

# Tennessee Cropland, Irrigated Cropland and Pastureland Cash Rental Rates for 2019

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



## Summary

From 2017 to 2019, Tennessee cash rental rates for nonirrigated cropland increased 4 percent; irrigated cropland increased 6 percent; and pastureland rates increased by 5 percent, as reported by USDA-NASS. However, since 2009, nonirrigated, irrigated and pastureland cash rental rates are up 40 percent, 30 percent and 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, 2017 and 2019**

County & District	2017			2019			% Change		
	Non-Irrigated Cropland	Irrigated Cropland	Pastureland	Non-Irrigated Cropland	Irrigated Cropland	Pastureland	Non-Irrigated Cropland	Irrigated Cropland	Pastureland
	-----Per Acre-----			-----Per Acre-----			-----Per Acre-----		
Dyer	\$125.00	--	--	\$126.00	\$165.00	--	1%	--	--
Lake	--	--	--	--	--	--	--	--	--
Lauderdale	\$115.00	--	--	\$115.00	--	--	0%	--	--
Obion	--	\$200.00	\$34.50	\$155.00	\$225.00	\$36.00	--	13%	4%
Shelby	--	--	\$20.50	--	--	\$24.50	--	--	20%
Tipton	\$101.00	--	\$25.50	\$126.00	--	\$30.50	25%	--	20%
Other	\$132.00	\$173.00	\$36.00	\$128.00	\$150.00	\$43.00	-3%	-13%	19%
<b>Delta</b>	\$119.00	\$185.00	\$31.50	\$131.00	\$179.00	\$32.50	10%	-3%	3%
Benton	\$67.00	--	\$24.50	\$82.00	--	--	22%	--	--
Carroll	\$89.00	--	\$25.50	--	--	\$24.50	--	--	-4%
Chester	\$67.00	--	\$26.50	\$57.00	--	--	-15%	--	--
Crockett	\$121.00	\$175.00	\$32.00	\$131.00	\$170.00	\$33.00	8%	-3%	3%
Decatur	\$67.00	--	\$21.00	\$63.00	--	\$17.00	-6%	--	-19%
Fayette	\$82.00	\$135.00	\$19.00	\$82.00	--	\$21.00	0%	--	11%
Gibson	\$129.00	\$150.00	\$33.50	\$134.00	\$140.00	\$31.00	4%	-7%	-7%
Hardeman	\$71.00	--	\$16.00	\$76.00	--	\$20.00	7%	--	25%
Hardin	\$62.00	--	\$17.50	\$57.00	--	\$21.00	-8%	--	20%
Haywood	\$135.00	\$175.00	\$15.00	\$134.00	\$200.00	--	-1%	14%	--
Henderson	\$82.00	--	\$28.00	\$83.00	--	\$32.00	1%	--	14%
Henry	\$90.00	--	\$24.00	\$103.00	--	\$29.00	15%	--	21%
Madison	\$119.00	\$180.00	\$20.50	\$120.00	\$185.00	\$21.00	1%	3%	2%
McNairy	\$53.00	--	\$18.50	--	--	\$23.50	--	--	27%
Weakley	\$115.00	--	\$32.00	--	--	\$30.00	--	--	-6%
Other	--	\$144.00	--	\$113.00	\$175.00	\$26.50	--	22%	--
<b>West Tennessee</b>	\$106.00	\$170.00	\$23.00	\$112.00	\$181.00	\$25.00	6%	6%	9%
Cheatham	\$85.00	--	\$19.50	\$70.00	--	\$21.00	-18%	--	8%
Dickson	\$73.00	--	\$15.00	\$58.00	--	\$14.00	-21%	--	-7%
Hickman	\$64.00	--	\$20.50	\$55.00	--	\$17.00	-14%	--	-17%
Houston	--	--	\$15.00	--	--	\$14.00	--	--	-7%

