

Tennessee Cropland, Irrigated Cropland and Pastureland Cash Rental Rates for 2023

*Becky G. Bowling, Extension Specialist
S. Aaron Smith, Associate Professor
Department of Agricultural and Resource Economics*

Summary

From 2022 to 2023, Tennessee cash rental rates for nonirrigated cropland increased 2 percent, while irrigated cropland increased 5 percent and pastureland rates increased by 4 percent, as reported by USDA-NASS. However, since 2013, nonirrigated, irrigated and pastureland cash rental rates are up 27 percent, 23 percent and 15 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, 2022 and 2023.

County and District	Nonirrigated Cropland	2022		Non-irrigated Cropland	2023		Nonirrigated Cropland	Percent Change	
		Irrigated Cropland	Pastureland		Irrigated Cropland	Pastureland		Irrigated Cropland	Pastureland
		----Per Acre----			----Per Acre----			----Per Acre----	
Dyer	\$144.00	--	\$38.00	\$143.00	--	\$35.00	-1%	--	-9%
Lake	\$152.00	\$182.00	--	\$167.00	\$185.00	--	9%	2%	--
Lauderdale	\$121.00	--	\$44.50	\$145.00	--	\$49.00	17%	--	9%
Obion	\$155.00	--	\$41.00	\$175.00	--	\$36.00	11%	--	-14%
Shelby	\$93.50	--	--	\$100.00	--	--	6%	--	--
Tipton	\$135.00	--	\$28.50	\$153.00	\$170.00	\$31.00	12%	--	8%
Delta	\$133.42	--	\$38.00	\$147.17	\$177.50	\$37.75	9%	-3%	-1%
Benton	\$82.00	--	\$29.50	\$97.00	--	--	15%	--	--
Carroll	\$105.00	--	\$34.50	\$122.00	--	\$34.00	14%	--	-1%
Chester	\$76.00	--	--	\$90.00	--	\$20.50	16%	--	--
Crockett	\$136.00	--	\$31.00	\$146.00	--	\$26.50	7%	--	-17%
Decatur	\$59.00	--	--	\$74.00	--	\$25.00	20%	--	--
Fayette	\$78.00	--	\$24.00	\$95.00	\$205.00	\$25.00	18%	--	4%
Gibson	\$145.00	\$180.00	\$33.00	\$150.00	\$175.00	--	3%	-3%	--
Hardeman	\$83.50	--	--	\$95.00	--	\$16.00	12%	--	--
Hardin	\$57.00	--	\$21.00	\$72.00	--	\$20.00	21%	--	-5%
Haywood	\$147.00	\$192.00	--	\$148.00	--	--	1%	--	--
Henderson	\$80.00	--	\$30.50	\$76.00	--	\$33.00	-5%	--	8%
Henry	\$116.00	--	--	\$115.00	--	--	-1%	--	--
Madison	\$119.00	--	\$24.00	\$139.00	\$195.00	\$26.00	14%	--	8%
McNairy	\$47.50	--	\$23.50	\$48.50	--	\$18.50	2%	--	-27%
Weakley	\$136.00	--	\$38.00	\$156.00	--	\$33.00	13%	--	-15%
West Tennessee	\$97.80	--	\$28.90	\$108.23	\$191.67	\$25.23	10%	3%	-15%
Cheatham	\$60.50	--	\$26.00	--	--	\$21.00	--	--	-24%
Dickson	\$51.00	--	\$16.00	\$61.00	--	\$17.50	16%	--	9%
Hickman	\$51.00	--	\$18.00	\$46.00	--	\$22.50	-11%	--	20%
Houston	\$20.00	--	\$15.00	\$32.50	--	--	38%	--	--

