

2021 Alabama Farmland Cash Rental Rates

► Average cropland and pastureland cash rental rates can be helpful to both agricultural producers and landowners in planning leasing arrangements or making production decisions.

Knowledge of farmland cash rental rates can be useful for updating leasing arrangements and for budgeting costs of production. **Farmland cash rental rates** were released by the USDA's National Agricultural Statistics Service on August 27, 2021. Rates are given for irrigated cropland, non-irrigated cropland, and pastureland for each county.

Here are some key highlights:

- Cash rental rates changed slightly in Alabama from 2020.
 - Cropland averaged \$66.5, down \$1.50 from 2020.
 - Pastureland averaged \$24, up \$1 from 2020.
- The statewide rate for irrigated cropland was \$120 per acre, compared to \$64 for non-irrigated cropland.
- The changes in cropland cash rental rates were a mixed bag for the neighboring states with rates increasing in Georgia, Mississippi, and Tennessee but decreasing in Florida.
- Cash rent varies greatly by county within Alabama, with highest rates for the following:
 - Irrigated cropland in the Wiregrass region
 - Non-irrigated cropland in the Northern Valley and Coastal Plains and Gulf Coast regions
 - Pastureland in the Wiregrass region

Statewide Farmland Cash Rent

Statewide cash rental values have gradually increased in Alabama over the past decade, similar to its neighboring states (figure 1). Cropland averaged \$66.5 per acre in Alabama, down 2 percent from 2020. Irrigated cropland had a rental rate of \$120 per acre, a decrease of \$15 from 2020, while non-irrigated cropland received a rate of \$64 per acre, which follows six years of rates at \$22 or \$23. Pastureland had a rental rate of

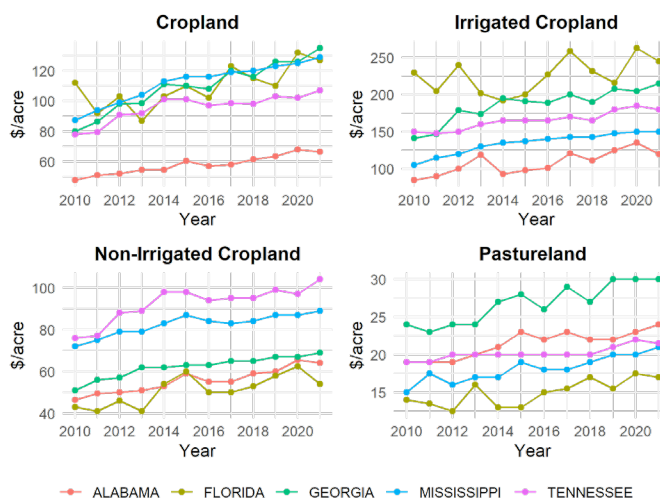


Figure 1. State-level farmland cash rent by year

\$24 per acre, increasing \$1 from 2020. Over the past decade, both cropland and pastureland rental values have had modest increases in all states across the region. Cropland rates in Alabama lag behind the other states, with Georgia leading the way at \$135 per acre. For pastureland, Alabama is only behind Georgia, which leads the region with a rate of \$30 per acre.

Cash Rent by County

Rental rates vary greatly within the state. Figure 2 shows cash rent values by county (or group of counties) and type of farmland. The highest-value non-irrigated cropland continues to be in Lawrence, Limestone, Colbert, and Escambia Counties, which all had rental rates at \$100 or above. The lowest rate for non-irrigated cropland was Coosa County (\$15.50 per acre). Pastureland received the highest rate in Baldwin County (\$41.50 per acre), with the lowest rate in Jefferson County (\$8.80 per acre).

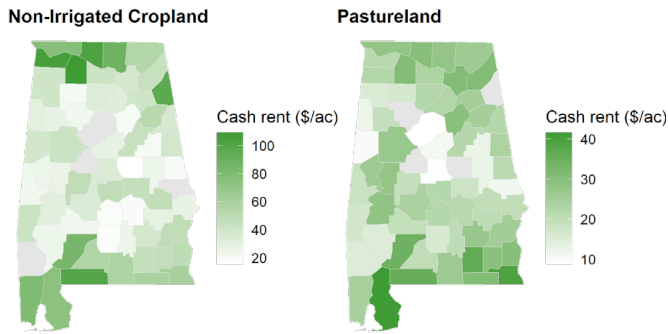


Figure 2. Alabama farmland cash rent by county 2021

Table 1 shows by county how cash rental values have changed from 2020. Compared to 2020, cash rent for irrigated cropland increased in 13 of the state's 67 counties, while cash rent for non-irrigated cropland increased in 27 counties. Results were mixed for pastureland with 31 counties seeing declines in cash rent from 2020.

Some of these differences across years are due to changes in methodology regarding the level at which cash rent was measured. For instance, in 2020, the rate for non-irrigated cropland in Lowndes County was measured as a multicounty average with the rest of the Black Belt region, whereas in 2021 it was measured independently. Thus, the 181 percent increase in value for some of those counties likely reflects the inclusion of higher-value counties in the average. While the county-level values may give a rough estimate of the cash rent, they are often combined with other counties' values (denoted with an asterisk in table 1), so please keep that in mind when using this information.