County & District	2017			2019			% Change		
	Non-Irrigated Cropland	Irrigated Cropland	Pastureland	Non-Irrigated Cropland	Irrigated Cropland	Pastureland	Non-Irrigated Cropland	Irrigated Cropland	Pastureland
	-----Per Acre-----			-----Per Acre-----			-----Per Acre-----		
Humphreys	\$72.00	--	\$18.00	\$67.00	--	\$20.50	-7%	--	14%
Lawrence	\$80.00	--	\$24.50	\$75.00	--	\$24.00	-6%	--	-2%
Lewis	--	--	--	--	--	\$15.00	--	--	--
Montgomery	\$128.00	--	\$20.00	\$118.00	--	\$23.50	-8%	--	18%
Perry	\$31.00	--	--	\$33.00	--	\$16.50	6%	--	--
Robertson	\$155.00	--	\$40.00	\$164.00	--	\$36.00	6%	--	-10%
Stewart	\$80.00	--	\$14.00	\$95.00	--	\$13.00	19%	--	-7%
Wayne	\$58.00	--	\$19.00	\$61.50	--	\$20.50	6%	--	8%
Other	\$30.50	\$148.00	\$12.00	\$28.00	--	--	-8%	--	--
<b>Western Rim</b>	\$115.00	\$148.00	\$21.50	\$104.00	--	\$21.50	-10%	--	0%
Bedford	\$70.00	--	\$22.00	\$60.00	--	\$24.00	-14%	--	9%
Cannon	\$83.00	--	\$10.00	\$86.00	--	--	4%	--	--
Clay	\$50.00	--	\$20.00	\$45.00	--	\$18.00	-10%	--	-10%
Davidson	\$51.00	--	\$23.00	--	--	--	--	--	--
DeKalb	\$58.00	--	\$24.50	\$62.00	--	\$24.00	7%	--	-2%
Giles	\$80.00	--	\$20.00	\$80.00	--	\$16.50	0%	--	-18%
Jackson	\$75.00	--	\$14.00	\$82.00	--	\$13.00	9%	--	-7%
Lincoln	\$64.00	--	\$22.00	\$71.00	--	\$24.00	11%	--	9%
Macon	\$100.00	--	\$29.00	\$100.00	--	\$30.00	0%	--	4%
Marshall	\$61.00	--	\$20.00	\$63.50	--	\$19.50	4%	--	-3%
Maury	\$55.00	--	\$15.00	\$70.00	--	\$16.50	27%	--	10%
Moore	\$53.00	--	\$16.00	--	--	\$16.50	--	--	3%
Rutherford	\$78.00	--	\$20.50	\$68.00	--	\$24.00	-13%	--	17%
Smith	\$95.00	--	\$14.00	\$105.00	--	\$14.00	11%	--	0%
Sumner	\$104.00	--	\$18.00	\$128.00	--	\$23.00	23%	--	28%
Trousdale	\$58.00	--	\$19.50	--	--	\$19.50	--	--	0%
Williamson	\$65.00	--	\$22.50	\$56.00	--	\$21.50	-14%	--	-4%
Wilson	\$57.00	--	\$15.00	\$52.00	--	\$18.50	-9%	--	23%
Other	--	\$150.00	--	\$87.50	--	\$24.50	--	--	--
<b>Central Basin</b>	\$75.00	\$150.00	\$19.00	\$79.50	\$125.00	\$20.50	6%	-17%	8%