County and District	Nonirrigated Cropland	2022		2023			Percent Change		
		Irrigated Cropland ---Per Acre---	Pastureland	Nonirrigated Cropland	Irrigated Cropland ---Per Acre---	Pastureland	Nonirrigated Cropland	Irrigated Cropland ---Per Acre---	
Humphreys	\$57.50	--	\$18.50	\$69.50	--	\$16.50	17%	--	-12%
Lawrence	\$75.50	--	\$23.00	\$85.50	--	\$26.00	12%	--	12%
Lewis	--	--	\$19.00	\$34.00	--	\$16.50	--	--	-15%
Montgomery	\$109.00	--	\$22.00	\$134.00	--	\$27.00	19%	--	19%
Perry	\$43.00	--	\$23.50	\$38.00	--	--	-13%	--	--
Robertson	\$187.00	--	\$38.00	\$186.00	--	\$38.00	-1%	--	0%
Stewart	--	--	\$12.50	\$93.50	--	\$16.50	--	--	24%
Wayne	\$44.00	--	\$16.00	\$58.00	--	\$21.00	24%	--	24%
Western Rim	\$69.85	--	\$20.63	\$76.18	--	\$22.25	8%	--	7%
Bedford	\$74.50	--	\$23.50	\$80.50	--	\$19.50	7%	--	-21%
Cannon	\$94.50	--	\$21.50	\$104.00	--	\$24.50	9%	--	12%
Clay	\$41.00	--	\$19.00	\$44.00	--	\$21.00	7%	--	10%
Davidson	--	--	--	\$76.50	--	\$29.50	--	--	--
DeKalb	\$77.50	--	\$22.00	\$92.50	--	\$18.00	16%	--	-22%
Giles	\$55.00	--	\$15.50	\$59.50	--	\$21.50	8%	--	28%
Jackson	\$56.00	--	\$15.00	\$71.00	--	\$14.00	21%	--	-7%
Lincoln	\$79.50	--	\$25.00	\$85.50	--	\$26.50	7%	--	6%
Macon	\$141.00	--	\$24.00	\$161.00	--	\$29.00	12%	--	17%
Marshall	\$47.00	--	\$15.50	\$67.00	--	\$17.50	30%	--	11%
Maury	\$79.00	--	\$20.00	\$69.00	--	\$16.00	-14%	--	-25%
Moore	\$35.00	--	\$18.50	--	--	\$16.50	--	--	-12%
Rutherford	\$81.50	--	\$22.00	\$66.50	--	\$25.00	-23%	--	12%
Smith	\$122.00	--	\$20.00	\$121.00	--	\$18.00	-1%	--	-11%
Sumner	\$148.00	--	\$20.50	\$163.00	--	\$23.00	9%	--	11%
Trousdale	\$48.00	--	\$16.00	\$43.00	--	--	-12%	--	--
Williamson	\$54.00	--	\$21.50	\$49.00	--	\$17.50	-10%	--	-23%
Wilson	\$46.50	--	\$22.50	\$61.50	--	\$26.00	24%	--	13%
Central Basin	\$75.29	--	\$20.12	\$83.21	--	\$21.35	10%	--	6%

