It is the policy of the University of Nebraska–Lincoln not to discriminate based upon age, race, ethnicity, color, national origin, gender-identity, sex, pregnancy, disability, sexual orientation, genetic information, veteran’s status, marital status, religion or political affiliation.
the Northwest and Southwest Districts where unpredictable rainfall and regulations have placed moratoriums on the development of additional irrigated acres by producers.

Gravity and center pivot irrigated cropland improved in the market value at two and three percent each with the East and Southeast reporting the highest increase range from five to six percent. The North and Northeast Districts noted higher values from one to three percent. Values of center pivot irrigated cropland were reported to be up four percent in the Central District, but down one percent for gravity irrigated cropland. The Northwest and Southwest Districts noted declines ranging from two to five percent for the two land classes. In addition to the availability of water for the regions, survey participants noted uncertainty in sugar beet production in the Northwest District weighing down on the irrigated cropland values.

Improvements in the estimated market value of grazing land and hayland ranged from two to five percent on average with two regions reporting slight declines. The extent of flooding and impact on grazing or hayland greatly varied across the state. Major cow-calf pair regions such as the Northwest, North, and Central Districts led the increase in market values ranging from six to eight percent.

Rental rates for cropland and grazing land in 2020 reported gradual increases over those reported in the prior year (Table 2). Reports by survey participants indicated a high degree of pressure existing between landlords and tenants when determining an equitable rental rate. Retired or absentee landlords try to achieve a cer-

Figure 1. Historic Nebraska Average Land Value 1978-2020


Figure 2. Nebraska Agricultural Statistics Districts
Table 1. Average Reported Value of Nebraska Farmland for Different Land Types and Sub-State Regions, February 1, 2020* Preliminary

<table>
<thead>
<tr>
<th>Type of Land</th>
<th>Agricultural Statistics District</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Northwest</td>
</tr>
<tr>
<td>------------------------------------</td>
<td>-----------</td>
</tr>
</tbody>
</table>
| -                                  | Dollars Per Acre                      |"

<table>
<thead>
<tr>
<th>Dryland Cropland (No Irrigation Potential)</th>
<th>$/acre</th>
<th>% change</th>
</tr>
</thead>
<tbody>
<tr>
<td>$/acre</td>
<td>610</td>
<td>1,520</td>
</tr>
<tr>
<td>% change</td>
<td>-5</td>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Dryland Cropland (Irrigation Potential)</th>
<th>$/acre</th>
<th>% change</th>
</tr>
</thead>
<tbody>
<tr>
<td>$/acre</td>
<td>700</td>
<td>1,975</td>
</tr>
<tr>
<td>% change</td>
<td>3</td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Grazing Land (Tillable)</th>
<th>$/acre</th>
<th>% change</th>
</tr>
</thead>
<tbody>
<tr>
<td>$/acre</td>
<td>540</td>
<td>1,100</td>
</tr>
<tr>
<td>% change</td>
<td>8</td>
<td>6</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Grazing Land (Nontillable)</th>
<th>$/acre</th>
<th>% change</th>
</tr>
</thead>
<tbody>
<tr>
<td>$/acre</td>
<td>440</td>
<td>655</td>
</tr>
<tr>
<td>% change</td>
<td>7</td>
<td>5</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Hayland</th>
<th>$/acre</th>
<th>% change</th>
</tr>
</thead>
<tbody>
<tr>
<td>$/acre</td>
<td>715</td>
<td>1,175</td>
</tr>
<tr>
<td>% change</td>
<td>1</td>
<td>3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Gravity Irrigated Cropland</th>
<th>$/acre</th>
<th>% change</th>
</tr>
</thead>
<tbody>
<tr>
<td>$/acre</td>
<td>2,180</td>
<td>3,650</td>
</tr>
<tr>
<td>% change</td>
<td>-3</td>
<td>2</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Center Pivot Irrigated Cropland(^b)</th>
<th>$/acre</th>
<th>% change</th>
</tr>
</thead>
<tbody>
<tr>
<td>$/acre</td>
<td>2,435</td>
<td>3,940</td>
</tr>
<tr>
<td>% change</td>
<td>-5</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>All Land Average(^c)</th>
<th>$/acre</th>
<th>% change</th>
</tr>
</thead>
<tbody>
<tr>
<td>$/acre</td>
<td>690</td>
<td>1,090</td>
</tr>
<tr>
<td>% change</td>
<td>1</td>
<td>4</td>
</tr>
</tbody>
</table>

Source: * UNL Nebraska Farm Real Estate Market Surveys, 2019 and 2020.
\(^b\) Value of pivot not included in per acre value.
\(^c\) Weighted averages.