Table 1. Changes by County in Farmland Cash Rental Values from 2020 to 2021

County	Region	Irrigated Cropland			Non-Irrigated Cropland			Pastureland		
		2020	2021	Change	2020	2021	Change	2020	2021	Change
Autauga	Black Belt	66*	118*	78.79%	38.5	48	24.68%	23.5	22	-6.38%
Baldwin	Coastal Plains & Gulf Coast	117	118*	0.85%	81.5	74	-9.20%	46	41.5	-9.78%
Barbour	Wiregrass	166*	118*	-28.92%	55	48	-12.73%	27.5	25.5	-7.27%
Bibb	Upper Plains & Piedmont	125*	118*	-5.60%	15.5*	43.5*	180.65%	17	66.5*	291.18%
Blount	Mountains & Eastern Valley	120*	118*	-1.67%	35.5	32	-9.86%	25.5	22.5	-11.76%
Bullock	Black Belt	66*	118*	78.79%	26.5	29	9.43%	15	20.5	36.67%
Butler	Coastal Plains & Gulf Coast	122*	118*	-3.28%	26.5	17.5	-33.96%	17	16	-5.88%
Calhoun	Mountains & Eastern Valley	120*	118*	-1.67%	45.5	52	14.29%	19.5	25	28.21%
Chambers	Upper Plains & Piedmont	125*	118*	-5.60%	31	20	-35.48%	20.5	21	2.44%
Cherokee	Mountains & Eastern Valley	120*	118*	-1.67%	89	97	8.99%	27.5*	66.5*	141.82%
Chilton	Upper Plains & Piedmont	125*	118*	-5.60%	25	34.5	38.00%	10.5	9.3	-11.43%
Choctaw	Coastal Plains & Gulf Coast	122*	118*	-3.28%	29.5	42.5	44.07%	21.5	17	-20.93%
Clarke	Coastal Plains & Gulf Coast	122*	118*	-3.28%	32	24.5	-23.44%	16.5	15	-9.09%
Clay	Upper Plains & Piedmont	125*	118*	-5.60%	28.5	20	-29.82%	12	12.5	4.17%
Cleburne	Mountains & Eastern Valley	120*	118*	-1.67%	39.5	36.5	-7.59%	28.5	22	-22.91%
Coffee	Wiregrass	166*	118*	-28.92%	47	46	-2.13%	33	36.5	10.61%
Colbert	Northern Valley	151*	118*	-21.85%	103	106	2.91%	24.5	21.5	-12.24%
Conecuh	Coastal Plains & Gulf Coast	122*	118*	-3.28%	55.5	55.5	0.00%	22.5	20	-11.11%
Coosa	Upper Plains & Piedmont	125*	118*	-5.60%	10.5	15.5	47.62%	11.5*	66.5*	478.26%
Covington	Wiregrass	166*	118*	-28.92%	65.5	57.5	-12.21%	33.5	26.5	-20.90%
Crenshaw	Wiregrass	166*	118*	-28.92%	34	25.5	-25.00%	24	20.5	-14.58%
Cullman	Mountains & Eastern Valley	120*	118*	-1.67%	40	33.5	-16.25%	23.5	22	-6.38%
Dale	Wiregrass	166*	118*	-28.92%	47	46.5	-1.06%	32	29.5	-7.81%
Dallas	Black Belt	50	72	44.00%	35.5	34.5	-2.82%	17.5	24	37.14%
DeKalb	Mountains & Eastern Valley	120*	118*	-1.67%	53	44.5	-16.04%	27.5*	31	12.73%
Elmore	Black Belt	66*	118*	78.79%	53.5	46	-14.02%	17.5	18	2.86%
Escambia	Coastal Plains & Gulf Coast	122*	118*	-3.28%	102	100	-1.96%	34	35.5	4.41%
Etowah	Mountains & Eastern Valley	120*	118*	-1.67%	48.5	40.5	-16.49%	36	25	-30.56%
Fayette	Upper Plains & Piedmont	125*	118*	-5.60%	39.5	27.5	-30.38%	11.5	19.5	69.57%
Franklin	Northern Valley	151*	118*	-21.85%	58.5	40	-31.62%	26	22.5	-13.46%