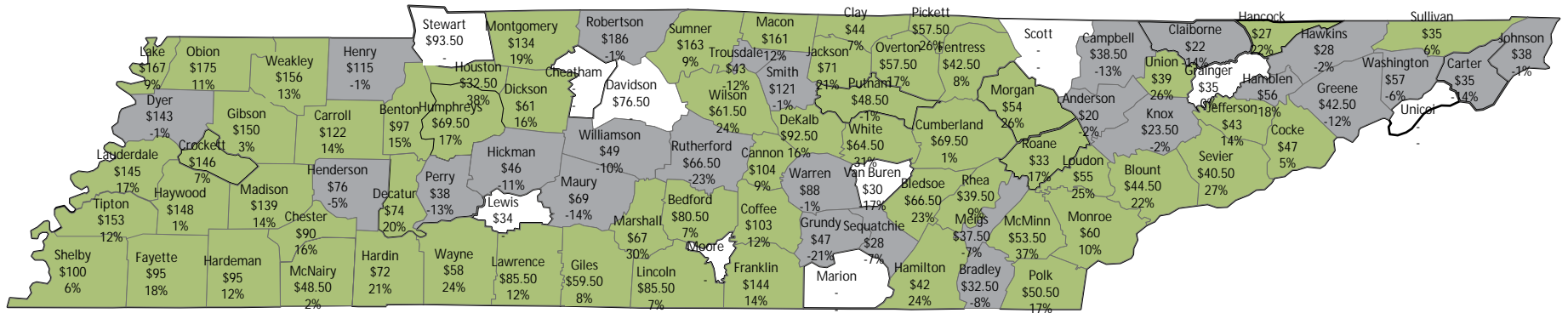
County and District	2022			2023			Percent Change		
	Nonirrigated Cropland	Irrigated Cropland ----Per Acre----	Pastureland	Nonirrigated Cropland	Irrigated Cropland ----Per Acre----	Pastureland	Nonirrigated Cropland	Irrigated Cropland ----Per Acre----	Pastureland
Bledsoe	\$51.50	--	\$22.00	\$66.50	--	\$21.50	23%	--	-2%
Coffee	\$90.50	--	\$32.50	\$103.00	--	\$31.50	12%	--	-3%
Cumberland	\$69.00	--	\$32.00	\$69.50	--	\$33.00	1%	--	3%
Fentress	\$39.00	--	\$26.50	\$42.50	--	\$21.50	8%	--	-23%
Franklin	\$124.00	--	\$29.50	\$144.00	--	\$33.00	14%	--	11%
Grundy	\$57.00	--	\$16.00	\$47.00	--	\$15.00	-21%	--	-7%
Marion	\$59.00	--	\$24.00	--	--	\$24.00	--	--	0%
Morgan	\$40.00	--	\$16.00	\$54.00	--		26%	--	--
Overton	\$48.00	--	\$23.50	\$57.50	--	\$25.00	17%	--	6%
Pickett	\$42.50	--	\$20.50	\$57.50	--	\$23.00	26%	--	11%
Putnam	\$49.00	--	\$27.00	\$48.50	--	\$26.00	-1%	--	-4%
Scott	--	--	--	--	--	--	--	--	--
Sequatchie	\$30.00	--	\$26.00	\$28.00	--	\$25.50	-7%	--	-2%
Van Buren	\$35.00	--	\$22.50	\$30.00	--	\$24.50	-17%	--	8%
Warren	\$88.50	--	\$33.50	\$88.00	--	\$38.50	-1%	--	13%
White	\$44.50	--	\$25.00	\$64.50	--	\$25.00	31%	--	0%
Cumberland Plateau	\$57.83	--	\$25.10	\$64.32	--	\$26.21	10%	--	4%
Anderson	\$20.50	--	--	\$20.00	--	\$19.50	-2%	--	--
Blount	\$34.50	--	\$17.50	\$44.50	--	\$22.50	22%	--	22%
Bradley	\$35.00	--	\$20.00	\$32.50	--	\$24.50	-8%	--	18%
Campbell	\$43.50	--	\$17.50	\$38.50	--	\$16.00	-13%	--	-9%
Carter	\$40.00	--	\$15.50	\$35.00	--	\$16.50	-14%	--	6%
Claiborne	\$25.00	--	\$12.00	\$22.00	--	\$10.00	-14%	--	-20%
Cocke	\$44.50	\$320.00	\$21.50	\$47.00	\$255.00	\$19.50	5%	-25%	-10%
Grainger	\$35.00	--	\$20.50	\$35.00	--	\$15.50	0%	--	-32%
Greene	\$47.50	--	\$23.50	\$42.50	--	\$23.00	-12%	--	-2%
Hamblen	\$66.00	--	\$22.50	\$56.00	--	\$18.00	-18%	--	-25%
Hamilton	\$32.00	--	\$14.50	\$42.00	--	\$19.50	24%	--	26%
Hancock	\$21.00	--	\$19.50	\$27.00	--	\$23.00	22%	--	15%

County and District	2022			2023			Percent Change		
	Nonirrigated Cropland	Irrigated Cropland ---Per Acre---	Pastureland	Nonirrigated Cropland	Irrigated Cropland ---Per Acre---	Pastureland	Nonirrigated Cropland	Irrigated Cropland ---Per Acre---	Pastureland
Hawkins	\$28.50	--	\$16.00	\$28.00	--	\$20.00	-2%	--	20%
Jefferson	\$37.00	--	\$21.00	\$43.00	--	\$21.00	14%	--	0%
Johnson	\$38.50	--	\$20.50	\$38.00	--	\$18.00	-1%	--	-14%
Knox	\$24.00	--	\$17.50	\$23.50	--	\$17.50	-2%	--	0%
Loudon	\$41.00	--	\$17.00	\$55.00	--	\$22.00	25%	--	23%
McMinn	\$33.50	--	\$23.00	\$53.50	--	\$24.00	37%	--	4%
Meigs	\$40.00	--	--	\$37.50	--	--	-7%	--	--
Monroe	\$54.00	--	\$22.00	\$60.00	--	\$22.00	10%	--	0%
Polk	\$42.00	--	--	\$50.50	--	--	17%	--	--
Rhea	\$36.00	--	\$17.00	\$39.50	--	\$19.00	9%	--	11%
Roane	\$27.50	--	\$26.50	\$33.00	--	\$21.50	17%	--	-23%
Sevier	\$29.50	--	\$16.50	\$40.50	--	\$15.00	27%	--	-10%
Sullivan	\$33.00	--	\$21.00	\$35.00	--	\$21.00	6%	--	0%
Unicoi	\$55.50	--	--	--	--	\$10.50	--	--	--
Union	\$29.00	--	\$10.00	\$39.00	--	--	26%	--	--
Washington	\$60.50	--	\$28.50	\$57.00	--	\$32.00	-6%	--	11%
East Tennessee	\$37.64	\$320.00	\$19.21	\$39.81	\$255.00	\$19.64	5%	-25%	2%
State	\$111.00	\$187.00	\$22.00	\$113.00	\$197.00	\$23.00	2%	5%	4%