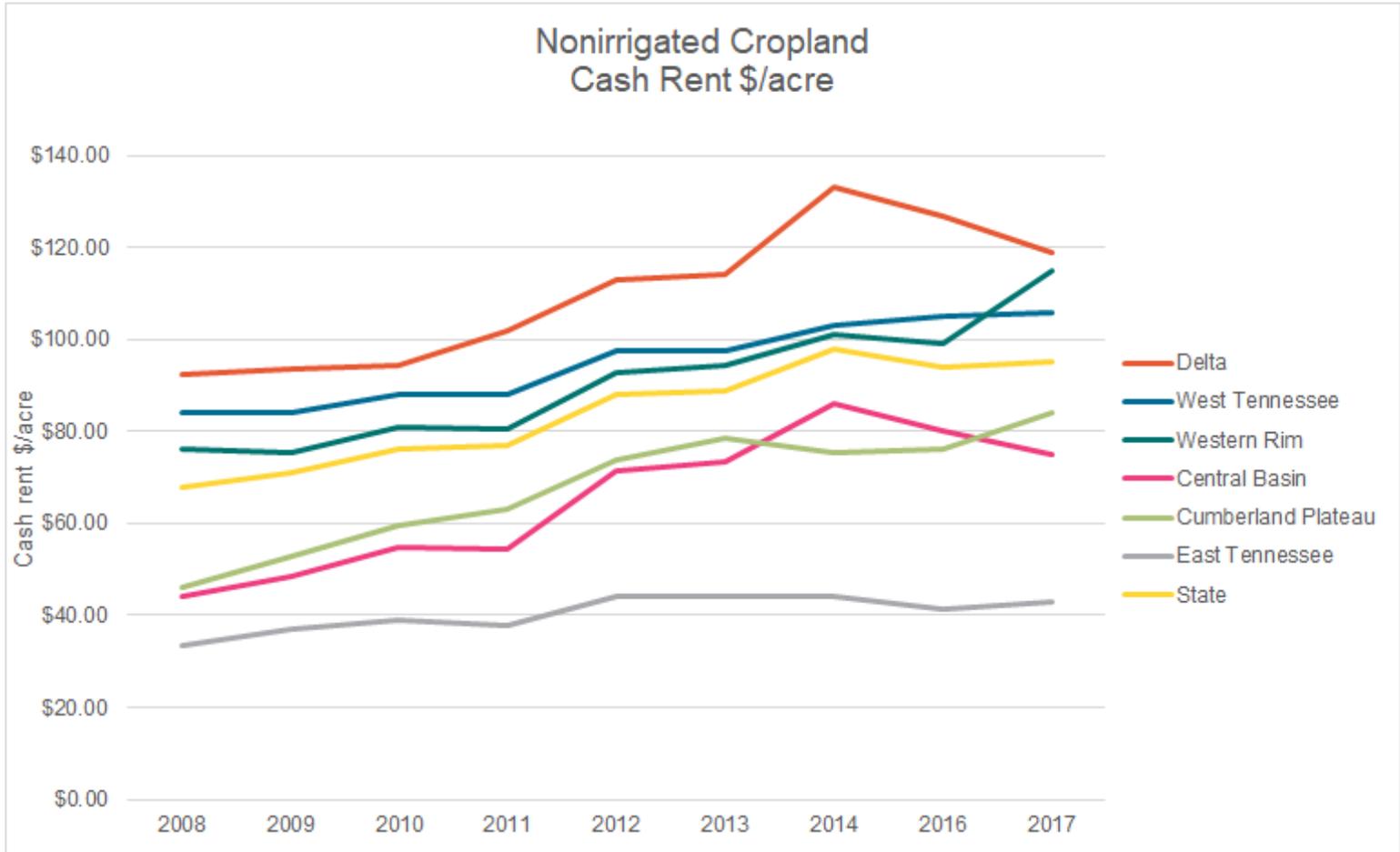
County & District	2017			2019			% Change		
	Non-Irrigated Cropland	Irrigated Cropland	Pastureland	Non-Irrigated Cropland	Irrigated Cropland	Pastureland	Non-Irrigated Cropland	Irrigated Cropland	Pastureland
	-----Per Acre-----			-----Per Acre-----			-----Per Acre-----		
Bledsoe	\$51.00	--	\$22.00	--	--	\$20.00	--	--	-9%
Coffee	\$81.00	--	\$28.50	\$86.00	--	\$28.00	6%	--	-2%
Cumberland	\$100.00	--	\$20.00	\$105.00	--	\$22.50	5%	--	13%
Fentress	\$41.00	--	\$27.00	\$51.00	--	\$28.00	24%	--	4%
Franklin	\$129.00	--	\$25.00	\$114.00	--	\$20.00	-12%	--	-20%
Grundy	--	--	\$14.50	\$62.50	--	\$18.50	--	--	28%
Marion	\$100.00	--	\$25.50	\$100.00	--	\$23.00	0%	--	-10%
Morgan	--	--	-	\$45.00	--	\$17.00	--	--	--
Overton	\$36.00	--	\$23.50	\$38.00	--	\$19.00	6%	--	-19%
Pickett	\$53.00	--	\$26.00	\$44.00	--	\$23.00	-17%	--	-12%
Putnam	\$39.00	--	\$16.00	\$41.00	--	\$23.00	5%	--	44%
Scott	\$29.00	--	\$8.50	--	--	--	--	--	--
Sequatchie	\$50.00	--	\$28.00	--	--	--	--	--	--
Van Buren	\$36.00	--	-	\$45.00	--	\$18.50	25%	--	--
Warren	\$72.00	--	\$30.00	\$87.00	--	\$27.00	21%	--	-10%
White	\$59.00	--	\$25.00	\$64.00	--	\$23.00	8%	--	-8%
Other	\$64.00	\$170.00	\$22.50	\$50.00	--	\$19.00	-22%	--	-16%
<b>Cumberland Plateau</b>	\$84.00	\$170.00	\$23.50	\$77.50	\$190.00	\$22.50	-8%	12%	-4%
Anderson	\$26.00	--	\$14.00	\$23.00	--	\$15.50	-12%	--	11%
Blount	\$39.00	--	\$22.00	\$34.00	--	\$22.50	-13%	--	2%
Bradley	\$49.00	--	\$18.50	--	--	\$18.00	--	--	-3%
Campbell	\$48.00	--	\$12.00	\$41.00	--	\$17.00	-15%	--	42%
Carter	\$25.00	--	\$15.00	\$31.00	--	\$18.00	24%	--	20%
Claiborne	\$24.00	--	\$11.50	\$24.00	--	\$11.50	0%	--	0%
Cocke	\$65.00	--	\$15.00	\$60.00	--	\$19.50	-8%	--	30%
Grainger	\$33.00	--	\$25.00	\$31.00	--	\$24.00	-6%	--	-4%
Greene	--	--	\$16.00	\$43.00	--	--	--	--	--
Hamblen	\$60.00	--	\$17.00	\$65.00	--	\$22.00	8%	--	29%
Hamilton	\$38.50	--	\$14.00	\$32.50	--	\$18.50	-16%	--	32%
Hancock	\$25.00	--	\$15.00	\$20.00	--	\$11.00	-20%	--	-27%

