

Tennessee Cropland, Irrigated Cropland, and Pastureland Cash Rental Rates for 2024

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SUMMARY

From 2023 to 2024, Tennessee cash rental rates for nonirrigated cropland increased 3 percent, while irrigated cropland showed no change and pastureland rates increased by 6 percent, as reported by USDA-NASS. However, since 2014, nonirrigated, irrigated and pastureland cash rental rates are up 19.4 percent, 19.4 percent and 22.5 percent, respectively.

Due to the diversity of agricultural production in Tennessee, cash rental rates vary dramatically from county to county. Additionally, the quality and productivity of agricultural land within a county will vary tremendously from field to field, resulting in a wide range of cash rental rates within a region. As such, producers and property owners who are trying to determine a value or rental rate should contact a qualified professional in their region. The attached tables and maps are presented for informational purposes only and do not constitute a recommendation of cash rental rates in any county or region.

Table 1. Tennessee Cropland Cash Rents, 2023 and 2024.

County and District	Nonirrigated Cropland	2023		Non irrigated Cropland	2024		Percent Change		
		Irrigated Cropland Per Acre	Pastureland		Irrigated Cropland Per Acre	Pastureland	Nonirrigated Cropland	Irrigated Cropland Per Acre	Pastureland
Dyer	\$143.00	--	\$35.00	\$143.00	\$35.50	0%	--	1%	
Lake	\$167.00	\$185.00	--	\$171.00	\$205.00	2%	10%	--	
Lauderdale	\$145.00	--	\$49.00	\$133.00		-9%	--	--	
Obion	\$175.00	--	\$36.00	\$169.00	\$37.50	-4%	--	4%	
Shelby	\$100.00	--	--			--	--	--	
Tipton	\$153.00	\$170.00	\$31.00	\$154.00	\$174.00	1%	2%	-7%	
Delta	\$147.17	\$177.50	\$37.75	\$154.00	\$189.50	4%	6%	-11%	
Benton	\$97.00	--	--	\$84.50		-15%	--	--	
Carroll	\$122.00	--	\$34.00	\$129.00		5%	--	--	
Chester	\$90.00	--	\$20.50	\$88.00		-2%	--	--	
Crockett	\$146.00	--	\$26.50	\$137.00	\$33.50	-7%	--	21%	
Decatur	\$74.00	--	\$25.00	\$80.50		8%	--	--	
Fayette	\$95.00	\$205.00	\$25.00	\$90.50	\$25.00	-5%	--	0%	
Gibson	\$150.00	\$175.00	--	\$153.00	\$37.50	2%	--	--	
Hardeman	\$95.00	--	\$16.00	\$100.00	\$21.50	5%	--	26%	
Hardin	\$72.00	--	\$20.00	\$67.00	\$19.00	-7%	--	-5%	
Haywood	\$148.00	--	--	\$153.00	\$177.00	3%	--	--	
Henderson	\$76.00	--	\$33.00	\$88.00	\$34.00	14%	--	3%	
Henry	\$115.00	--	--	\$145.00	\$28.00	21%	--	--	
Madison	\$139.00	\$195.00	\$26.00	\$129.00	\$28.00	-8%	--	7%	
McNairy	\$48.50	--	\$18.50	\$69.50	\$21.50	30%	--	14%	
Weakley	\$156.00	--	\$33.00	\$150.00		-4%	--	--	
West Tennessee	\$108.23	\$191.67	\$25.23	\$110.93	\$177.00	2%	-8%	8%	
Cheatham	--	--	\$21.00	\$93.50		--	--	--	
Dickson	\$61.00	--	\$17.50	\$51.00	\$17.50	-20%	--	0%	
Hickman	\$46.00	--	\$22.50	\$48.50	\$27.50	5%	--	18%	
Houston	\$32.50	--	--	\$32.00	\$19.50	-2%	--	--	

