



2016 County Cash Rents

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The National Agricultural Statistical Service (NASS) – an agency of the U.S. Department of Agriculture – released average county cash rents for 2016 (see [special sort](#) from *Quickstats*). Illinois' average rents are reported in this article. These county rents are used to imply average rents for different expected yields. NASS has been reporting average county rents for each year since 2008 except for 2015. Complete data for Illinois are shown in Appendix Tables.

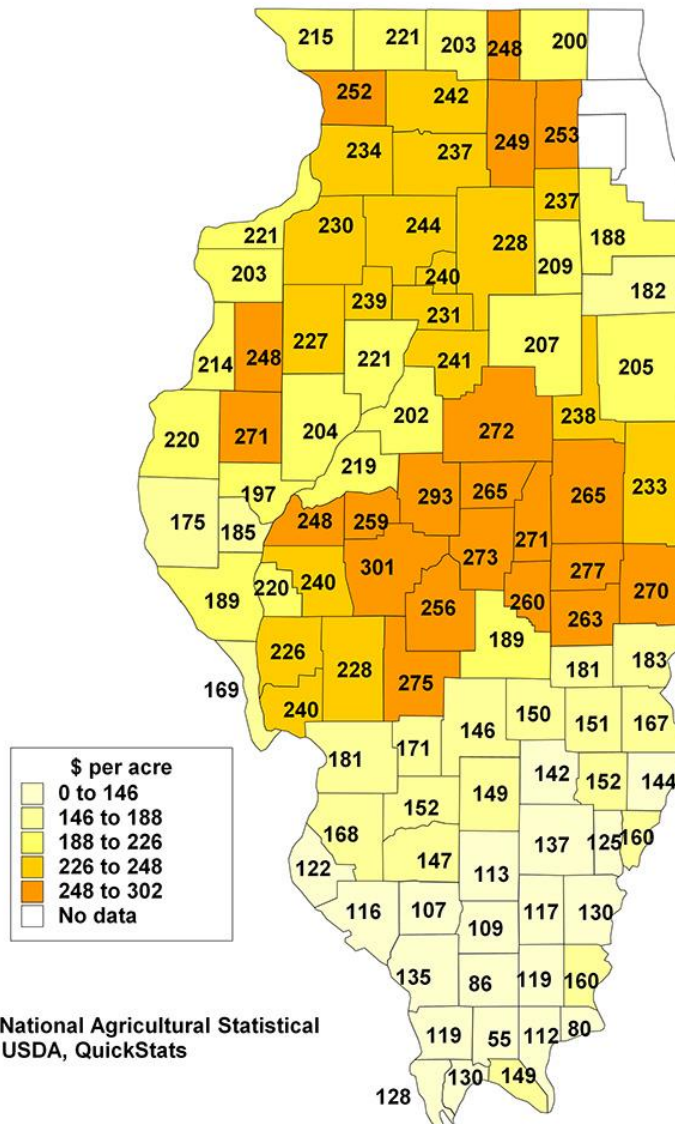
Average Cash Rents

Figure 1 shows a map containing 2016 cash rents for counties in Illinois. These rents represent averages for non-irrigated cropland. A few counties do not have averages, likely because statistically reliable estimates could not be obtained from survey responses.

As can be seen in Figure 1, there is a considerable range in cash rents across Illinois. The highest cash rents tend to be located in central Illinois, with the highest cash rent of \$301 per acre occurring in Sangamon County. Lower cash rents tend to be in southern Illinois, with the lowest county rent of \$55 per acre occurring in Johnson County.

