

USDA Farm Land Cash Rental Information 2025-2014

https://www.canr.msu.edu/farm_management/

The following information has been compiled from the USDA-NASS Quickstats web page. Since these values are based on survey results, they are not intended to serve as a price floor for rent negotiation. Your field's individual factors and county location may mean USDA's average is not a perfect fit for your farmland, but it can be a good place to start. It can also be helpful to see the rental rates in neighboring counties and consider differences in agriculture being produced in those locations. Percent change in value between the two most recent years is also included.

RENT, CASH, CROPLAND, NON-IRRIGATED

County	% Change 2024 → 2025	2025	2024	2023	2022	2021	2020	2019	2017	2016	2014
		\$/Acre									
ALCONA	92%	\$62.50	\$32.50	\$42.00	\$30.00	\$19.50	\$23.50	\$29.50	\$21.00	\$24.00	\$19.50
ALGER	----	\$25.50	----	\$16.00	\$20.00	\$16.00	----	----	----	----	----
ALLEGAN	----	\$143.00	----	\$148.00	\$146.00	\$129.00	\$132.00	\$137.00	\$126.00	\$130.00	\$125.00
ALPENA	-16%	\$42.00	\$50.00	\$33.00	\$33.00	\$37.00	\$32.50	\$31.00	\$32.50	\$32.50	\$31.00
ANTRIM	----	\$42.00	----	----	----	\$28.00	----	\$27.50	\$45.00	\$50.00	\$22.00
ARENAC	-4%	\$104.00	\$108.00	\$112.00	\$96.00	\$87.00	\$89.00	\$83.00	----	----	\$85.00
BARRY	6%	\$122.00	\$115.00	\$123.00	\$115.00	\$102.00	\$107.00	----	\$106.00	\$109.00	\$110.00
BAY	-17%	\$147.00	\$178.00	\$157.00	\$151.00	\$134.00	\$138.00	\$136.00	\$132.00	----	\$132.00
BERRIEN	0%	\$152.00	\$152.00	\$129.00	\$131.00	\$122.00	\$123.00	\$116.00	\$115.00	\$128.00	\$133.00
BRANCH	-3%	\$150.00	\$155.00	\$133.00	\$125.00	\$131.00	\$120.00	\$120.00	\$115.00	\$130.00	\$110.00
CALHOUN	13%	\$164.00	\$145.00	\$122.00	\$127.00	\$121.00	\$113.00	\$121.00	\$105.00	\$105.00	\$110.00
CASS	-13%	\$120.00	\$138.00	\$132.00	\$129.00	\$123.00	\$117.00	\$118.00	\$113.00	\$115.00	\$109.00
CHARLEVOIX	12%	\$28.00	\$25.00	\$31.50	\$31.50	\$24.50	----	----	\$30.00	\$36.00	\$37.00
CHEBOYGAN	-10%	\$27.00	\$30.00	\$28.50	\$29.00	\$30.00	\$20.00	\$22.50	\$23.50	\$28.50	\$25.00
CHIPPEWA	-7%	\$13.50	\$14.50	\$26.50	\$15.00	\$20.50	\$19.50	\$15.00	\$17.00	\$18.00	\$18.00
CLARE	----	\$101.00	----	\$78.50	\$58.50	\$68.50	\$59.50	----	\$61.00	\$60.00	\$56.00
CLINTON	----	\$143.00	----	\$159.00	\$161.00	\$146.00	\$151.00	\$144.00	\$145.00	\$139.00	\$131.00
DELTA	0%	\$19.50	\$19.50	\$12.00	\$20.00	\$23.50	\$22.50	\$21.50	\$26.50	\$26.00	\$28.00
DICKINSON	-6%	\$22.00	\$23.50	\$29.00	----	----	----	----	----	----	----
EATON	----	\$138.00	----	\$142.00	\$136.00	\$120.00	\$119.00	\$130.00	\$120.00	\$132.00	\$104.00
EMMET	----	\$17.00	----	\$31.50	----	\$30.00	\$26.00	\$28.00	\$30.00	\$40.00	\$20.50
