

MARSHALL COUNTY

AG SERVICES

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A request was made to conduct a land rent per acre by individual townships in the fall of 2022. A recent USDA report averages the land rent across the whole county at \$90.50 per acre.

Random individuals were selected in each township to answer a simple questionnaire on acres rented and price per acre received. They were also asked if any of the acreage was in CRP which was calculated separately from the actively tillable acres.

Surveys were sent on average of seven per township. Forty-one out of the forty-eight townships returned some type of response which is an 85% return. But the return rate for total number of surveys sent was only 16%.

When looking at the data there would be several variables to consider. Landowner to renter loyalty would probably be the most significant. This question was not asked and may or may not have an impact on the survey.

Remember, this was a raw survey, and the overall average is pretty much in line with the USDA average across the county.

Average Land Rent Per Township

1/10/23

<u>Township</u>	<u>Total Acres Rented</u>	<u>Price/ Acre</u>	<u>Length of Contract</u>	<u>Notes</u>	<u>Avg/ Twp</u>
Alma	653	\$78.00	3 yrs		\$89
		\$100.00	3 yrs		
Agder	300	\$65.00			\$70
		\$75.00			
Augsburg	825	\$86.25	3 yrs		\$125
		\$115.00			
		\$175.00	3 yrs		
		\$125.00	3 yrs		
Big Woods	1576	\$100.00	3 yrs		\$89
		\$80.00	3 yrs		
		\$95.00	3 yrs		
		\$80.00	5 yrs		
	8	\$70.00	10 yrs	CRP	
Bloomer	940	\$140.00	3 yrs		\$127
		\$98.00	5 yrs		
		\$140.00	3 yrs		
		\$115.00	3 yrs		
		\$140.00	3 yrs		
Boxville					\$0
Cedar	844	\$92.00	1 yr		\$62
		\$55.00	5 yr		
		\$60.00	5 yr		
		\$55.00	5 yr		
		\$50.00	5 yr		
	151	\$62.00	15 yr	CRP	
Como	145	\$92.00	1 yr		\$92
	39	\$134.00	15 yr	CRP	
Comstock					\$0
Donnelly	616	\$130.00	5 yrs		\$128
		\$125.00	3 yrs		
		\$115.00			
		\$140.00	3 yrs		

<u>Township</u>	<u>Acres Rented</u>	<u>Price/Acre</u>	<u>Length of Contract</u>	<u>Notes</u>	<u>Avg/ Twp</u>	1/10/23
Eagle Point	154	\$125.00	3 yrs		\$125	
East Park	383	\$93.00	15 yrs	CRP	\$80	x
		\$67.00	10 yrs	CRP		
East Valley	595	\$55.00	2 yrs		\$105	
		\$135.00	2 yrs			
		\$125.00	1 yr			
Eckvoll	192	\$70.00	1 yr		\$70	
Espelie	1256	\$95.00	3 yrs		\$78	
		\$60.00	5 yrs			
		\$75.00	3 yrs			
		\$80.00	2 yrs			
Excel	270	\$75.00	1 yr		\$75	
Foldahl					\$0	
Fork	1896	\$130.00	3 yrs		\$98	
		\$75.00	3 yrs			
		\$90.00				
Grand Plain	903	\$60.00	10 yrs	CRP	\$60	x
Holt	764	\$85.00	5 yrs		\$78	
		\$58.00	4 yrs			
		\$90.00				
Huntly					\$0	
Lincoln	120	\$50.00	5 yrs		\$50	
Linsell					\$0	
Marsh Grove	158	\$100.00	3 yrs		\$100	
McCrea	444	\$130.00	3 yrs		\$108	
		\$85.00	3 yrs			
Middle River	904	\$85.00	3 yrs		\$151	
		\$250.00	2 yrs			
		\$100.00	3 yrs		\$127	x
		\$130.00	3 yrs			
		\$125.00	1 yr			
Moylan					\$0	

<u>Township</u>	<u>Acres Rented</u>	<u>Price/Acre</u>	<u>Length of Contract</u>	<u>Notes</u>	<u>Avg/ Twp</u>	1/10/23
Nelson Park	469	\$75.00	yr to yr		\$66	
		\$75.00	2 yrs			
		\$60.00	2 yr			
		\$55.00	1 yr			
New Folden	337	\$58.00	4 yrs		\$62	
		\$66.00				
New Maine					\$0	
New Solum	280	\$74.00	10 yrs	CRP	\$74	x
Oak Park	668	\$137.50	Yr To Yr		\$99	
		\$80.00	5 yrs			
		\$80.00	5 yrs			
Parker	456	\$130.00	5 yrs		\$128	
		\$125.00	3 yrs			
Rollis	754	\$60.00			\$62	
		\$60.00	1 yr			
		\$65.00	3 yrs			
Sinnott	2698	\$110.00			\$124	
		\$140.00	3 yrs			
		\$100.00	3 yrs			
		\$150.00	3 yrs			
		\$130.00	3 yrs			
		\$120.00				
		\$115.00				
		\$125.00	3 yrs			
Spruce Valley	588	\$85.00	5 yrs		\$72	
		\$58.00	4 yrs			
Tamarac	320	\$125.00	3 yrs		\$143	
		\$160.00	3 yrs			
Thief Lake	1039	\$92.00			\$65	
		\$37.00	3 yrs			
Valley	817	\$75.00	3 yrs		\$73	
		\$70.00	Yr to Yr			
		\$80.00	2 yrs			
		\$70.00	5 yrs			
		\$70.00	3 yrs			
	175	\$97.50	13 yrs	CRP		

<u>Township</u>	<u>Acres Rented</u>	<u>Price/Acre</u>	<u>Length of Contract</u>	<u>Notes</u>	<u>Avg/ Twp</u>	1/10/23
Vega	796	\$100.00	3 yrs		\$121	
		\$130.00	3 yrs			
		\$122.00	3 yrs			
		\$130.00	3 yrs			
Veldt	1013	\$65.00	1 yr		\$68	
		\$70.00	5 yrs			
Viking	284	\$112.00	3 yrs		\$79	
		\$45.00	yr to yr			
	452	\$52.00	10 yrs	CRP		
Wanger	464	\$135.00	3 yrs		\$135	
Warrenton	701	\$132.35	3 yrs		\$122	
		\$80.00	5 yrs			
		\$135.00	3 yrs			
		\$140.00	5 yrs			
West Valley	2192	\$52.00	3 yrs		\$55	
		\$55.00	3 yrs			
		\$49.50				
		\$65.00				
		\$65.00	4 yrs			
		\$50.00	4 yrs			
		\$50.00	3 yrs			
	52	\$44.00	10 yrs	CRP		
	87	\$53.00		CRP		
Whiteford	969	\$55.00	3 yrs		\$52	
		\$37.00	3 yrs			
		\$65.00	3 yrs			
Wright	1171	\$68.75	5 yrs		\$65	
		\$65.00	3 yrs			
		\$65.00	4 yrs			
		\$60.00				
Total Ac Reported 30,808					\$3,746	
County Avg less CRP rates					\$91	

11 responses were received indicating CRP with an average price of \$73.27 per acre