County and District	2023			2024			Percent Change		
	Nonirrigated Cropland	Irrigated Cropland Per Acre	Pastureland	Nonirrigated Cropland	Irrigated Cropland Per Acre	Pastureland	Nonirrigated Cropland	Irrigated Cropland Per Acre	Pastureland
Humphreys	\$69.50	--	\$16.50	\$77.50		\$16.00	10%	--	-3%
Lawrence	\$85.50	--	\$26.00	\$95.00		\$21.50	10%	--	-21%
Lewis	\$34.00	--	\$16.50	\$33.00		\$21.00	-3%	--	21%
Montgomery	\$134.00	--	\$27.00	\$138.00		\$28.00	3%	--	4%
Perry	\$38.00	--	--	\$67.50		\$31.00	44%	--	--
Robertson	\$186.00	--	\$38.00	\$202.00		\$41.50	8%	--	8%
Stewart	\$93.50	--	\$16.50	\$96.00		\$17.50	3%	--	6%
Wayne	\$58.00	--	\$21.00	\$71.50		\$21.00	19%	--	0%
Western Rim	\$76.18	--	\$22.25	\$83.79		\$23.82	9%	--	7%
Bedford	\$80.50	--	\$19.50	\$87.50			8%	--	--
Cannon	\$104.00	--	\$24.50	\$110.00		\$25.00	5%	--	2%
Clay	\$44.00	--	\$21.00	\$48.00		\$25.50	8%	--	18%
Davidson	\$76.50	--	\$29.50			\$30.50	--	--	3%
DeKalb	\$92.50	--	\$18.00	\$81.00		\$24.50	-14%	--	27%
Giles	\$59.50	--	\$21.50	\$79.00		\$18.50	25%	--	-16%
Jackson	\$71.00	--	\$14.00	\$63.50			-12%	--	--
Lincoln	\$85.50	--	\$26.50	\$81.50		\$26.00	-5%	--	-2%
Macon	\$161.00	--	\$29.00	\$152.00		\$26.00	-6%	--	-12%
Marshall	\$67.00	--	\$17.50	\$58.50		\$22.50	-15%	--	22%
Maury	\$69.00	--	\$16.00	\$76.50		\$22.00	10%	--	27%
Moore	--	--	\$16.50	\$54.00		\$21.00	100%	--	21%
Rutherford	\$66.50	--	\$25.00	\$80.00		\$28.50	17%	--	12%
Smith	\$121.00	--	\$18.00	\$120.00		\$16.50	-1%	--	-9%
Sumner	\$163.00	--	\$23.00	\$159.00		\$33.00	-3%	--	30%
Trousdale	\$43.00	--	--	\$42.50		\$21.00	-1%	--	--
Williamson	\$49.00	--	\$17.50	\$45.00		\$23.00	-9%	--	24%
Wilson	\$61.50	--	\$26.00	\$57.50		\$21.50	-7%	--	-21%
Central Basin	\$83.21	--	\$21.35	\$82.09		\$24.06	-1%	--	11%