Pasture and cow-calf pair rental rates trended up across Nebraska in 2020 ranging anywhere from one to twelve percent. The Northwest, Northeast, Central, and East Districts led the increases in rental rates. The extent of flooding or damages from 2019 will still have impacts on stocking rates and grazing practices in certain areas for 2020 according to survey participants. Also, survey participants noted the degree of service provided by the landlord or tenant may greatly impact the cow-calf pair rate. Elements for these include the responsible party upkeep on fencing, control of noxious weeds or brush, and payment of utility bills (used for livestock well). As shown in Table 2, the high third quality for cash rent may reflect cases where the landlord provides some of these services.

Land values and rental rates presented in this report are averages of survey participants’ responses by District. Actual land values and rental rates may vary depending upon the quality of the parcel and local market.
Table 2. Reported Cash Rental Rates for Various Types of Nebraska Farmland and Pasture: 2020 Averages, Percent Change from 2019 and Quality Ranges by Agricultural Statistics District<sup>a</sup>

**Preliminary**

<table>
<thead>
<tr>
<th>Type of Land</th>
<th>Agricultural Statistics District</th>
<th>Dollars Per Acre</th>
<th>Dollars Per Month</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Northwest</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>North</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Northeast</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Central</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>East</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Southwest</td>
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</tr>
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<td></td>
<td>South</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Southeast</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Dryland Cropland
- Average: 28, 51, 220, 92, 205, 37, 80, 165
- % Change: 2, 3, 7, 9, 2, -3, 10, 6
- Low Third Quality: 23, 42, 170, 72, 165, 30, 58, 130

### Gravity Irrigated Cropland
- Average: 105, 175, 250, 205, 250, 160, 205, 230
- % Change: -5, 6, -2, 5, 2, 3, 8, 5
- Low Third Quality: 80, 145, 215, 170, 210, 130, 170, 195

### Center Pivot Irrigated Cropland<sup>b</sup>
- Average: 140, 195, 290, 230, 280, 185, 220, 260
- % Change: -3, 5, -4, 7, -2, 5, 9, 4
- High Third Quality: 185, 235, 330, 265, 320, 210, 255, 300
- Low Third Quality: 100, 175, 245, 185, 245, 160, 180, 220

### Pasture
- Average: 12, 26, 63, 35, 51, 20, 37, 48
- % Change: 9, 6, 8, 12, 9, 5, 10, 4
- High Third Quality: 18, 42, 79, 46, 67, 28, 45, 62
- Low Third Quality: 9, 15, 47, 31, 38, 17, 26, 36

Source: <sup>a</sup> Reporters’ estimated cash rental rates (both averages and ranges) from the UNL Nebraska Farm Real Estate Market Survey, 2019 and 2020.

<sup>b</sup> Cash rents on center pivot land assumes landowners own total irrigation system.

<sup>c</sup> A cow-calf pair is typically considered to be 1.25 to 1.30 animal units (animal unit being 1,000 lb. animal) for a five month grazing season. However, this can vary depending on weight of cow and age of calf.

for an area. Also, preliminary land values and rental rates are subject to change as additional surveys are returned. Final results from the survey will be published in June 2020 and will be available online via the Nebraska Farm Real Estate website: [http://agecon.unl.edu/realestate](http://agecon.unl.edu/realestate)

Please address questions regarding preliminary estimates from the 2020 Nebraska Farm Real Estate Survey to Jim Jansen at (402) 261-7572 or jjansen4@unl.edu.

### References


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