



## 2019 Illinois County and State Cash Rents

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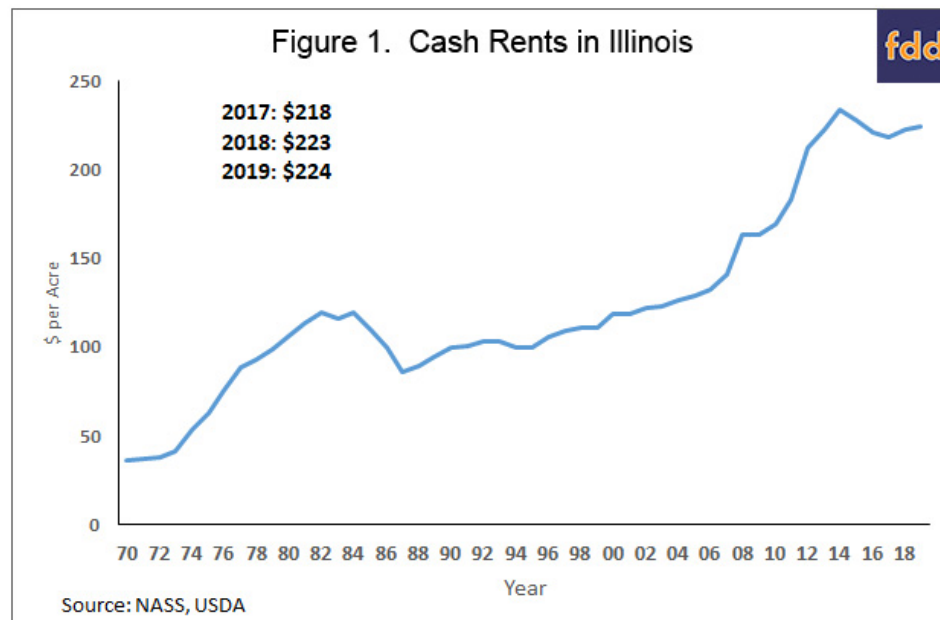
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Cash rents in Illinois remained roughly the same in 2019 as in 2018, continuing a string of years with little changes in cash rents. In this article, average cash rents for 2019 are shown for the state of Illinois and counties in Illinois. There will be downward pressures on 2020 cash rents.

### State Cash Rents

The National Agricultural Statistical Service (NASS), an agency of the U.S. Department of Agriculture, reports an average cash rent for the state of Illinois each year. For 2019, NASS estimates the average cash rent in Illinois at \$224 per acre, up \$1 per acre from a \$223 per acre level in 2018 (see Figure 1).

