30	30	0.00%	118 *	189 *	60.17%	18.5	18.5	0.00%
Miller	78	88	12.82%	203	217	6.90%	33	45	36.36%
Mitchell	97.5	104	6.67%	224	234	4.46%	48.5	49	1.03%
Peach	44	31.5 *	-28.41%	127 *	166 *	30.71%	26.5 *	26.5 *	0.00%
Pulaski	32.5 *	83	155.38%	127 *	198	55.91%	26.5 *	26.5 *	0.00%
Quitman	51 *	53.5 *	4.90%	194 *	206 *	6.19%	42.5 *	47 *	10.59%
Randolph	49	50.5	3.06%	183	193	5.46%	26.5	32	20.75%
Schley	23 *	31.5 *	36.96%	118 *	189 *	60.17%	22.5 *	24.5 *	8.89%
Seminole	83	87	4.82%	219	239	9.13%	28	47 *	67.86%
Stewart	51 *	53.5 *	4.90%	194 *	206 *	6.19%	42.5 *	47 *	10.59%
Sumter	49	58	18.37%	199	204	2.51%	42.5 *	47 *	10.59%
Taylor	46	49	6.52%	118 *	189 *	60.17%	29	40	37.93%
Terrell	64	67	4.69%	183	214	16.94%	42.5 *	49	15.29%
Thomas	93.5	92	-1.60%	201	216	7.46%	44	47 *	6.82%
Tift	95	96.5	1.58%	218	230	5.50%	41.5	40	-3.61%
Turner	67.5	80	18.52%	197	226	14.72%	42	46.5 *	10.71%
Webster	51 *	53.5 *	4.90%	194 *	206 *	6.19%	42.5 *	47 *	10.59%
Wilcox	74	75	1.35%	178	190	6.74%	42	40	-4.76%
Worth	96.5	94	-2.59%	216	214	-0.93%	42	62.5	48.81%

* This value is based on a multi-county rate.

Source: USDA National Agricultural Statistics Service

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