

2015 Cash Rental Rates

Cash rental arrangements remain the most popular alternative for leasing agricultural land in Nebraska. Based upon the 2015 survey results, average cash rental rates are summarized in Table 10, along with the percent change from 2014 and the high and low values reported for this year.

Table 10. Reported Cash Rental Rates for Various Types of Nebraska Farmland and Pasture: 2015 Averages, Percent Change from 2014 and Quality Ranges by Agricultural Statistics District^a

Type of Land	Agricultural Statistics District							
	Northwest	North	Northeast	Central	East	Southwest	South	Southeast
----- Dollars Per Acre -----								
Dryland Cropland:								
Average	35	65	235	105	205	45	85	170
% Change	-13	-7	-4	-5	-5	-10	-6	-3
High	50	85	305	140	255	60	115	215
Low	25	40	175	85	155	30	65	130
Gravity Irrigated Cropland:								
Average	135	195	285	235	300	185	220	255
% Change	-7	-5	-2	-6	-5	-3	-2	-14
High	180	230	335	270	355	225	270	310
Low	75	155	225	195	260	145	175	225
Center Pivot Irrigated Cropland^b								
Average	175	235	365	245	330	250	255	300
% Change	-13	-6	-1	-6	-7	-18	-6	-10
High	295	275	430	295	385	310	330	360
Low	150	190	285	215	270	225	240	265
Pasture:								
Average	13.50	30	90	40	65	25	40	55
% Change	35	20	29	33	18	25	14	10
High	20	40	120	50	75	35	45	65
Low	10	20	60	35	50	20	35	35

Source: ^a Reporters' estimated cash rental rates (both averages and ranges) from the UNL Nebraska Farm Real Estate Market Survey, 2015.

^b Cash rents on center pivot land assumes landowners own total irrigation system.

- Declining crop prices in 2015 have translated to lower cash rental rates for irrigated and dryland cropland across Nebraska as shown in Table 10. The rates of decline range from 5 to 14 percent across the Districts.
- The trends for gravity and center pivot irrigated cropland have followed those of dryland with comparable rates of decline. On average, cash rental rates for cropland have held steady in the eastern half of Nebraska compared to the western region. The drop in rental rates have not been quite as sharp in the Districts where the weather elements of risk are not nearly as variable.
- Panel members listed current crop prices as the most positive factor influencing agricultural land prices, which carried over into the pasture rental market.
- Increases in the per acre rental rates ranged between a low of 10 percent in the Southeast District to a high of 35 percent in the Northwest District. Overall, across Nebraska the average rental rate per acre increased approximately 20 percent. The actual amount paid per acre of pasture varies directly with the stocking rate for the District.