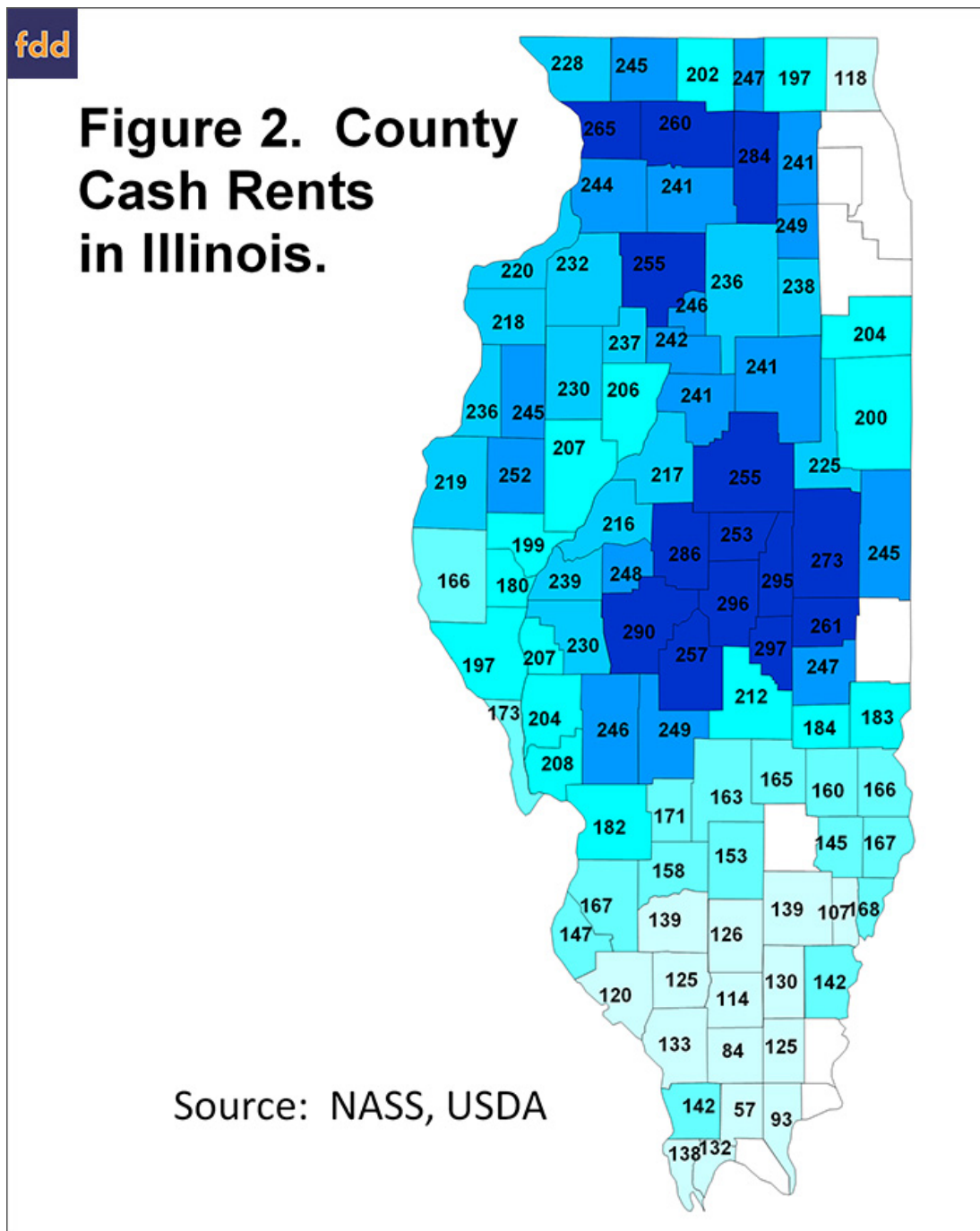


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Cash rents increased dramatically from 2006 to 2013, the period in which corn and soybean prices increased and remained at high levels. Average cash rents were \$132 per acre in 2006 and increased by \$102 per acre to \$234 per acre in 2014. Corn and soybean prices declined in 2014, and cash rents declined by modest amounts in each year from 2015 to 2017: \$228 per acre in 2015, \$221 per acre in 2016, \$218 per acre in 2017. Then, cash rents increased to \$223 in 2018. The 2019 level is only \$1 per acre higher than the 2018 level. Overall, cash rents have been relatively stable in recent years.

### County Cash Rents

There is a great deal of variability in rents across Illinois. For 2019, average cash rents ranged from a high of \$297 per acre for Moultrie County and a low of \$57 per acre in Johnson County (see Figure 2). Overall, the highest cash rents are in the central and northern parts of the state, and the lowest cash rents are in the southern part of the state. Average cash rents follow trends in soil productivity, with higher cash rents in counties with the highest soil productivity.



NASS is on an every other year schedule for releasing county cash rents. Table 1 shows a comparison of 2017 to 2019 county cash rents. Note that there are some counties that do not have a cash rent reported for 2019. In these cases, the 2017 rent plus a \$4 increase will be a good estimate of the 2019 cash rent for that county.

**Table 1. County Cash Rents for Non-Irrigated Farmland, Illinois.<sup>1</sup>**

County	Year		County	Year		County	Year	
	2017	2019		2017	2019		2017	2019
	\$/acre	\$/acre		\$/acre	\$/acre		\$/acre	\$/acre
Adams	168	166	Henry	230	232	Moultrie	262	297
Alexander	119	138	Iroquois	213	200	Ogle	247	260
Bond	178	171	Jackson	126	133	Peoria	218	206
Boone	249	247	Jasper	154	160	Perry	111	125
Brown	187	180	Jefferson	114	126	Piatt	274	295
Bureau	237	255	Jersey	228	208	Pike	195	197
Calhoun	167	173	Jo Daviess	220	228	Pope		96
Carroll	255	265	Johnson	72	57	Pulaski	129	132
Cass	246	239	Kane	244	241	Putnam	248	246
Champaign	271	273	Kankakee	180	204	Randolph	123	120
Christian	267	257	Kendall	254	249	Richland		145
Clark	184	183	Knox	231	230	Rock Island	224	220
Clay	147		La Salle	237	236	Saline	125	125
Clinton	147	158	Lake		118	Sangamon	286	290
Coles	246	247	Lawrence	149	167	Schuyler	200	199
Crawford	163	166	Lee	230	241	Scott	230	207
Cumberland	185	184	Livingston	214	241	Shelby	184	212
De Kalb	243	284	Logan	289	286	St Clair	163	167
De Witt	263	253	Macon	282	296	Stark	244	237
Douglas	259	261	Macoupin	226	246	Stephenson	231	245
Edgar	247		Madison	180	182	Tazewell	218	217
Edwards	122	107	Marion	154	153	Union	122	142
Effingham	155	165	Marshall	240	242	Vermilion	239	245
Fayette		163	Mason	218	216	Wabash	166	168
Ford	234	225	Massac	135		Warren	244	245
Franklin	112	114	McDonough	260	252	Washington	144	139
Fulton	203	207	McHenry	199	197	Wayne	122	139
Gallatin	164		McLean	265	255	White	143	142
Greene	218	204	Menard	249	248	Whiteside	235	244
Grundy	218	238	Mercer	208	218	Will	179	
Hamilton	123	130	Monroe	123	147	Williamson	90	84
Hancock	211	219	Montgomery	248	249	Winnebago	203	202
Henderson	224	236	Morgan	228	230	Woodford	238	241

<sup>1</sup> No values indicate missing data.

Source: National Agricultural Statistical Service, USDA



Overall, average cash rents across counties increased \$4 per acre from 2017 to 2019, roughly matching the \$6 increase in the state cash rent between 2017 and 2019. There were some counties with large

changes between 2017 and 2019. It is difficult to explain those changes based on geographically region of the state. Large differences likely are due to sampling. Overall, there is a great deal of variability of cash rents within a county. It is common to see over \$50 per acre variances in parcels next to one another. As a result, the above averages do not necessarily match the cash rent for an individual parcel. Moreover, changes in sample from which cash rents are drawn can have large impacts on averages.

### **Outlook for 2020 Cash Rents**

Downward pressure is expected on 2020 cash rents because of very low incomes in 2019 (see [farmdocDaily July 16, 2019](#)). Prospects are for continue low incomes into 2020. How much cash rents change this year remains to be seen.