County & District	2017			2019			% Change		
	Non-Irrigated Cropland	Irrigated Cropland -----Per Acre-----	Pastureland	Non-Irrigated Cropland	Irrigated Cropland -----Per Acre-----	Pastureland	Non-Irrigated Cropland	Irrigated Cropland -----Per Acre-----	Pastureland
Hawkins	\$25.00	--	\$14.50	\$26.00	--	\$15.00	4%	--	3%
Jefferson	\$41.00	--	\$22.50	\$46.00	--	\$23.00	12%	--	2%
Johnson	\$29.50	--	\$16.50	\$27.00	--	\$14.00	-8%	--	-15%
Knox	\$35.00	--	\$15.00	\$30.00	--	\$18.50	-14%	--	23%
Loudon	\$52.00	--	\$20.50	\$42.00	--	\$17.50	-19%	--	-15%
McMinn	\$46.00	--	\$19.50	\$46.00	--	\$22.50	0%	--	15%
Meigs	\$40.00	--	\$14.50	\$50.00	--	--	25%	--	--
Monroe	\$60.00	--	\$23.00	\$65.00	--	\$23.00	8%	--	0%
Polk	\$41.00	--	--	\$39.00	--	\$30.00	-5%	--	--
Rhea	\$36.00	--	\$16.00	\$31.00	--	--	-14%	--	--
Roane	--	--	\$23.00	\$35.00	--	\$28.00	--	--	22%
Sevier	\$28.00	--	\$20.50	\$28.50	--	\$20.00	2%	--	-2%
Sullivan	\$34.00	--	\$15.00	\$29.00	--	\$17.50	-15%	--	17%
Unicoi	--	--	--	--	--	--	--	--	--
Union	\$36.00	--	\$9.50	\$31.00	--	\$10.00	-14%	--	5%
Washington	\$49.00	--	\$18.00	\$54.00	--	\$25.00	10%	--	39%
Other	\$37.00	\$165.00	\$21.00	\$57.50	--	\$15.00	55%	--	-29%
<b>East Tennessee</b>	\$43.00	\$165.00	\$16.50	\$46.00	--	\$18.50	7%	--	12%
<b>State</b>	\$95.00	\$170.00	\$20.00	\$99.00	\$180.00	\$21.00	4%	6%	5%

<sup>1</sup>-- Data not available.

