

# 2025 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 helpful in updating leasing arrangements and for budgeting production costs. [Farmland cash rental rates](#) were released by the US Department of Agriculture’s National Agricultural Statistics Service August 29, 2025. Rates are given for irrigated cropland, nonirrigated cropland, and pastureland for each county.

The following are some key highlights:

- Cash rental rates have slightly increased in Alabama since 2024.
  - Cropland averaged \$80.50 per acre, up \$6 from 2024.
  - Pastureland averaged \$25 per acre, up \$1.50 from 2024.
- Statewide, irrigated cropland averaged \$142 per acre, while nonirrigated cropland averaged \$76.50 per acre, both up from 2024.
- Cash rent varies significantly by county within Alabama, with the highest rates located in the following counties:
  - Irrigated cropland: Houston County at \$203 per acre
  - Nonirrigated cropland: Limestone County at \$127 per acre
  - Pastureland: Autauga County at \$50.50 per acre

## Statewide Farmland Cash Rent

Nationally, the average cropland cash rental rate was recorded at \$160 per acre and has steadily increased over the past few years, rising \$20 in the last 6 years. Alabama and neighboring states remain below the national average but have risen steadily since 2019.

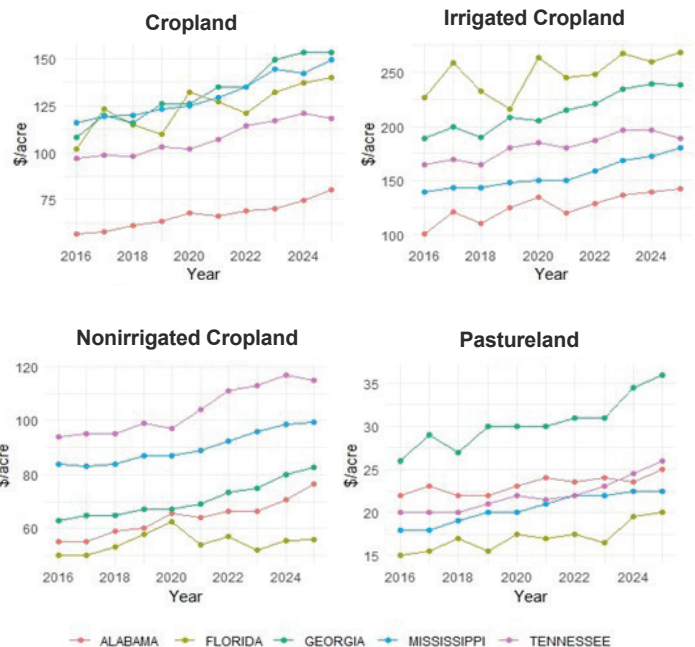
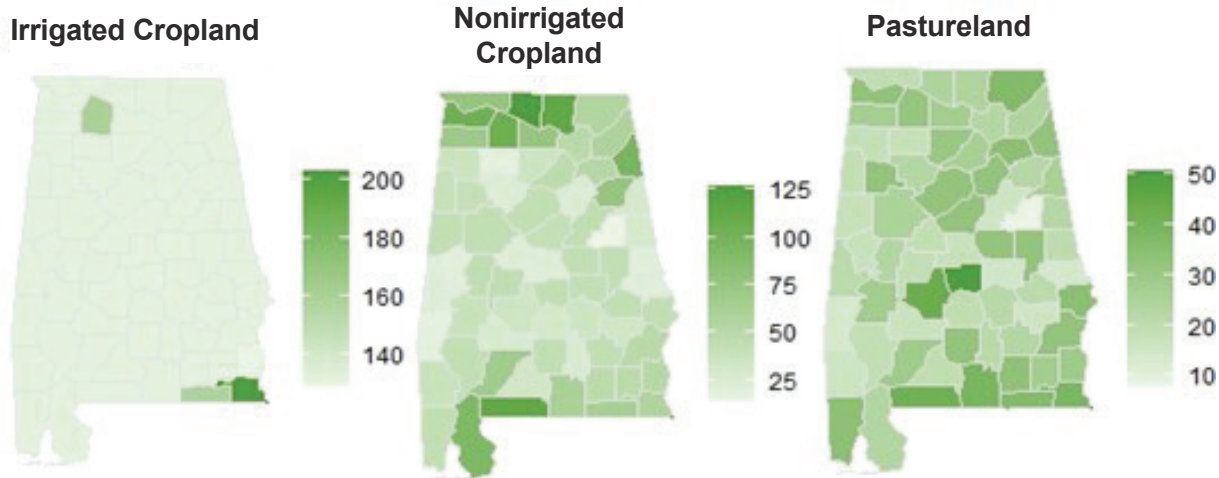