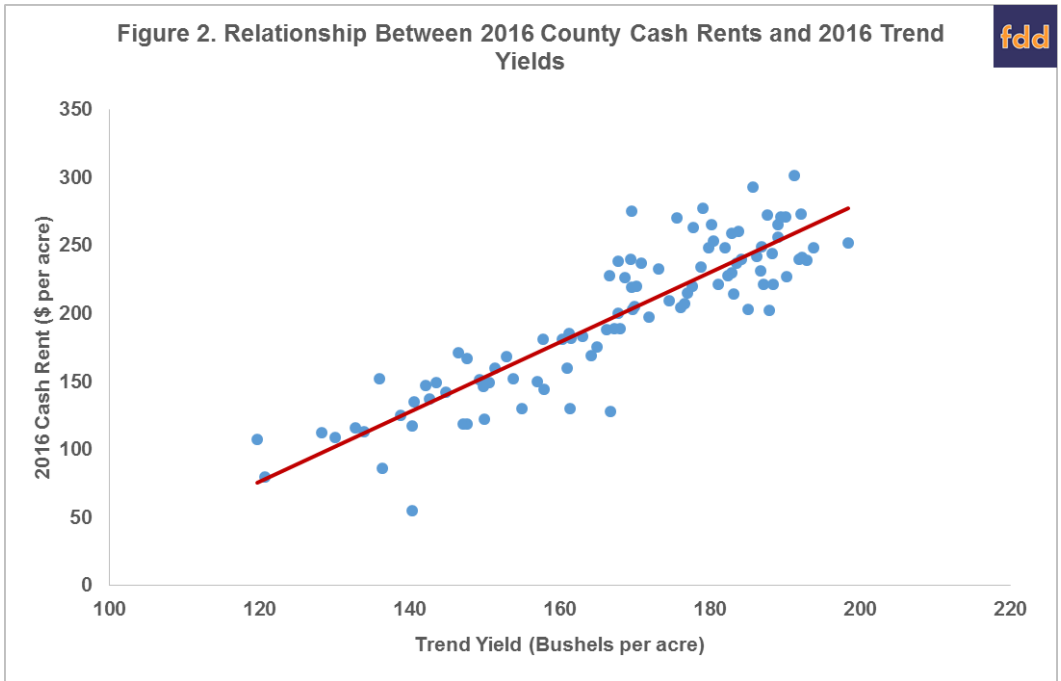
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Figure 1. 2016 Average County Cash Rents



Much of the range in county cash rents relates to farmland productivity. To illustrate, trend yields for corn were calculated for each county in Illinois by fitting a straight line through county yields from 1972 to 2015. The 2016 trend yield is found by extending the straight line from the end of 2015 to arrive at the 2016 trend yield. A trend yield represents the expected yield for the county. If 2016 could be repeated many times, the average of the resulting yields would be close to the trend yield.

Figure 2 shows a graph relating 2016 cash rents to 2016 trend yields. Each point represents a county, with its cash rent given on the vertical axis and the trend yield given on the horizontal axis. As can be seen in Figure 2, cash rents increase as trend yields increase. The red line is fit through the trend yield – cash rent data. This line explains 78% of the variability in cash rents.



Average Cash Rents for Different Trend Yields

The red line can be used to imply average rents for different trend yields, as is done in Table 1. At a 200 bushels per acre yield, for example, the average cash rent is \$281 per acre. Values in Table 1 can be used to see if a particular farm’s cash rent is close to the “average” for that productivity. A reasonable estimate of a farm’s trend yield is the average of the five previous yields plus a bushel or two.

Table 1. Implied 2016 Cash Rents for Different Corn Trend Yields

Trend Yield	2016 Cash Rent
bu/acre	\$/acre
150	153
160	179
170	204
180	230
190	256
200	281

There is a considerable variability around these averages. Two parcels with the same productivity next to one another could have cash rents that differ by over \$100 per acre. Many factors influence cash rents, with interpersonal relations between landowners and farmers being important determinants.

Summary

Cash rents in Figures 1 and Table 1 provide benchmarks for average levels of cash rents in 2016. There is much variability around these averages. Downward pressures likely are being placed on rents. Therefore it is likely that average rents in 2017 likely will be lower than those for 2016.

Appendix Table 1. Average Cash Rents for Non-Irrigated Farmland, Illinois, 2008 to 2016

Name	Year							
	2008	2009	2010	2011	2012	2013	2014	2016
	\$ per acre							
Adams	149	141	140	166	179	160	214	175
Alexander		81	86		124	140	128	128
Bond	114	124	124	124	156	153	175	171
Boone	157	144	168	188	229	267	277	248
Brown	131	145	144	164	206	182	184	185
Bureau		210	202	202	229	232	244	244
Calhoun		136	150	154	167	162	160	169
Carroll	196	182	191	196	266	242	265	252
Cass	168	177	198	221	250	254	234	248
Champaign	196	205	200	233	243	255	253	265
Christian	186	206	226	237	309	303		256
Clark	141	136	152	161	163	188	176	183
Clay	102	109	102	133	126	110	149	142
Clinton	116	112	110	122	125	148		152
Coles	172	177	183	210	244	259	226	263
Crowford	119	117	115	136	156	144	151	167
Cumberland	138	151	145	148	188	177	200	181
De Kalb	180	192	189	216	237	240	278	249
De Witt	196	183		226	257	385	282	265
Douglas	190	186	185	221	238	280	294	277
Edgar	183	163	172	185	244	243	262	270
Edwards		88	101	103	108	124	119	125
Effingham	115	115	118	126	162	130	151	150
Fayette	109	109	112	128	144	151	147	146
Ford	170	164	168	204	186	210		238
Franklin		72	103	88	88	113	108	109
Fulton	160	181	180	180	230	209	235	204
Gallatin		127	125	116	123	152	163	160
Greene	164	174	174	190	234	211	211	226
Grundy	166	170	175	202	242	230	229	209
Hamilton	96	85	95	104	104	102	110	117
Hancock	161	185	185	184	202	207	240	220
Hardin		83				110		80
Henderson	162	179	195	191	199	210	251	214
Henry	175	169	166	189	212	246	238	230
Iroquois	165	171	168	168	170	200	242	205
Jackson		92		99	103	113	156	135