Source: USDA National Agricultural Statistics Service



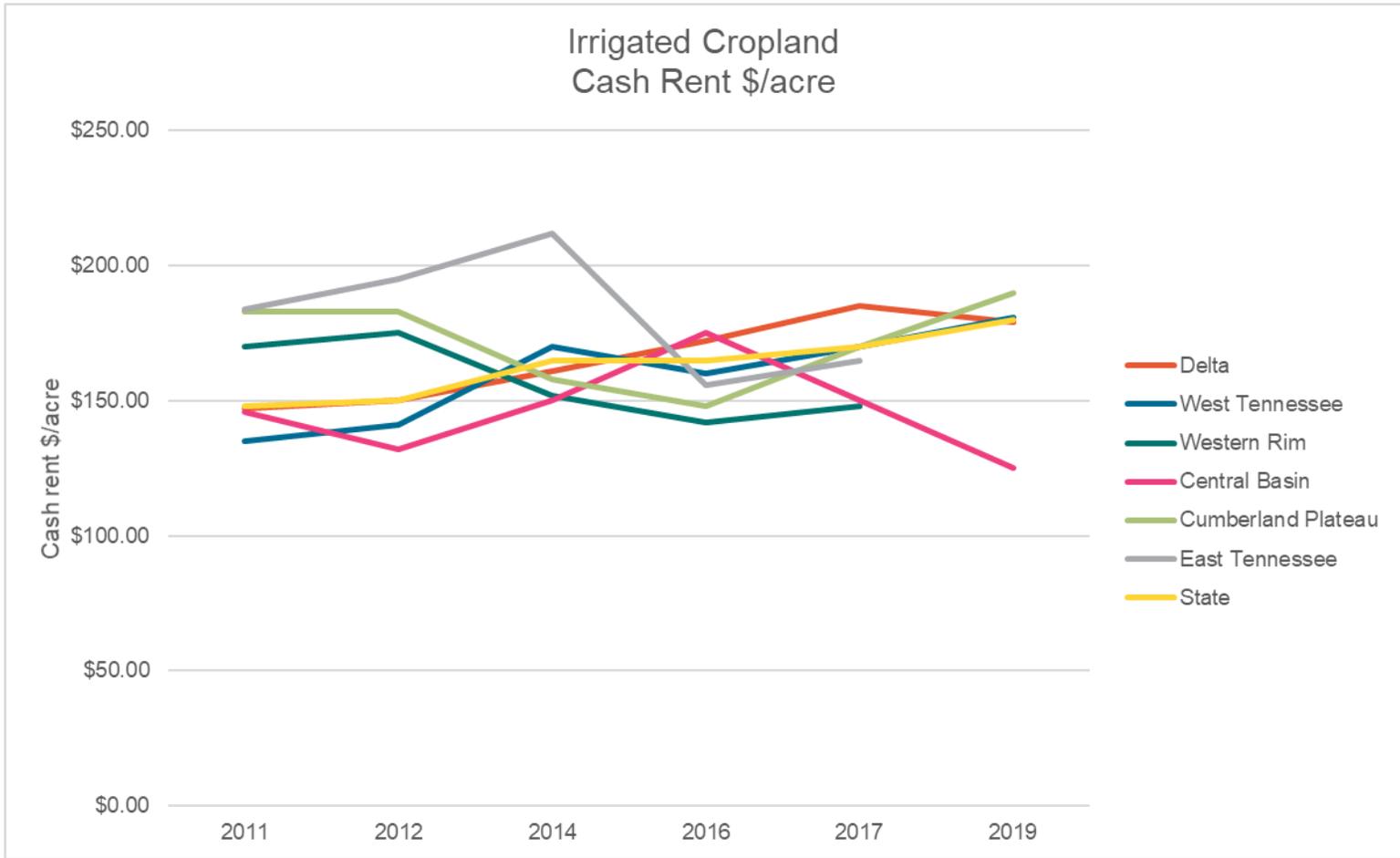


Data Source: USDA National Agricultural Statistics Service