Figure 1. State-level farmland cash rent by year  
Data Source: USDA-NASS

In Alabama, cropland averaged \$80.50 per acre, up 8.05% from 2024; irrigated cropland averaged \$142 per acre, an increase of \$2 from 2024; and nonirrigated cropland received a rate of \$76.50 per acre, up \$6 from 2024. The rental rate for pastureland hit \$25 per acre, up \$1.50 from 2024. Over the past decade, both cropland and pastureland rental values have modestly increased in all states across the region (figure 1). Current cropland rates in Alabama fall behind neighboring states, with Georgia leading at \$153 per acre. Similarly, Alabama falls behind Georgia and Tennessee for pastureland rates, with Georgia leading the region at \$36 per acre.



**Figure 2.** Alabama farmland cash rent by county, 2025 (\$/acre)  
 Data Source: USDA-NASS

## 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 cropland. The highest-value irrigated cropland was in Houston County at \$203 per acre, while the lowest rate was in Henry County at \$129 per acre. For nonirrigated cropland, Limestone County reached the highest rental rate at \$127 per acre—a \$15 increase from 2024. Madison, Escambia, Lawrence, and Colbert Counties also fall into this higher range with rates of more than \$100 per acre. The lowest rate for nonirrigated cropland was at \$13.50 per acre in Clay County. Autauga County had the highest rate for pastureland this year at \$43.50 per acre, and Clay County had the lowest at \$7.80 per acre.

Table 1 shows how cash rental values have changed from 2024, by county. Compared to 2024, cash rent for irrigated cropland decreased in all but 5 counties, while rental values for nonirrigated cropland increased in 36 of the state’s 67 counties. Results were mixed for pastureland, with 38 counties seeing increases in cash rent from 2024.

Some of these differences across the year are due to changes in methodology regarding the level at which cash rent was measured. For instance, in 2024, the rate for irrigated cropland in Houston County was calculated alongside other Wiregrass region counties in the multicounty average, but for 2025, Houston County was measured independently from counties included in the Wiregrass region multicounty average. While this gives a more precise 2025 calculation for Houston County, it reflects an increase over a less precise 2024 calculation. While the county-level values may provide a rough estimate of cash rent, they are often combined with other counties’ values (denoted with an asterisk in table 1). This is important to keep in mind when analyzing this information.