Source: National Agricultural Statistical Service, USDA, QuickStats.
Table continued on next page.

Appendix Table 1. Average Cash Rents for Non-Irrigated Farmland, Illinois, 2008 to 2016, cont.

Name	Year							
	2008	2009	2010	2011	2012	2013	2014	2016
	\$ per acre							
Jasper	120	118	117	135	159	159	154	151
Jefferson	82	95		89	110	102	121	113
Jersey	164	145	160	193	204	195	212	240
Jo Daviess	159	151	160	174	221	204	221	215
Johnson		76	75		73	69	80	55
Kane	159	166	170	195	221	215	228	253
Kankakee	155	155	163	168	167	184		182
Kendall	175	169	168	197	223	251	265	237
Knox	179	171	182	205	252	243	264	227
La Salle	176	181	187	206	225	212	285	228
Lawrence	116	114	123	142	177	153	164	144
Lee	177	181	178	183	232	242	255	237
Livingston	198	163	185	197	200	227	262	207
Logan	210	232	228	246	313	308	308	293
Macon	211	237	242	260	316	309		273
Macoupin	204	178	198	197	196	230	230	228
Madison	123	115	128	134	149	176	169	181
Marion	93	94	94	119	138	130	127	149
Marshall	181	174	173	195	221	224	251	231
Mason	165	195	190	190	229	195	210	219
Massac		85		94	103	115	148	149
Mcdonough	195	182	196	196	248	269	280	271
Mchenry	128	137	145	163	198	212	185	200
Mclean	190	208	205	233	280	272	277	272
Menard	168	184	192	214	213	230		259
Mercer	164	176	170	179	216	227	224	203
Monroe	111	99	95	118	140	160	156	122
Montgomery	166	164	178	212	223	221	216	275
Morgan	192	196	202	201	222		245	240
Moultrie	213	187	196	233	256	291	268	260
Ogle	180	179	190	205	249	239	300	242
Peoria	170	174	173	186	221	218	238	221
Perry	75	74	78	94	110	103	106	107
Piatt	205	218	210	241	249	285	303	271
Pike	158	120	144	162	188	175	202	189

Source: National Agricultural Statistical Service, USDA, QuickStats.
Table continued on next page.

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Name	Year							
	2008	2009	2010	2011	2012	2013	2014	2016
	\$ per acre							
Pulaski		109	109	119	118	116		130
Putnam		194	185	207	238	245	255	240
Randolph	90	81	89	108	108	111	111	116
Richland	99	111	106	124	151	144	148	152
Rock Island	162	174	168	182	218	218	240	221
Saline		86	90	87	89	107	107	119
Sangamon	224	223	230	252	324	371	302	301
Schuyler	175	147	166	166	194	198	186	197
Scott		134	140	175	201			220
Shelby	137	170	161	194	220	175	188	189
St Clair	122	118	124	141	141	160	169	168
Stark	181	185		206	244	246	246	239
Stephenson	165	186	180	190	252	225	258	221
Tazewell	161	178	190	197	232	238	229	202
Union		86	85	84	90	103	168	119
Vermilion		181	195	195	197	232	283	233
Wabash		125	122	136	139	152	159	160
Warren	196	184	199	224	239	247	276	248
Washington	95	87	101	115	115	124	148	147
Wayne	107	112	110	117	116	126	150	137
White	106	109	115	133	134	126	162	130
Whiteside	177	172	182	216	222	264	246	234
Will	142	142	139	139	178	187	168	188
Williamson		67	75	74	80	91	92	86
Winnebago	145	145	160	160	225	193	207	203
Woodford	194	184	190	211	248	236	245	241

Source: National Agricultural Statistical Service, USDA, QuickStats.