

2023 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. **Annual farmland cash rental rates** were released by the USDA's National Agricultural Statistics Service on August 25, 2023. Rates are given for irrigated cropland, non-irrigated cropland, and pastureland for each county.

Here are some key highlights:

- Cash rental rates increased slightly in Alabama from 2022.
 - Cropland averaged \$70, up \$1 from 2022.
 - Pastureland averaged \$24, up \$0.50 from 2022.
- The statewide rate for irrigated cropland was \$137 per acre, compared to \$66.50 for non-irrigated cropland.
- Cash rental rates slightly increased in neighboring states, following the trend of the past 5 years.
- Cash rent varies greatly by county within Alabama, with highest rates for the following:
 - Irrigated cropland: Henry County at \$185/acre
 - Non-irrigated cropland: Limestone County at \$123/acre
 - Pastureland: Marshall County at \$39.50/acre

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 \$70 per acre in Alabama, up only 1% from 2022. Irrigated cropland had

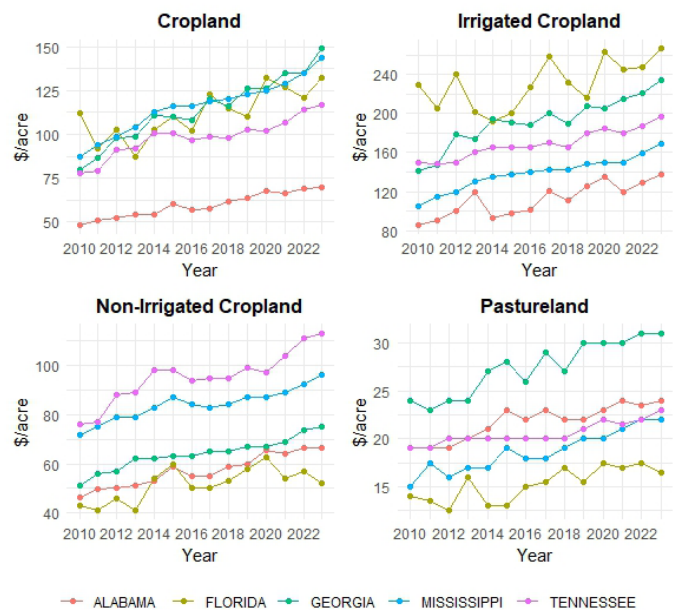


Figure 1. State-level farmland cash rent by year.

a rental rate of \$137 per acre, an increase of \$8 from 2022, while non-irrigated cropland received a rate of \$66.50 per acre, displaying no change from 2022.

Pastureland had a rental rate of \$24 per acre, with little change over the past 5 years. Over the past decade, both cropland and pastureland rental values have had modest increases in all states across the region. Current cropland rates in Alabama lag behind the other states, with Georgia leading the way at \$149 per acre. For pastureland, Alabama is only behind Georgia, which leads the region with a rental rate of \$31 per acre.

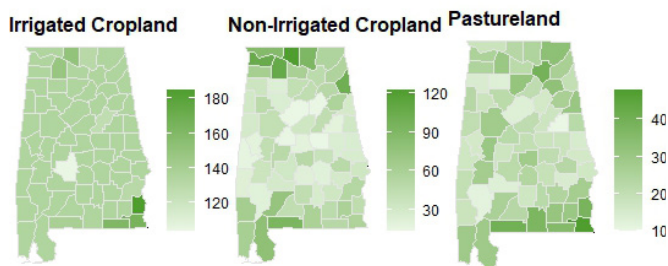


Figure 2. Cash rental rate maps for irrigated cropland, non-irrigated cropland, and pastureland.

Cash Rent by County

However, rental rates vary greatly within Alabama. The highest-value irrigated cropland is in Henry County with a rate of \$185 per acre, with the lowest rate in Dallas County at \$104 per acre. For non-irrigated cropland, Lawrence, Limestone, and Colbert Counties all had rental rates over \$100. The lowest rate for non-irrigated cropland was St. Clair County (\$13.50 per acre). Pastureland received the highest rate in Houston County (\$48 per acre), and the lowest rate in Clay County (\$10 per acre). The Wiregrass and Coastal Plains and Gulf Coast regions showed significantly higher rates than most of the other regions, especially for pastureland (figure 2).

Table 1 shows by county how cash rental values have changed from 2022. Compared to 2022, cash rent for irrigated cropland increased in all but five counties, while cash rent for non-irrigated cropland increased in 36 of the state's 67 counties. Results were mixed for pastureland, with 36 counties seeing declines in cash rent from 2022.

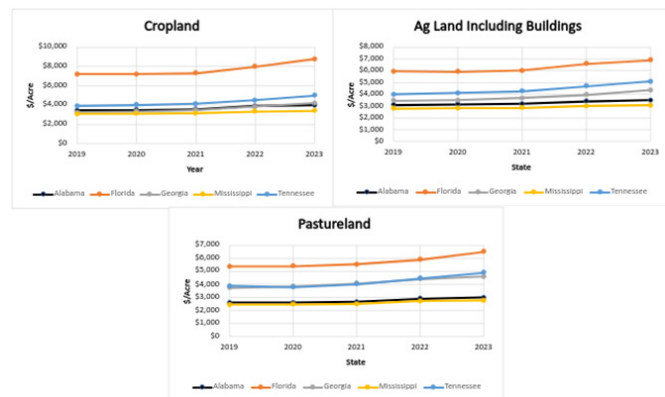


Figure 3. State-level land values by year.