**Table 1. Changes in Farmland Cash Rental Values by County from 2024 to 2025**

County	Region	Irrigated Cropland			Nonirrigated Cropland			Pastureland		
		2024	2025	Change	2024	2025	Change	2024	2025	Change
Autauga	Black Belt	149*	132*	-11.41%	57.5	43.5*	-24.35%	17.5	50.5	188.57%
Baldwin	Coastal Plains & Gulf Coast	149*	132*	-11.41%	81	92.5	14.20%	19.5	23.5	20.51%
Barbour	Wiregrass	149*	132*	-11.41%	52	50.5	-2.88%	42	32*	-23.81%
Bibb	Upper Plains & Piedmont	149*	132*	-11.41%	44*	23	-47.73%	20*	19.5	-2.50%
Blount	Mountains & Eastern Valley	149*	132*	-11.41%	38.5	47	22.08%	21	26.5	26.19%
Bullock	Black Belt	149*	132*	-11.41%	38	33	-13.16%	13.5	16	18.52%
Butler	Coastal Plains & Gulf Coast	149*	132*	-11.41%	33	43.5*	31.82%	25	32*	28.00%
Calhoun	Mountains & Eastern Valley	149*	132*	-11.41%	77.5	76	-1.94%	20	22.5	12.50%
Chambers	Upper Plains & Piedmont	149*	132*	-11.41%	26	20.5	-21.15%	16.5	20.5	24.24%
Cherokee	Mountains & Eastern Valley	149*	132*	-11.41%	97	96	-1.03%	26.5	32*	20.75%
Chilton	Upper Plains & Piedmont	149*	132*	-11.41%	21.5	22.5	4.65%	28.5	17.5	-38.60%
Choctaw	Coastal Plains & Gulf Coast	149*	132*	-11.41%	18	18	0.00%	20*	13.5	-32.50%
Clarke	Coastal Plains & Gulf Coast	149*	132*	-11.41%	13	43.5*	234.62%	28.5	19	-33.33%
Clay	Upper Plains & Piedmont	149*	132*	-11.41%	13.5	13.5	0.00%	6.3	7.8	23.81%
Cleburne	Mountains & Eastern Valley	149*	132*	-11.41%	32	29	-9.38%	22	26	18.18%
Coffee	Wiregrass	149*	132*	-11.41%	40.5	49	20.99%	48	33	-31.25%
Colbert	Northern Valley	149*	132*	-11.41%	122	104	-14.75%	16.5	32.5	96.97%
Conecuh	Coastal Plains & Gulf Coast	149*	132*	-11.41%	16.5	32	93.94%	20*	20	0.00%
Coosa	Upper Plains & Piedmont	149*	132*	-11.41%	44*	43.5*	-1.14%	20*	32*	60.00%
Covington	Wiregrass	149*	132*	-11.41%	54.5	60.5	11.01%	42.5	39	-8.24%
Crenshaw	Wiregrass	149*	132*	-11.41%	19.5	26	33.33%	25.5	21.5	-15.69%
Cullman	Mountains & Eastern Valley	149*	132*	-11.41%	42.5	35.5	-16.47%	25	30.5	22.00%
Dale	Wiregrass	72	132*	83.33%	47.5	49	3.16%	28	28	0.00%
Dallas	Black Belt	149*	132*	-11.41%	38.5	34.5	-10.39%	23.5	43	82.98%
DeKalb	Mountains & Eastern Valley	149*	132*	-11.41%	53	57.5	8.49%	32.5	24	-26.15%
Elmore	Black Belt	149*	132*	-11.41%	36	42.5	18.06%	15	15	0.00%
Escambia	Coastal Plains & Gulf Coast	149*	132*	-11.41%	94.5	113	19.58%	38.5	41.5	7.79%
Etowah	Mountains & Eastern Valley	149*	132*	-11.41%	54	52.5	-2.78%	21.5	34	58.14%
Fayette	Upper Plains & Piedmont	149*	132*	-11.41%	35.5	41.5	16.90%	20.5	32*	56.10%
Franklin	Northern Valley	149*	132*	-11.41%	86.5	71	-17.92%	17	27	58.82%