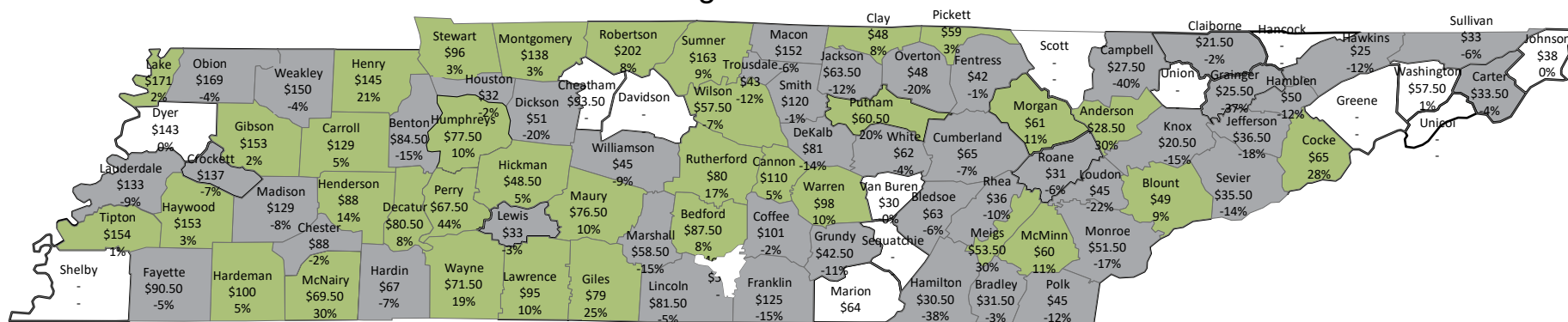
County and District	2023			2024			Percent Change		
	Nonirrigated Cropland	Irrigated Cropland Per Acre	Pastureland	Nonirrigated Cropland	Irrigated Cropland Per Acre	Pastureland	Nonirrigated Cropland	Irrigated Cropland Per Acre	Pastureland
Bledsoe	\$66.50	--	\$21.50	\$63.00		\$28.00	-6%	--	23%
Coffee	\$103.00	--	\$31.50	\$101.00		\$32.50	-2%	--	3%
Cumberland	\$69.50	--	\$33.00	\$65.00		\$28.50	-7%	--	-16%
Fentress	\$42.50	--	\$21.50	\$42.00			-1%	--	--
Franklin	\$144.00	--	\$33.00	\$125.00		\$31.50	-15%	--	-5%
Grundy	\$47.00	--	\$15.00	\$42.50			-11%	--	--
Marion	--	--	\$24.00	\$64.00		\$29.00	100%	--	17%
Morgan	\$54.00	--		\$61.00		\$18.00	11%	--	--
Overton	\$57.50	--	\$25.00	\$48.00		\$24.00	-20%	--	-4%
Pickett	\$57.50	--	\$23.00	\$59.00		\$33.00	3%	--	30%
Putnam	\$48.50	--	\$26.00	\$60.50		\$29.00	20%	--	10%
Scott	--	--	--				--	--	--
Sequatchie	\$28.00	--	\$25.50				--	--	--
Van Buren	\$30.00	--	\$24.50	\$30.00		\$24.00	0%	--	-2%
Warren	\$88.00	--	\$38.50	\$98.00	\$245.00	\$40.50	10%	--	5%
White	\$64.50	--	\$25.00	\$62.00		\$30.00	-4%	--	17%
Cumberland Plateau	\$64.32	--	\$26.21	\$65.79	\$245.00	\$29.00	2%	--	10%
Anderson	\$20.00	--	\$19.50	\$28.50			30%	--	--
Blount	\$44.50	--	\$22.50	\$49.00		\$24.50	9%	--	8%
Bradley	\$32.50	--	\$24.50	\$31.50		\$26.00	-3%	--	6%
Campbell	\$38.50	--	\$16.00	\$27.50			-40%	--	--
Carter	\$35.00	--	\$16.50	\$33.50		\$15.50	-4%	--	-6%
Claiborne	\$22.00	--	\$10.00	\$21.50		\$9.50	-2%	--	-5%
Cocke	\$47.00	\$255.00	\$19.50	\$65.00	\$275.00	\$23.00	28%	7%	15%
Grainger	\$35.00	--	\$15.50	\$25.50		\$22.50	-37%	--	31%
Greene	\$42.50	--	\$23.00			\$21.50	--	--	-7%
Hamblen	\$56.00	--	\$18.00	\$50.00		\$20.00	-12%	--	10%
Hamilton	\$42.00	--	\$19.50	\$30.50		\$18.50	-38%	--	-5%
Hancock	\$27.00	--	\$23.00			\$24.00	--	--	4%