These changes in cash rental values are most likely due to the slight increase in land values overall across the state of Alabama. From 2022, there was a 2 percent increase in cropland, a 3 percent increase in pastureland values, and a 3 percent increase in agricultural land including buildings in general. As seen in figure 2, land values have increased over the past five years, with the steepest increases happening since 2021 (figure 3).

Table 1. Changes in Farmland Cash Rental Values from 2022 to 2023 by County

County	Region	Irrigated Cropland			Non-Irrigated Cropland			Pastureland		
		2022	2023	Change	2022	2023	Change	2022	2023	Change
Autauga	Black Belt	118*	135*	14.41%	51	50	-1.96%	30.5	28.5*	-6.56%
Baldwin	Coastal Plains & Gulf Coast	118*	135*	14.41%	71.5	80	11.89%	31	29*	-6.45%
Barbour	Wiregrass	118*	131*	11.02%	49.5	52.5	6.06%	30.5	27.5	-9.84%
Bibb	Upper Plains & Piedmont	118*	135*	14.41%	15	14.5	-3.33%	24*	22.5*	-6.25%
Blount	Mountains & Eastern Valley	215	135*	-37.21%	28	44*	57.14%	23	21*	-8.70%
Bullock	Black Belt	118*	135*	14.41%	26.5	29*	9.43%	17	14.5*	-14.71%
Butler	Coastal Plains & Gulf Coast	118*	135*	14.41%	43.5*	44.5	2.30%	14.5	17*	17.24%
Calhoun	Mountains & Eastern Valley	118*	135*	14.41%	70	58	-17.14%	22.5	26.5*	17.78%
Chambers	Upper Plains & Piedmont	118*	135*	14.41%	40.5	26	-35.80%	19	15	-21.05%
Cherokee	Mountains & Eastern Valley	118*	135*	14.41%	105	102	-2.86%	27.5	20*	-27.27%
Chilton	Upper Plains & Piedmont	118*	135*	14.41%	20	18.5*	-7.50%	15	20*	33.33%
Choctaw	Coastal Plains & Gulf Coast	118*	135*	14.41%	30	22	-26.67%	20.5	20*	-2.44%
Clarke	Coastal Plains & Gulf Coast	118*	135*	14.41%	20	20*	0.00%	15	11.5	-23.33%
Clay	Upper Plains & Piedmont	118*	135*	14.41%	20	18.5*	-7.50%	10	10	0.00%
Cleburne	Mountains & Eastern Valley	118*	135*	14.41%	32	30	-6.25%	31	30.5	-1.61%
Coffee	Wiregrass	118*	135*	14.41%	54	47*	-12.96%	35.5	31	-12.68%
Colbert	Northern Valley	118*	135*	14.41%	100	106	6.00%	17.5	25.5	45.71%
Conecuh	Coastal Plains & Gulf Coast	118*	135*	14.41%	36	44*	22.22%	25	23*	-8.00%
Coosa	Upper Plains & Piedmont	118*	135*	14.41%	43.5*	14*	-67.82%	24*	18*	-25.00%
Covington	Wiregrass	118*	135*	14.41%	55.5	59.5	7.21%	29	37.5	29.31%
Crenshaw	Wiregrass	118*	135*	14.41%	25.5	27.5	7.84%	21.5	22.5*	4.65%
Cullman	Mountains & Eastern Valley	118*	135*	14.41%	53.5	42.5*	-20.56%	24*	31.5	31.25%
Dale	Wiregrass	118*	135*	14.41%	51	59	15.69%	29	30*	3.45%
Dallas	Black Belt	118*	104	-11.86%	39	32.5	-16.67%	24.5	22*	-10.20%
DeKalb	Mountains & Eastern Valley	118*	135*	14.41%	48.5	56	15.46%	28.5	26.5*	-7.02%
Elmore	Black Belt	118*	135*	14.41%	39	38.5	-1.28%	22	21*	-4.55%
Escambia	Coastal Plains & Gulf Coast	118*	139	17.80%	80	94	17.50%	36	40	11.11%
Etowah	Mountains & Eastern Valley	118*	135*	14.41%	48.5	50.5*	4.12%	29	32.5	12.07%
Fayette	Upper Plains & Piedmont	118*	135*	14.41%	35.5	48	35.21%	24*	18*	-25.00%
Franklin	Northern Valley	118*	135*	14.41%	77.5	63	-18.71%	18	25*	38.89%