1-- Data not available.

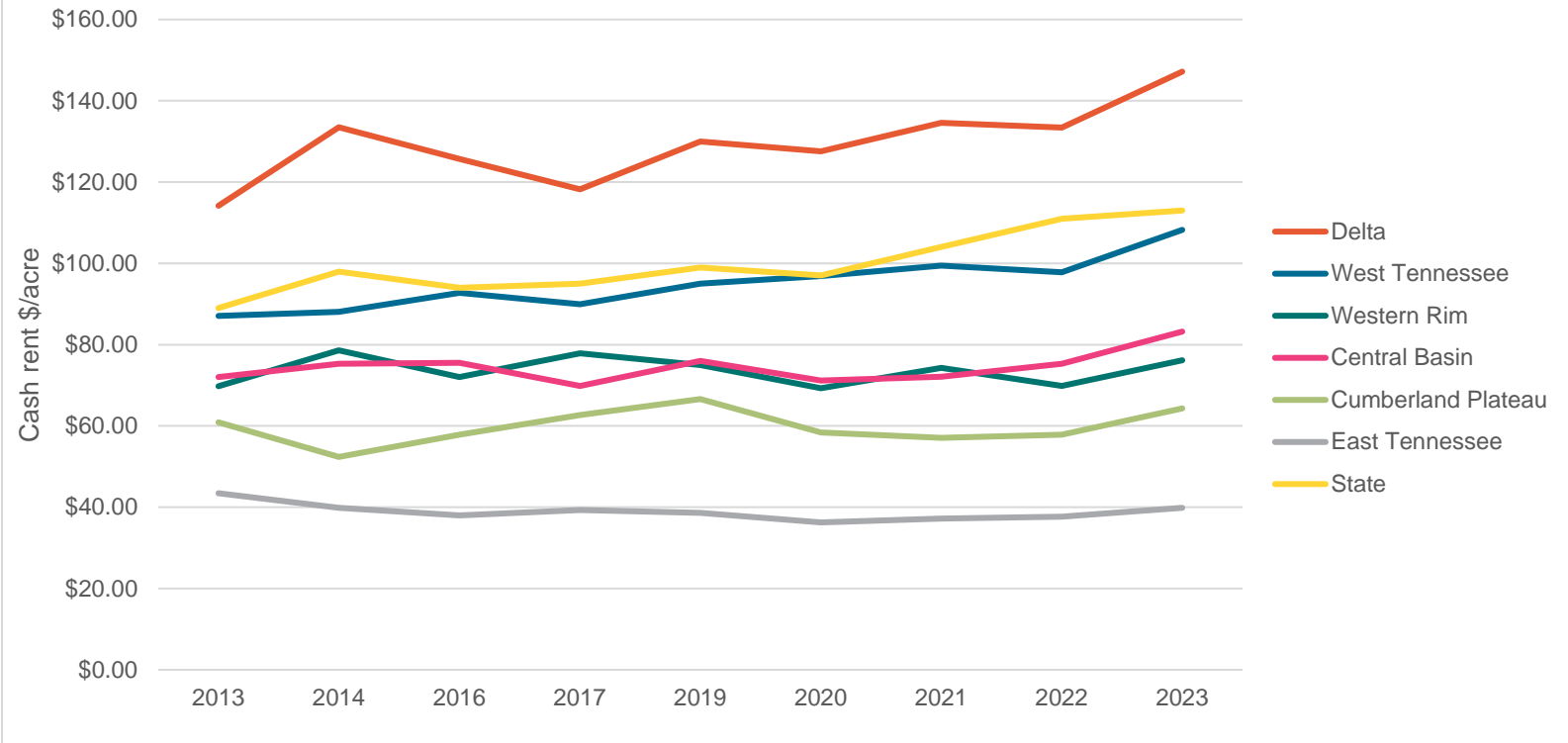
Source: USDA National Agricultural Statistics Service