GENESEE	10%	\$130.00	\$118.00	\$102.00	\$92.00	\$98.50	\$89.00	\$88.00	\$90.00	\$90.00	\$78.00
GLADWIN	10%	\$102.00	\$92.50	\$70.00	\$61.50	\$79.00	\$90.00	\$103.00	\$100.00	\$105.00	\$105.00
GRAND TRAVERSE	-5%	\$47.50	\$50.00	\$62.00	\$54.00	\$51.00	\$37.00	\$40.00	\$42.50	\$42.00	\$35.00
GRATIOT	----	\$199.00	----	\$207.00	\$178.00	\$162.00	\$148.00	----	\$145.00	\$141.00	\$130.00
HILLSDALE	-3%	\$136.00	\$140.00	\$133.00	\$138.00	\$120.00	\$123.00	\$125.00	\$120.00	\$136.00	\$141.00
HURON	----	\$237.00	----	\$220.00	\$231.00	\$215.00	\$206.00	\$205.00	\$196.00	\$214.00	\$188.00
INGHAM	19%	\$164.00	\$138.00	\$131.00	\$138.00	\$136.00	\$133.00	\$130.00	\$110.00	\$115.00	\$103.00
IONIA	9%	\$196.00	\$180.00	\$181.00	\$172.00	\$162.00	\$147.00	\$146.00	\$147.00	\$141.00	\$130.00
IOSCO	40%	\$86.50	\$62.00	\$38.00	\$47.50	\$46.50	\$44.50	\$36.50	\$33.00	\$36.00	\$29.50
ISABELLA	----	\$124.00	----	----	\$101.00	\$112.00	\$102.00	\$107.00	\$97.00	\$100.00	\$85.50
JACKSON	4%	\$104.00	\$100.00	\$107.00	\$111.00	\$101.00	\$91.50	\$88.50	\$80.00	\$86.00	\$86.00
KALAMAZOO	-8%	\$134.00	\$145.00	\$123.00	\$128.00	\$113.00	\$115.00	\$110.00	\$110.00	\$100.00	\$94.50
KENT	----	\$133.00	----	\$109.00	\$126.00	\$122.00	\$115.00	\$121.00	\$114.00	\$115.00	\$127.00
LAKE	55%	\$71.50	\$46.00	----	----	\$49.00	----	----	----	----	----
LAPEER	----	\$84.50	----	\$88.50	\$98.50	\$85.00	\$78.00	\$79.00	\$79.00	\$77.00	\$76.00
LEELANAU	21%	\$107.00	\$88.50	\$78.50	\$70.50	\$59.50	----	\$45.00	\$45.00	\$52.00	\$55.00
LENAWEE	----	\$176.00	----	\$180.00	\$159.00	\$149.00	\$139.00	\$138.00	\$129.00	\$151.00	\$166.00
LIVINGSTON	-8%	\$96.00	\$104.00	\$89.00	\$86.50	\$81.50	\$75.00	\$70.00	----	----	----
MACKINAC	29%	\$15.50	\$12.00	\$30.00	----	----	----	----	----	----	----
MACOMB	18%	\$99.50	\$84.50	\$92.00	\$92.00	\$79.50	\$74.00	\$75.00	----	\$68.00	\$69.00
MANISTEE	-10%	\$38.50	\$43.00	\$39.00	\$30.50	\$28.00	\$31.00	\$31.50	\$33.50	\$28.00	\$29.00
MASON	-4%	\$61.50	\$64.00	\$58.00	\$61.50	\$64.50	\$48.00	\$48.00	----	----	\$58.50
MECOSTA	-5%	\$63.00	\$66.00	\$60.50	\$56.00	\$66.00	\$70.00	\$68.00	\$70.00	\$65.00	\$47.00
MENOMINEE	13%	\$29.50	\$26.00	\$22.00	\$32.00	\$33.00	\$26.00	\$26.00	\$27.50	\$22.00	\$24.00
MIDLAND	7%	\$173.00	\$161.00	\$142.00	\$142.00	\$133.00	\$133.00	\$131.00	\$120.00	\$125.00	\$105.00
MISSAUKEE	7%	\$103.00	\$96.50	\$103.00	\$87.50	\$84.00	\$79.50	\$81.00	\$77.00	\$62.00	\$59.00
MONROE	6%	\$164.00	\$154.00	\$154.00	\$149.00	\$151.00	\$131.00	\$131.00	\$140.00	\$142.00	\$132.00
MONTCALM	-7%	\$89.00	\$95.50	\$98.00	\$93.50	\$89.00	\$81.00	\$82.00	\$82.00	\$83.00	\$83.00
MONTMORENCY	----	\$32.00	----	\$38.00	\$40.50	\$55.50	\$41.50	----	----	----	----