County and District	2023			2024			Percent Change		
	Nonirrigated Cropland	Irrigated Cropland Per Acre	Pastureland	Nonirrigated Cropland	Irrigated Cropland Per Acre	Pastureland	Nonirrigated Cropland	Irrigated Cropland Per Acre	Pastureland
Hawkins	\$28.00	--	\$20.00	\$25.00		\$19.50	-12%	--	-3%
Jefferson	\$43.00	--	\$21.00	\$36.50		\$20.00	-18%	--	-5%
Johnson	\$38.00	--	\$18.00	\$38.00		\$23.00	0%	--	22%
Knox	\$23.50	--	\$17.50	\$20.50		\$17.50	-15%	--	0%
Loudon	\$55.00	--	\$22.00	\$45.00		\$20.00	-22%	--	-10%
McMinn	\$53.50	--	\$24.00	\$60.00		\$26.00	11%	--	8%
Meigs	\$37.50	--	--	\$53.50		\$16.00	30%	--	--
Monroe	\$60.00	--	\$22.00	\$51.50		\$21.50	-17%	--	-2%
Polk	\$50.50	--	--	\$45.00		\$22.50	-12%	--	--
Rhea	\$39.50	--	\$19.00	\$36.00		\$18.00	-10%	--	-6%
Roane	\$33.00	--	\$21.50	\$31.00		\$19.50	-6%	--	-10%
Sevier	\$40.50	--	\$15.00	\$35.50		\$21.00	-14%	--	29%
Sullivan	\$35.00	--	\$21.00	\$33.00		\$24.50	-6%	--	14%
Unicoi	--	--	\$10.50				--	--	--
Union	\$39.00	--	--			\$11.00	--	--	--
Washington	\$57.00	--	\$32.00	\$57.50		\$34.50	1%	--	7%
East Tennessee	\$39.81	\$255.00	\$19.64	\$38.77	\$275.00	\$20.78	-3%	7%	5%
State	\$113.00	\$197.00	\$23.00	\$117.00	\$197.00	\$24.50	3%	0%	6%

1-- Data not available.

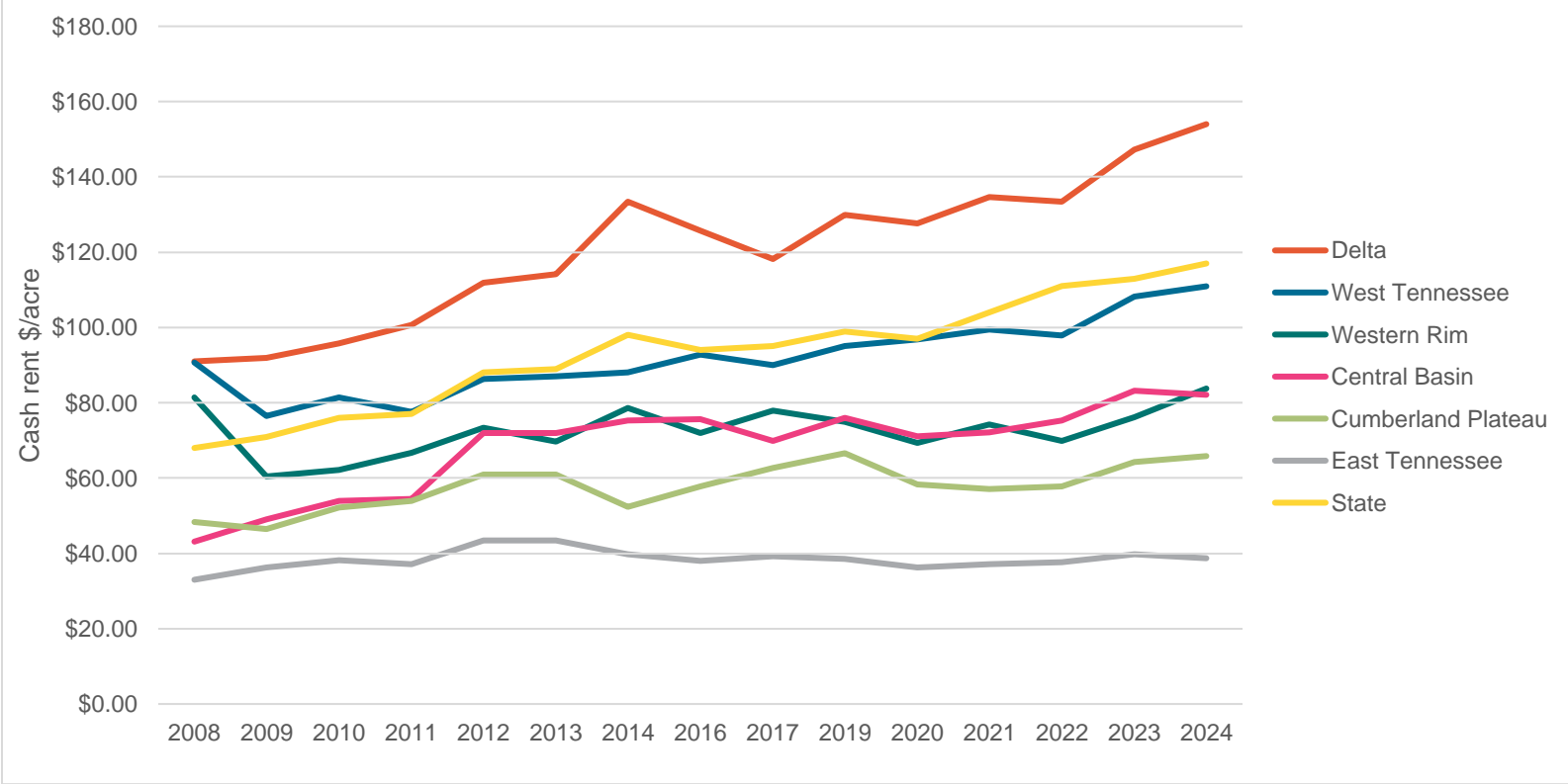
Source: USDA National Agricultural Statistics Service