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County	Region	Irrigated Cropland			Non-Irrigated Cropland			Pastureland		
		2022	2023	Change	2022	2023	Change	2022	2023	Change
Geneva	Wiregrass	118*	161	36.44%	56	50.5*	-9.82%	38	36	-5.26%
Greene	Black Belt	118*	135*	14.41%	20	19	-5.00%	16.5	16*	-3.03%
Hale	Black Belt	118*	135*	14.41%	33.5	43	28.36%	27.5	30*	9.09%
Henry	Wiregrass	118*	185	56.78%	43.5*	45.5	4.60%	36.5	38.5	5.48%
Houston	Wiregrass	169	165	-2.37%	58.5	57.5	-1.71%	43	48	11.63%
Jackson	Mountains & Eastern Valley	118*	135*	14.41%	59.5	56.5	-5.04%	27	33.5	24.07%
Jefferson	Upper Plains & Piedmont	118*	135*	14.41%	43.5*	14*	-67.82%	24*	13*	-45.83%
Lamar	Upper Plains & Piedmont	118*	135*	14.41%	28.5	31	8.77%	20	23*	15.00%
Lauderdale	Northern Valley	118*	135*	14.41%	85.5	87	1.75%	24	18*	-25.00%
Lawrence	Northern Valley	140	148	5.71%	105	108	2.86%	34	30*	-11.76%
Lee	Upper Plains & Piedmont	118*	135*	14.41%	24	27	12.50%	10.5	16*	52.38%
Limestone	Northern Valley	174	151	-13.22%	124	123	-0.81%	29.5	23*	-22.03%
Lowndes	Black Belt	118*	135*	14.41%	43.5*	20.5	-52.87%	21	24	14.29%
Macon	Black Belt	118*	135*	14.41%	46.5	48.5*	4.30%	16	23*	43.75%
Madison	Northern Valley	132	131*	-0.76%	87.5	91.5	4.57%	24.5	25*	2.04%
Marengo	Black Belt	118*	135*	14.41%	48.5	36	-25.77%	25	28	12.00%
Marion	Northern Valley	118*	135*	14.41%	31	35	12.90%	20	14.5*	-27.50%
Marshall	Mountains & Eastern Valley	118*	135*	14.41%	44	47*	6.82%	28.5	39.5	38.60%
Mobile	Coastal Plains & Gulf Coast	118*	135*	14.41%	57	62	8.77%	30.5	29*	-4.92%
Monroe	Coastal Plains & Gulf Coast	118*	135*	14.41%	58.5	75	28.21%	24*	26	8.33%
Montgomery	Black Belt	118*	135*	14.41%	24.5	20*	-18.37%	21	19	-9.52%
Morgan	Northern Valley	118*	135*	14.41%	53.5	61	14.02%	25	22*	-12.00%
Perry	Black Belt	118*	135*	14.41%	46	48.5*	5.43%	25.5	17.5*	-31.37%
Pickens	Upper Plains & Piedmont	118*	135*	14.41%	28.5	29*	1.75%	19	20.5	7.89%
Pike	Wiregrass	118*	135*	14.41%	30.5	33	8.20%	21	24.5	16.67%
Randolph	Upper Plains & Piedmont	118*	135*	14.41%	28	32	14.29%	22	22.5*	2.27%
Russell	Wiregrass	118*	135*	14.41%	27.5	33.5*	21.82%	32.5	16.5	-49.23%
St. Clair	Mountains & Eastern Valley	118*	135*	14.41%	19	13.5	-28.95%	22	16*	-27.27%
Shelby	Upper Plains & Piedmont	118*	135*	14.41%	26	33.5*	28.85%	22	21*	-4.55%
Sumter	Black Belt	118*	135*	14.41%	22.5	16.5	-26.67%	17	17*	0.00%

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County	Region	Irrigated Cropland			Non-Irrigated Cropland			Pastureland		
		2022	2023	Change	2022	2023	Change	2022	2023	Change
Talladega	Upper Plains & Piedmont	120	127	5.83%	49.5	44*	-11.11%	17.5	17.5*	0.00%
Tallapoosa	Upper Plains & Piedmont	118*	135*	14.41%	43.5*	25*	-42.53%	22.5	18*	-20.00%
Tuscaloosa	Upper Plains & Piedmont	118*	135*	14.41%	47.5	42.5*	-10.53%	20.5	28.5*	39.02%
Walker	Upper Plains & Piedmont	118*	135*	14.41%	29	25*	-13.79%	15	22*	46.67%
Washington	Coastal Plains & Gulf Coast	118*	135*	14.41%	43.5*	64	47.13%	21.5	18*	-16.28%
Wilcox	Coastal Plains & Gulf Coast	118*	135*	14.41%	17	29.5	73.53%	18	13*	-27.78%
Winston	Northern Valley	118*	135*	14.41%	22	23	4.55%	16	13*	-18.75%

* Represents multicounty averages

Data source: USDA National Agricultural Statistics Service

Conclusion

Cash rental rates in 2023 have shown to be fairly stable over the past year with only slight increases for cropland and pastureland. While the rates vary greatly across different counties in Alabama and in different states altogether, their trends all move in a similar direction. Alabama has experienced a slow, yet steady increase in cash rental rates, and it will be interesting to see if this trend ceases in years to come.

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.



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