RENT, CASH, CROPLAND, NON-IRRIGATED *continued...*

County	% Change 2023 → 2024	2025	2024	2023	2022	2021	2020	2019	2017	2016	2014
		\$/Acre									
MUSKEGON	-7%	\$92.50	\$99.00	\$89.00	\$90.00	\$77.00	\$88.00	\$88.00	\$89.00	\$98.00	----
NEWAYGO	-3%	\$92.00	\$94.50	\$83.50	\$81.50	\$68.00	\$72.50	\$76.00	\$70.00	\$58.00	\$66.00
OAKLAND	9%	\$75.50	\$69.00	\$59.00	\$55.00	\$68.00	----	\$56.00	\$55.00	\$60.00	\$44.00
OCEANA	48%	\$93.00	\$63.00	\$71.00	\$83.50	\$80.00	----	----	\$75.00	\$57.00	\$67.00
OGEMAW	2%	\$63.50	\$62.00	\$52.00	\$40.50	\$45.00	\$40.00	\$38.50	\$37.00	\$37.00	\$37.50
ONTONAGON	----	\$21.50	----	----	----	\$17.00	----	----	----	----	\$29.00
OSCEOLA	42%	\$83.50	\$59.00	\$77.00	\$74.50	\$77.50	\$65.00	\$62.00	\$65.00	\$55.00	\$45.00
OSCODA	----	\$49.00	----	\$49.00	----	\$37.00	----	----	----	----	----
OTSEGO	9%	\$25.00	\$23.00	\$31.00	\$33.00	----	----	----	----	----	----
OTTAWA	----	\$129.00	----	\$132.00	\$119.00	\$125.00	\$136.00	\$142.00	\$129.00	\$114.00	\$117.00
PRESQUE ISLE	26%	\$43.50	\$34.50	\$29.50	\$54.00	\$49.50	\$34.00	\$42.00	\$34.00	\$35.50	\$36.50
SAGINAW	-17%	\$138.00	\$167.00	\$141.00	\$148.00	\$130.00	\$125.00	\$124.00	----	\$152.00	\$152.00
SANILAC	----	\$204.00	----	----	----	\$123.00	\$117.00	\$121.00	\$115.00	\$119.00	\$119.00
SHIAWASSEE	11%	\$139.00	\$125.00	\$118.00	\$117.00	\$118.00	\$107.00	----	\$100.00	----	\$90.00
ST. CLAIR	-5%	\$82.50	\$86.50	\$92.00	\$73.00	\$65.50	\$69.50	----	\$71.50	\$72.00	\$76.00
ST JOSEPH	3%	\$151.00	\$146.00	\$126.00	\$127.00	\$117.00	\$120.00	\$124.00	\$125.00	\$116.00	\$115.00
TUSCOLA	----	\$152.00	----	\$206.00	----	\$159.00	\$170.00	\$174.00	\$175.00	\$182.00	\$182.00
VAN BUREN	2%	\$167.00	\$163.00	\$158.00	\$149.00	\$134.00	\$123.00	\$117.00	\$118.00	\$119.00	\$118.00
WASHTENAW	11%	\$94.00	\$84.50	\$90.50	\$109.00	\$103.00	\$85.00	\$83.50	\$85.00	\$75.00	\$68.00
WAYNE	8%	\$96.50	\$89.50	\$89.00	\$73.00	\$90.00	----	----	----	----	----
WEXFORD	-11%	\$37.00	\$41.50	\$66.50	----	\$47.00	\$43.50	\$38.00	\$38.00	\$41.00	\$42.50
<i>State Average</i>	<i>0%</i>	<i>\$143.00</i>	<i>\$143.00</i>	<i>\$140.00</i>	<i>\$137.00</i>	<i>\$131.00</i>	<i>\$121.00</i>	<i>\$120.00</i>	<i>\$115.00</i>	<i>\$120.00</i>	<i>\$115.00</i>