Tennessee Cash Rent, Nonirrigated Cropland \$/Acre, 2023 % Change from 2022



Data source: USDA National Agricultural Statistics Service

Nonirrigated Cropland Cash Rent \$/acre



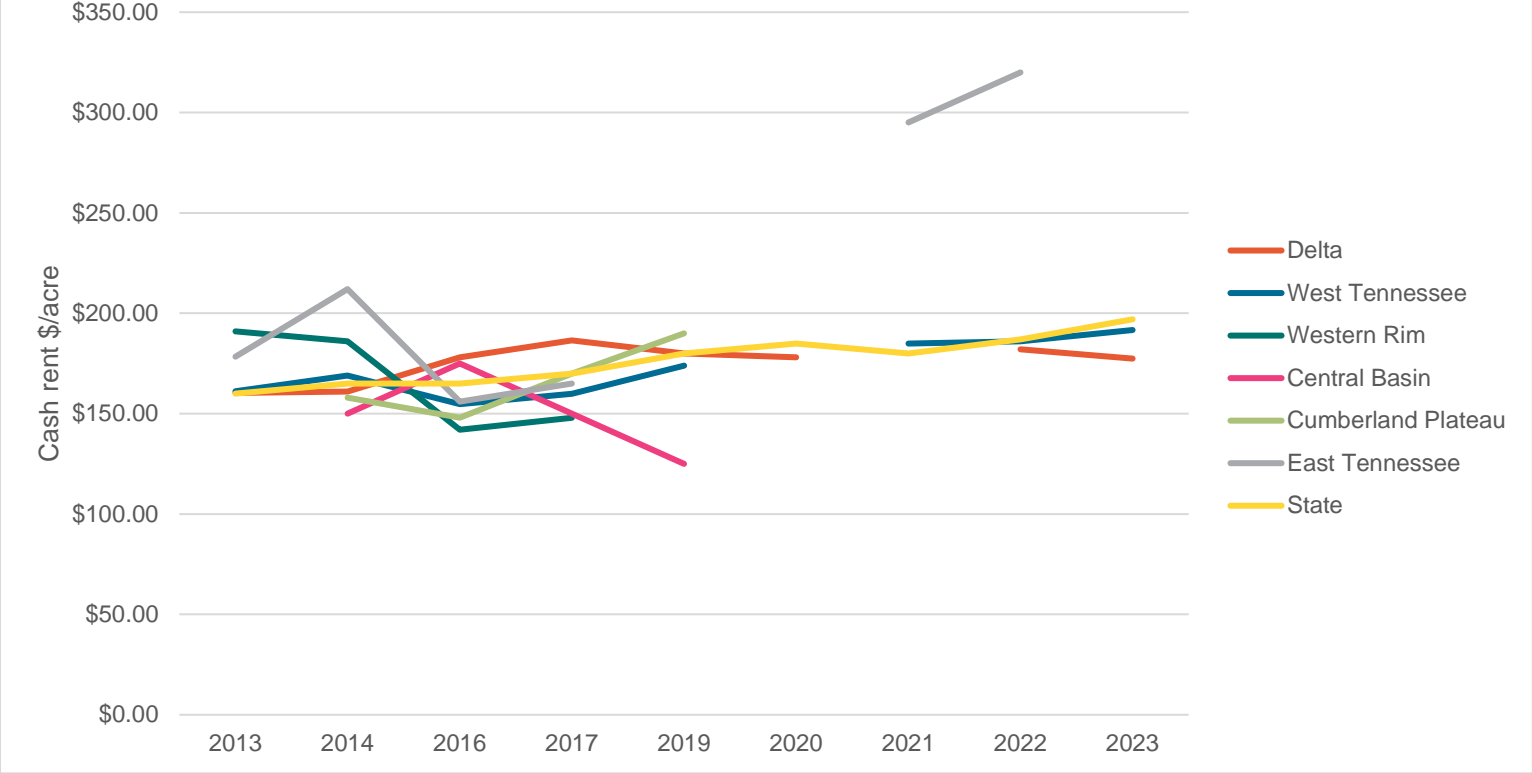
Data Source: USDA National Agricultural Statistics Service