Tennessee Cash Rent, Nonirrigated Cropland \$/Acre, 2024 % Change from 2023



Data source: USDA National Agricultural Statistics Service

Nonirrigated Cropland Cash Rent \$/acre



Data Source: USDA National Agricultural Statistics Service

Tennessee Cash Rent, Irrigated Cropland

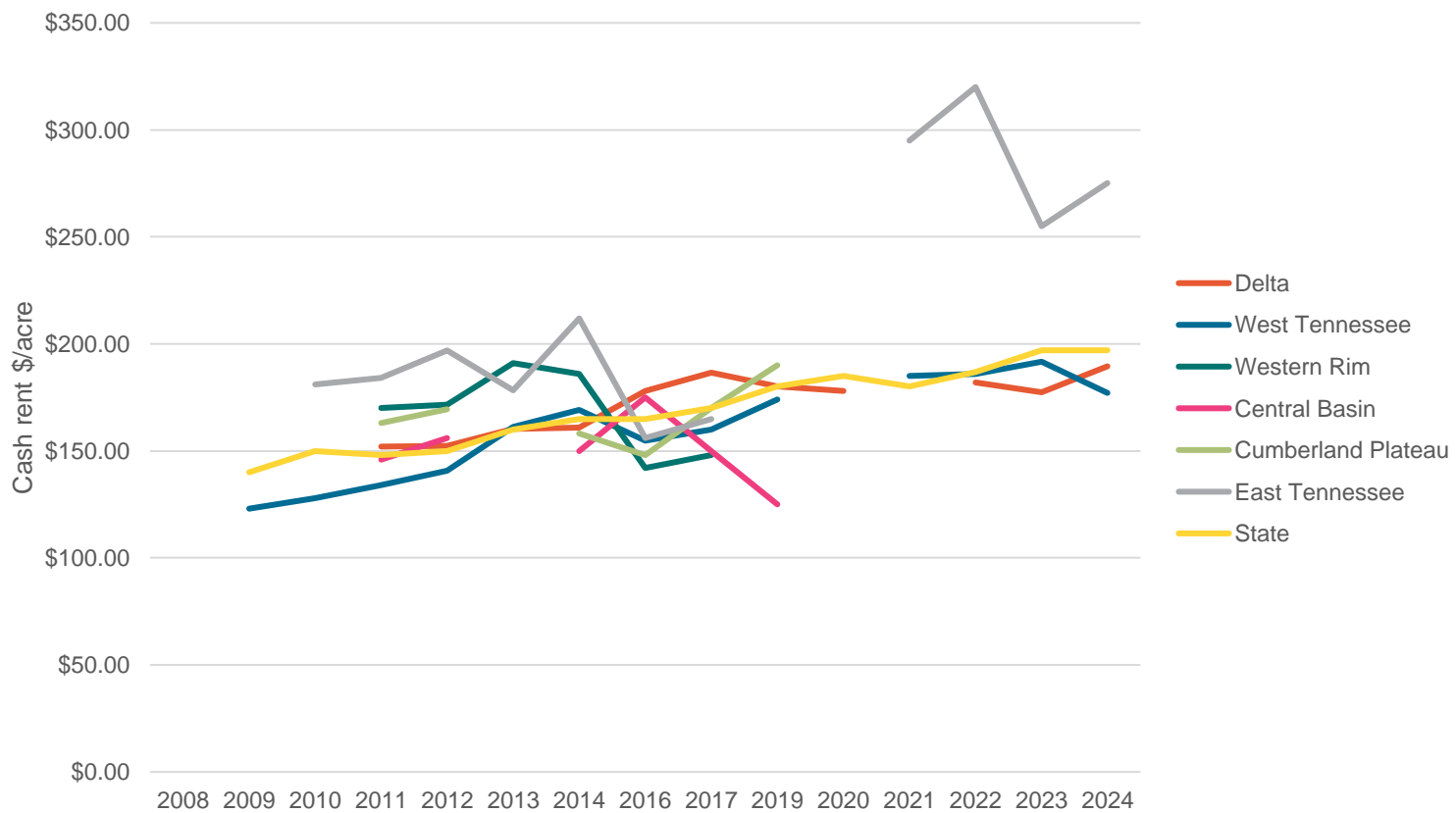
\$/Acre, 2024

% Change from 2023



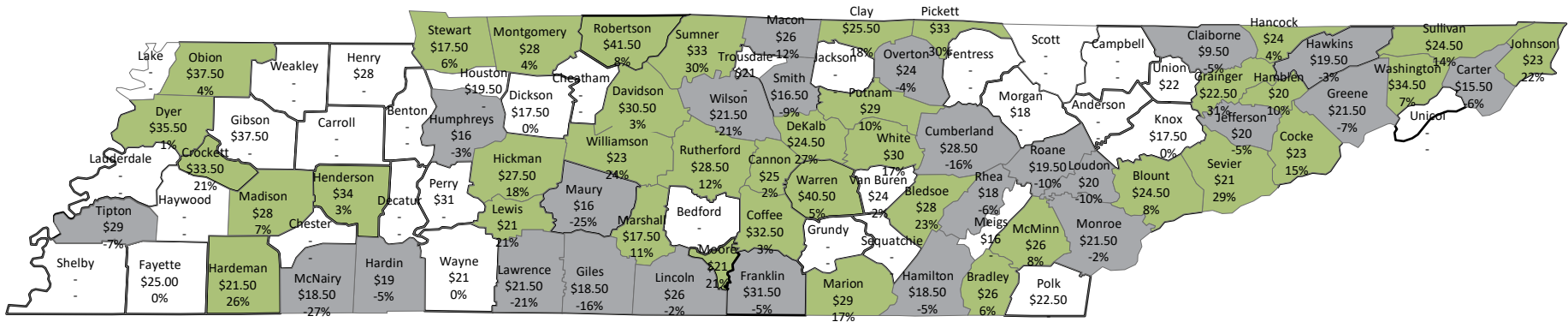
Data source: USDA National Agricultural Statistics Service