RENT, CASH, CROPLAND, IRRIGATED

County	% Change 2023 → 2024	2025	2024	2023	2022	2021	2020	2019	2017	2016	2014
		\$/Acre									
ALLEGAN	----	----	----	\$292.00	\$317.00	\$251.00	\$250.00	\$250.00	\$245.00	\$253.00	\$254.00
BARRY	----	----	----	\$228.00	----	----	----	----	----	----	----
BAY	----	\$248.00	----	----	----	----	----	----	----	----	----
BERRIEN	13%	\$303.00	\$268.00	\$242.00	\$258.00	\$195.00	\$240.00	\$241.00	----	\$220.00	\$225.00
BRANCH	74%	\$305.00	\$175.00	\$158.00	\$188.00	\$195.00	\$195.00	\$207.00	\$206.00	\$207.00	\$205.00
CALHOUN	----	----	\$242.00	\$218.00	----	----	\$165.00	----	----	\$200.00	----
CASS	----	\$296.00	----	\$301.00	\$287.00	\$312.00	\$312.00	\$263.00	\$290.00	\$297.00	\$290.00
CLINTON	----	----	----	----	----	----	\$192.00	\$205.00	\$200.00	\$220.00	----
GRATIOT	----	----	----	----	----	----	----	----	----	\$185.00	----
HILLSDALE	8%	\$270.00	\$250.00	\$230.00	\$205.00	\$176.00	\$175.00	\$193.00	\$190.00	\$185.00	----
IONIA	----	----	----	----	----	----	----	----	----	----	\$215.00
KALAMAZOO	4%	\$303.00	\$291.00	\$290.00	\$260.00	\$240.00	----	----	\$250.00	\$270.00	\$280.00
KENT	----	----	----	----	\$196.00	----	----	----	----	\$185.00	\$194.00
LEELANAU	----	\$296.00	----	----	\$176.00	\$111.00	----	----	----	----	----
LENAWEE	----	----	----	----	----	\$256.00	\$219.00	\$271.00	----	----	----
MACOMB	----	----	----	----	----	----	\$173.00	\$197.00	----	----	----
MANISTEE	----	----	----	\$85.00	----	----	----	----	----	----	----
MECOSTA	----	----	----	\$201.00	\$117.00	----	----	\$150.00	----	----	----
MONROE	----	----	----	\$220.00	----	\$185.00	\$204.00	\$219.00	\$206.00	----	----
MONTCALM	----	----	\$230.00	----	\$245.00	\$144.00	\$192.00	\$186.00	\$185.00	----	----
MUSKEGON	----	----	----	----	----	----	----	----	----	----	----
NEWAYGO	----	----	----	----	----	\$156.00	----	----	----	----	----
OCEANA	----	----	----	\$98.00	----	----	----	\$73.00	----	----	----
OTTAWA	15%	\$250.00	\$217.00	\$235.00	\$255.00	\$170.00	\$170.00	----	----	\$185.00	----
SANILAC	----	----	----	----	----	----	----	----	----	\$196.00	----
ST. JOSEPH	5%	\$321.00	\$305.00	\$298.00	\$271.00	\$246.00	\$236.00	\$241.00	\$260.00	\$251.00	\$286.00
TUSCOLA	----	----	----	----	\$272.00	\$215.00	\$212.00	----	\$215.00	----	\$240.00
VAN BUREN	6%	\$294.00	\$277.00	\$270.00	\$269.00	\$236.00	----	\$226.00	----	\$198.00	----
WASHTENAW	----	----	----	----	\$211.00	----	----	----	----	----	----
<i>State Average</i>	<i>-2%</i>	<i>\$260.00</i>	<i>\$264.00</i>	<i>\$259.00</i>	<i>\$243.00</i>	<i>\$232.00</i>	<i>\$215.00</i>	<i>\$220.00</i>	<i>\$225.00</i>	<i>\$220.00</i>	<i>\$225.00</i>