\* Represents multicounty averages

**Table 1. Changes in Farmland Cash Rental Values by County from 2024 to 2025 (cont.)**

County	Region	Irrigated Cropland			Nonirrigated Cropland			Pastureland		
		2024	2025	Change	2024	2025	Change	2024	2025	Change
Geneva	Wiregrass	131	158	20.61%	59	63	6.78%	29.5	36.5	23.73%
Greene	Black Belt	149*	132*	-11.41%	23	20	-13.04%	13.5	17.5	29.63%
Hale	Black Belt	149*	132*	-11.41%	44*	45	2.27%	33	23.5	-28.79%
Henry	Wiregrass	149*	129	-13.42%	51	52	1.96%	40.5	29	-28.40%
Houston	Wiregrass	149*	203	36.24%	63.5	56.5	-11.02%	26	38.5	48.08%
Jackson	Mountains & Eastern Valley	149*	132*	-11.41%	46	55.5	20.65%	30.5	37	21.31%
Jefferson	Upper Plains & Piedmont	149*	132*	-11.41%	44*	43.5*	-1.14%	20*	32*	60.00%
Lamar	Upper Plains & Piedmont	149*	132*	-11.41%	38	40.5	6.58%	20	19	-5.00%
Lauderdale	Northern Valley	149*	132*	-11.41%	81	77	-4.94%	20	20	0.00%
Lawrence	Northern Valley	155	160	3.23%	113	105	-7.08%	43.5	31.5	-27.59%
Lee	Upper Plains & Piedmont	149*	132*	-11.41%	27.5	20.5	-25.45%	20.5	14	-31.71%
Limestone	Northern Valley	149*	132*	-11.41%	112	127	13.39%	21	24.5	16.67%
Lowndes	Black Belt	149*	132*	-11.41%	44*	30.5	-30.68%	24.5	20	-18.37%
Macon	Black Belt	149*	132*	-11.41%	43	43.5*	1.16%	19	21	10.53%
Madison	Northern Valley	131	132*	0.76%	101	113	11.88%	25	24	-4.00%
Marengo	Black Belt	149*	132*	-11.41%	40.5	39	-3.70%	31	28	-9.68%
Marion	Northern Valley	149*	132*	-11.41%	40	37	-7.50%	17	18.5	8.82%
Marshall	Mountains & Eastern Valley	149*	132*	-11.41%	34.5	50	44.93%	20*	23	15.00%
Mobile	Coastal Plains & Gulf Coast	149*	132*	-11.41%	63.5	43.5*	-31.50%	41.5	34	-18.07%
Monroe	Coastal Plains & Gulf Coast	149*	132*	-11.41%	63	67.5	7.14%	20*	28.5	42.50%
Montgomery	Black Belt	149*	132*	-11.41%	47.5	34.5	-27.37%	17.5	22	25.71%
Morgan	Northern Valley	149*	132*	-11.41%	59.5	76.5	28.57%	18	27.5	52.78%
Perry	Black Belt	149*	132*	-11.41%	53	45.5	-14.15%	19	19	0.00%
Pickens	Upper Plains & Piedmont	149*	132*	-11.41%	17	43.5*	155.88%	18	18	0.00%
Pike	Wiregrass	149*	132*	-11.41%	34.5	44	27.54%	23.5	23	-2.13%
Randolph	Upper Plains & Piedmont	149*	132*	-11.41%	26.5	28	5.66%	22	22.5	2.27%
Russell	Wiregrass	149*	132*	-11.41%	24	43.5*	81.25%	18.5	34.5	86.49%
St. Clair	Mountains & Eastern Valley	149*	132*	-11.41%	19	24.5	28.95%	20*	32*	60.00%
Shelby	Upper Plains & Piedmont	149*	132*	-11.41%	35.5	42	18.31%	20*	32	60.00%
Sumter	Black Belt	149*	132*	-11.41%	23	21	-8.70%	18.5	21	13.51%

\* Represents multicounty averages

**Table 1. Changes in Farmland Cash Rental Values by County from 2024 to 2025 (cont.)**

County	Region	Irrigated Cropland			Nonirrigated Cropland			Pastureland		
		2024	2025	Change	2024	2025	Change	2024	2025	Change
Talladega	Upper Plains & Piedmont	105	132*	25.71%	35.5	45.5	28.17%	23	16	-30.43%
Tallapoosa	Upper Plains & Piedmont	149*	132*	-11.41%	21	43.5*	107.14%	12	32*	166.67%
Tuscaloosa	Upper Plains & Piedmont	149*	132*	-11.41%	39.5	44	11.39%	21.5	25	16.28%
Walker	Upper Plains & Piedmont	149*	132*	-11.41%	19	23.5	23.68%	20*	23	15.00%
Washington	Coastal Plains & Gulf Coast	149*	132*	-11.41%	26.5	38.5	45.28%	22	16	-27.27%
Wilcox	Coastal Plains & Gulf Coast	149*	132*	-11.41%	20.5	26.5	29.27%	18	17	-5.56%
Winston	Northern Valley	149*	132*	-11.41%	44*	18.5	-57.95%	18	18	0.00%