Irrigated Cropland Cash Rent \$/acre



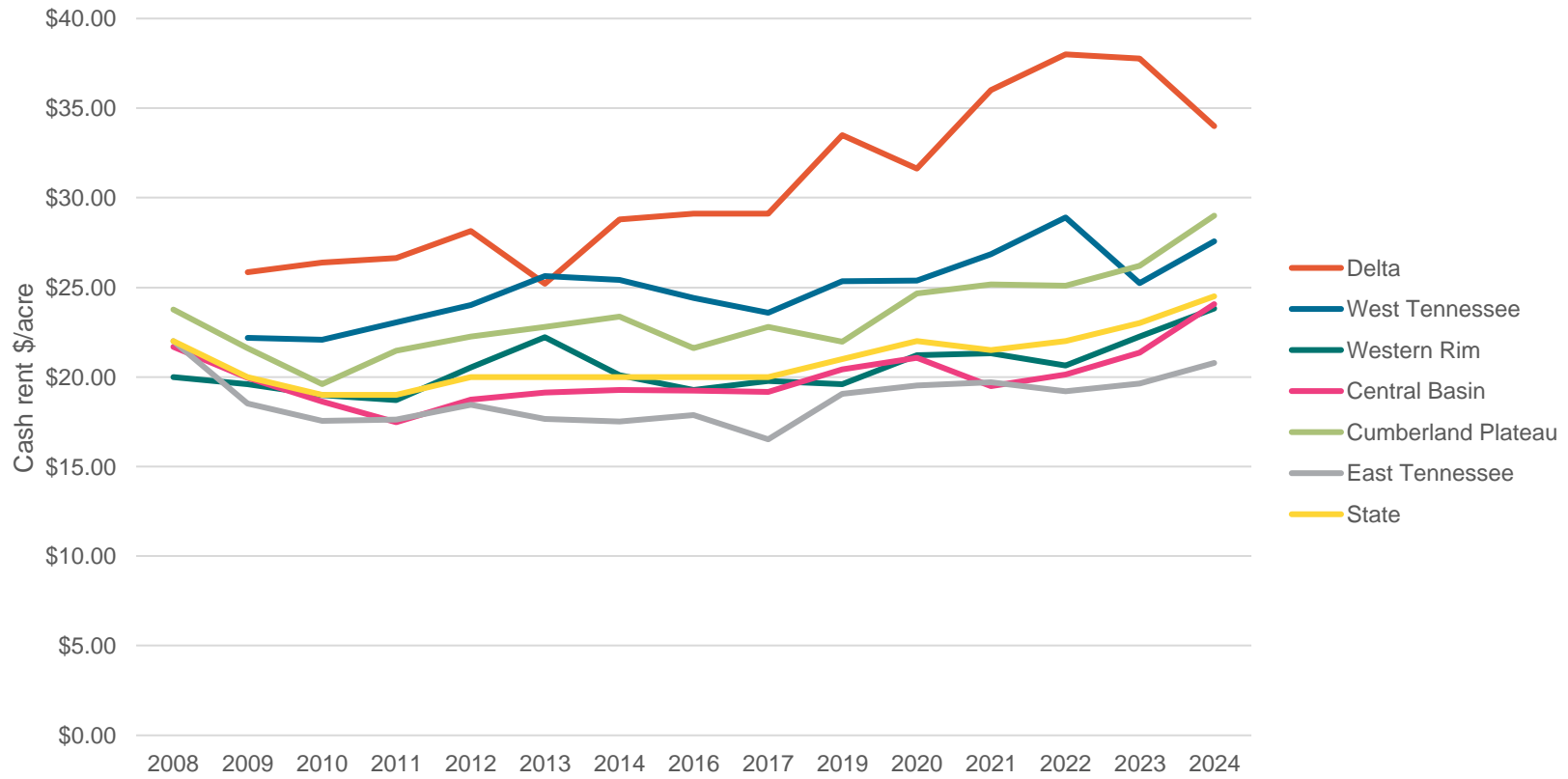
Data Source: USDA National Agricultural Statistics Service

Tennessee Cash Rent, Pastureland \$/Acre, 2024 % Change from 2023



Data source: USDA National Agricultural Statistics Service

Pastureland Cash Rent \$/acre



Data Source: USDA National Agricultural Statistics Service



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