RENT, CASH, PASTURELAND											
County	% Change 2023 → 2024	2025	2024	2023	2022	2021	2020	2019	2017	2016	2014
		\$/Acre									
ALLEGAN	----	----	----	----	----	\$39.50	----	----	----	\$38.00	\$40.00
ALCONA	----	----	----	----	----	----	----	----	----	----	\$12.50
ALPENA	----	----	----	----	----	----	----	----	----	\$18.00	----
ANTRIM	----	----	----	\$26.00	----	\$24.50	----	----	\$18.00	\$23.00	----
BARRY	33%	\$44.00	\$33.00	\$33.00	----	\$29.50	----	----	\$28.00	----	\$32.00
BAY	----	----	----	----	----	----	----	----	\$38.00	----	----
BRANCH	----	----	----	----	----	----	----	----	----	----	----
CALHOUN	----	----	----	----	----	----	----	----	----	----	----
CASS	----	----	----	----	----	----	----	----	----	----	----
CHARLEVOIX	----	----	----	----	----	----	----	----	\$23.00	\$32.00	----
CHEBOYGAN	----	----	----	----	----	----	----	\$16.50	----	----	\$16.00
CHIPPEWA	----	\$12.00	----	----	----	\$11.50	----	\$8.90	\$9.10	----	\$11.00
CLARE	----	\$45.50	----	----	----	----	----	\$40.50	----	\$40.00	\$43.00
DELTA	----	----	----	----	----	----	----	----	\$20.00	\$15.00	\$17.50
EATON	----	----	----	----	----	----	----	----	\$35.00	----	\$35.00
EMMET	----	\$6.80	----	----	----	\$17.50	\$20.00	----	----	----	\$13.00
GLADWIN	----	----	----	----	----	\$24.50	\$28.00	\$31.50	----	\$33.00	\$32.00
GRAND TRAVERSE	----	----	----	----	----	----	----	----	\$27.00	----	----
GRATIOT	----	----	----	----	----	\$52.00	\$40.00	----	\$25.50	\$26.00	----
HILLSDALE	----	----	----	----	----	----	----	----	----	----	----
INGHAM	----	----	----	----	----	----	----	----	----	----	----
IONIA	----	\$38.00	----	----	----	----	----	----	----	----	\$40.00
IOSCO	----	----	----	----	----	----	----	\$17.50	----	\$19.00	----
ISABELLA	----	\$20.00	----	----	----	----	----	----	----	\$43.00	\$42.50
JACKSON	----	----	----	----	----	\$47.50	----	\$29.00	----	\$21.00	----
KALAMAZOO	----	----	----	----	----	----	----	----	----	\$40.00	----
KENT	----	----	----	----	----	----	----	----	----	\$35.00	\$42.00
LAPEER	----	----	----	----	----	----	----	----	\$25.00	----	----
LIVINGSTON	----	----	----	\$50.50	----	----	----	----	\$33.00	----	----
MASON	----	----	----	----	----	----	----	----	\$26.00	----	----
MECOSTA	----	\$38.00	----	----	----	\$33.50	\$34.50	\$28.50	\$25.00	\$30.00	\$37.00
MENOMINEE	----	----	----	----	----	----	----	----	----	\$20.00	\$22.00
MIDLAND	----	----	----	----	----	----	----	----	----	----	----
MISSAUKEE	----	----	----	----	----	----	----	----	----	----	----
MONTCALM	----	----	----	----	----	----	----	----	\$41.00	\$47.00	----
NEWAYGO	----	----	----	----	----	----	----	----	----	----	----
OCEANA	----	----	----	----	----	----	----	----	----	----	----
OGEMAW	----	----	----	----	----	----	----	----	----	\$23.00	----
OSCEOLA	----	\$21.00	----	----	----	\$20.50	----	\$24.50	----	\$30.00	\$40.00
OTTAWA	----	----	----	----	----	----	----	----	----	----	\$36.00
PRESQUE ISLE	----	----	----	----	----	----	----	----	----	----	----
SANILAC	----	----	----	----	----	----	----	----	----	----	----
SHIAWASSEE	----	----	----	----	----	----	----	----	----	----	----
ST JOSEPH	----	----	----	----	----	\$25.50	----	----	\$24.00	----	\$30.00
VAN BUREN	----	----	----	----	----	\$40.50	----	----	----	----	\$29.00
WEXFORD	----	----	----	----	----	----	----	\$43.00	----	----	----
<i>State Average</i>	<i>9%</i>	<i>\$35.00</i>	<i>\$32.00</i>	<i>\$29.50</i>	<i>\$32.00</i>	<i>\$35.00</i>	<i>\$28.00</i>	<i>\$30.00</i>	<i>\$28.00</i>	<i>\$30.00</i>	<i>\$30.00</i>

"----" No Data Available

Additional Land Rent Resources

USDA Quickstats

<https://quickstats.nass.usda.gov/>

Michigan Agriculture Land Values and Leasing Rates (Michigan State University)

www.canr.msu.edu/telfarm/land-value-reports/

MSU Extension Farm Management Land, Energy Leasing & Contracts

www.canr.msu.edu/tag/farmland-leasing

MSU Extension Bulletin E-3427: Introduction to Renting Farmland

www.canr.msu.edu/resources/bulletin-e-3427-introduction-to-renting-farmland