\* Represents multicounty averages

## Farmland Values

Farmland-value data can be helpful for management decisions and is typically tied to the cash rental rate. For 2025, the national average value of farmland (cropland and pastureland) was recorded at \$5,830 per acre. Specifically for Alabama, farmland averaged \$4,550 per acre, representing a \$980 increase over the past 5 years. Nationally, in the last year, land values have risen by 4.67%, outpacing the 2.4% inflation rate observed during that time. It is also important to recognize that while Alabama's average farmland rate is \$4,550 per acre, this value may differ tremendously throughout the state.

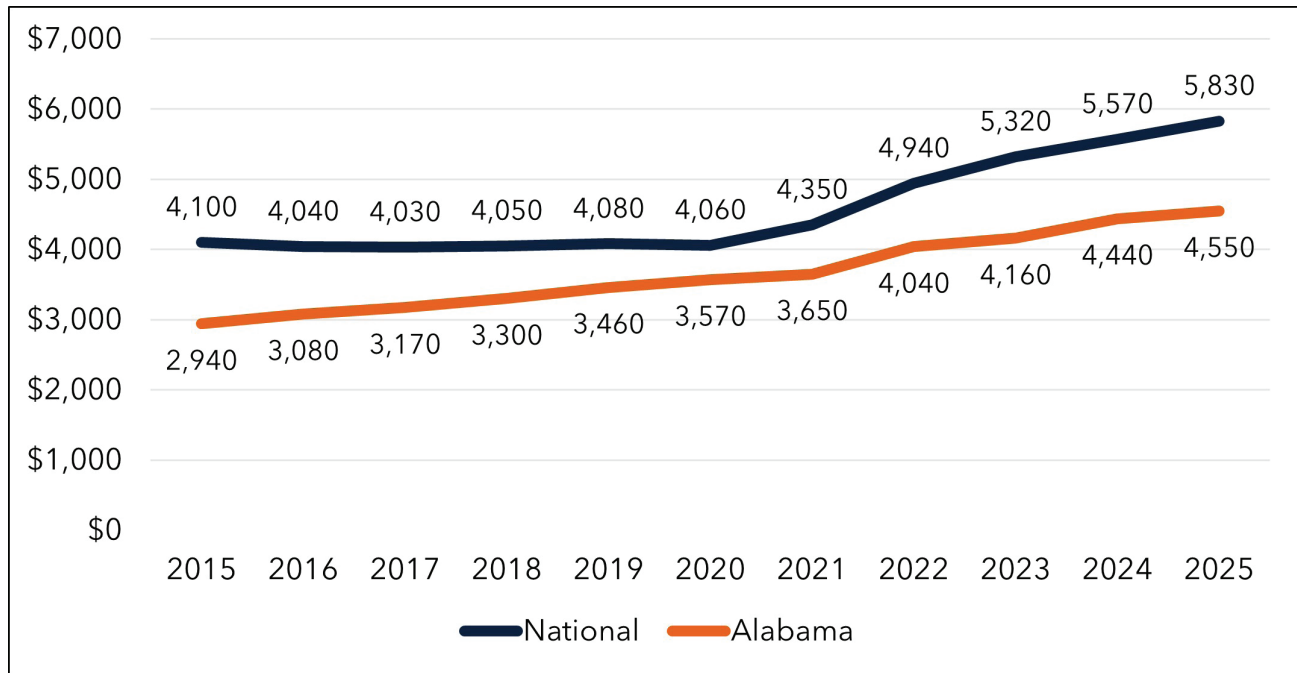


Figure 3. US and Alabama farmland values, 2015–2025

Data Source: USDA-NASS

## Conclusion

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



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**Revised January 2026**, ANR-2745

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