Table 1. Changes by County in Farmland Cash Rental Values from 2020 to 2021

County	Region	Irrigated Cropland			Non-Irrigated Cropland			Pastureland		
		2020	2021	Change	2020	2021	Change	2020	2021	Change
Geneva	Wiregrass	166*	118*	-28.92%	53.5	59	10.28%	27.5	31	12.73%
Greene	Black Belt	66*	118*	78.79%	18	25	38.89%	17.5	26.5	51.43%
Hale	Black Belt	66*	118*	78.79%	25.5*	26.5	3.92%	24.5	28	14.29%
Henry	Wiregrass	166*	118*	-28.92%	49.5	49.5	0.00%	31	30	-3.23%
Houston	Wiregrass	162	136	-16.05%	60.5	60	-0.83%	41	39.5	-3.66%
Jackson	Mountains & Eastern Valley	120*	118*	-1.67%	49.5	54	9.09%	29.5	26	-11.86%
Jefferson	Upper Plains & Piedmont	125*	118*	-5.60%	15.5*	43.5*	180.65%	11.5*	8.8	-23.48%
Lamar	Upper Plains & Piedmont	125*	118*	-5.60%	38.5	30	-22.08%	19	12	-36.84%
Lauderdale	Northern Valley	151*	118*	-21.85%	75.5	76.5	1.32%	23	28	21.74%
Lawrence	Northern Valley	148	143	-3.38%	107	109	1.87%	30.5	31	1.64%
Lee	Upper Plains & Piedmont	125*	118*	-5.60%	17	43.5*	155.88%	10	11.5	15.00%
Limestone	Northern Valley	151*	118*	-21.85%	105	103	-1.90%	31	30	-3.23%
Lowndes	Black Belt	66*	118*	78.79%	25.5*	18	-29.41%	17.5	22	25.71%
Macon	Black Belt	66*	118*	78.79%	50	47	-6.00%	20	20	0.00%
Madison	Northern Valley	151*	119	-21.19%	96	88.5	-7.81%	23	28	21.74%
Marengo	Black Belt	66*	118*	78.79%	39	30.5	-21.79%	28	28.5	1.79%
Marion	Northern Valley	151*	118*	-21.85%	27	40.5	50.00%	14.5	15.5	6.90%
Marshall	Mountains & Eastern Valley	120*	118*	-1.67%	38	37.5	-1.32%	28.5	31	8.77%
Mobile	Coastal Plains & Gulf Coast	122*	188*	53.28%	81.5	80	-1.84%	24	24.5	2.08%
Monroe	Coastal Plains & Gulf Coast	122*	118*	-3.28%	79.5	84	5.66%	44.5	34.5	-22.47%
Montgomery	Black Belt	66*	118*	78.79%	18	19	5.56%	20	21.5	7.50%
Morgan	Northern Valley	151*	118*	-21.85%	67.5	42	-37.78%	23.5	23.5	0.00%
Perry	Black Belt	66*	118*	78.79%	48	48	0.00%	17.5	19.5	11.43%
Pickens	Upper Plains & Piedmont	125*	118*	-5.60%	36	39	8.33%	13	10	-23.08%
Pike	Wiregrass	166*	118*	-28.92%	36.5	38	4.11%	31	27.5	-11.29%
Randolph	Upper Plains & Piedmont	125*	118*	-5.60%	26	38.5	48.08%	19.5	23.5	20.51%
Russell	Wiregrass	166*	118*	-28.92%	45.5	27	-40.66%	19.5	20	2.56%
Saint Clair	Mountains & Eastern Valley	120*	188*	56.67%	21	20.5	-2.38%	16	29.5	84.38%
Shelby	Upper Plains & Piedmont	125*	118*	-5.60%	40	27.5	-31.25%	25.5	11	-56.86%
Sumter	Black Belt	66*	118*	78.79%	15	23	53.33%	13	18.5	42.31%

Table 1. Changes by County in Farmland Cash Rental Values from 2020 to 2021

County	Region	Irrigated Cropland			Non-Irrigated Cropland			Pastureland		
		2020	2021	Change	2020	2021	Change	2020	2021	Change
Talladega	Upper Plains & Piedmont	125*	118*	-5.60%	49.5	44.5	-10.10%	13	22	69.23%
Tallapoosa	Upper Plains & Piedmont	125*	118*	-5.60%	35.5	24.5	-30.99%	13.5	12.5	-7.41%
Tuscaloosa	Upper Plains & Piedmont	125*	118*	-5.60%	38.5	42.5	10.39%	28.5	27	-5.26%
Walker	Upper Plains & Piedmont	125*	118*	-5.60%	21	22.5	7.14%	15.5	66.5*	329.03%
Washington	Coastal Plains & Gulf Coast	122*	118*	-3.28%	31.5	43.5*	38.10%	20.5	15	-26.83%
Wilcox	Coastal Plains & Gulf Coast	122*	118*	-3.28%	30.5	22.5	-26.23%	15.5	19.5	25.81%
Winston	Northern Valley	151*	118*	-21.85%	22	21	-4.55%	19	16.5	-13.16%

* Represents multicounty averages
 Data source: USDA National Agricultural Statistics Service

Conclusion

Average cropland and pastureland cash rental rates can be helpful to both agricultural producers and landowners when planning leasing arrangements or making production decisions. However when using this information, please keep in mind that attributes of plots of land differ within a county, and the values presented in this document are simply averages. Careful thought should be used when making any decisions regarding the rental value of land.



Wendiam Sawadgo, *Extension Economist*, Assistant Professor, Agricultural Economics and Rural Sociology, Auburn University and **Julia Holley**, Student, Agricultural Economics and Rural Sociology, Auburn University

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