Tennessee Cash Rent, Irrigated Cropland \$/Acre, 2023 % Change from 2022



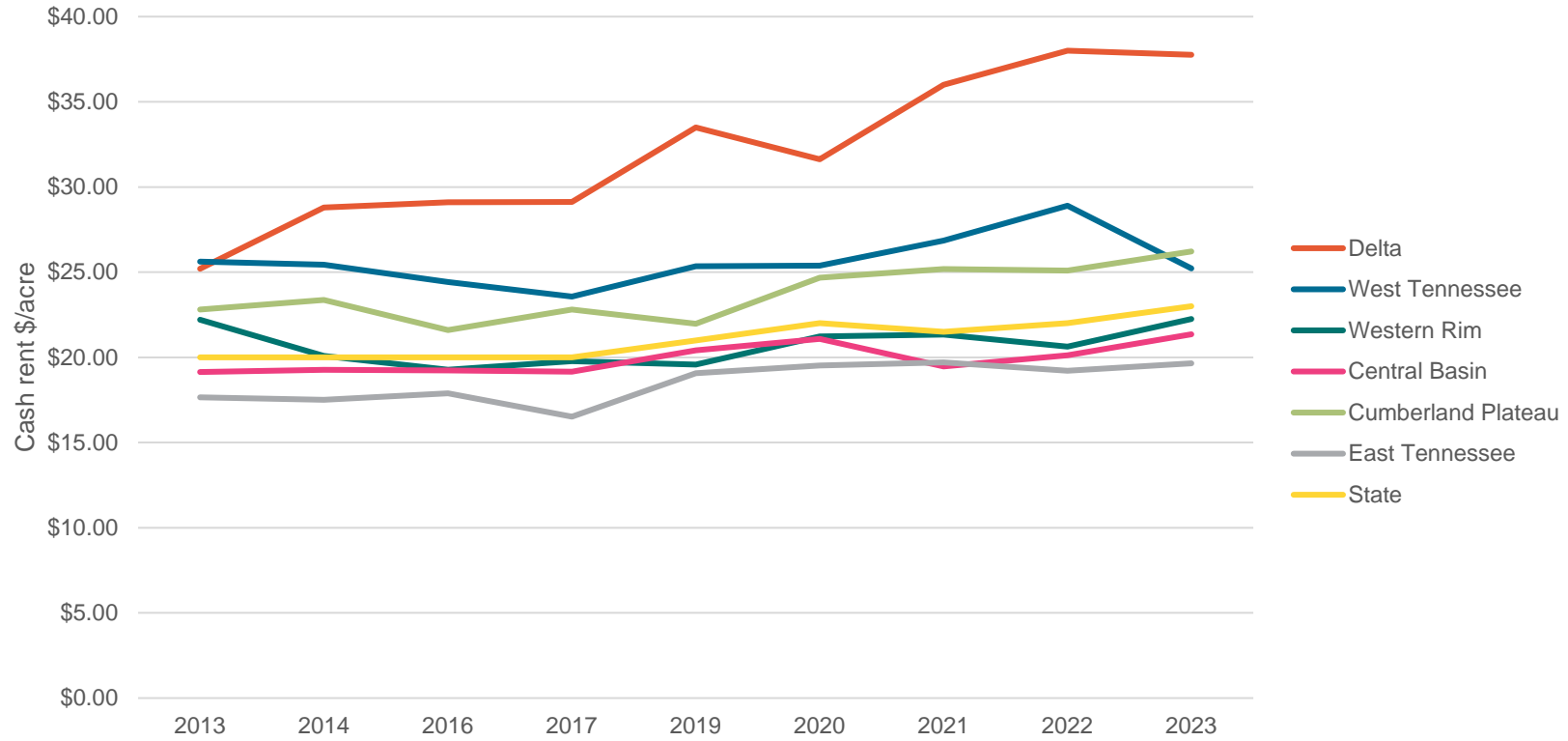
Data source: USDA National Agricultural Statistics Service

Irrigated Cropland Cash Rent \$/acre



Data Source: USDA National Agricultural Statistics Service

Pastureland Cash Rent \$/acre



Data Source: USDA National Agricultural Statistics Service



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