## Tennessee Cash Rent, Irrigated Cropland \$/Acre, 2019 % Change from 2017

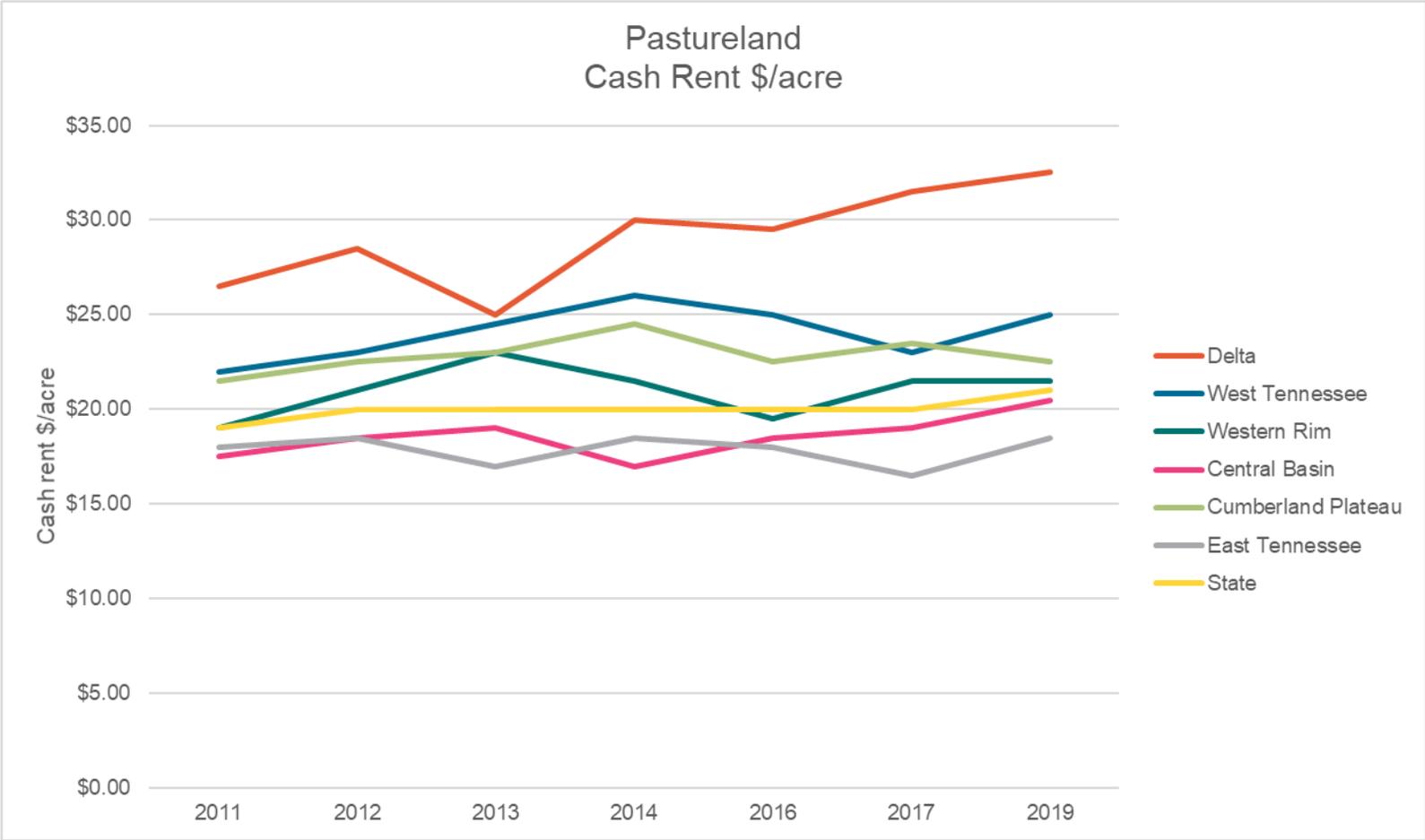


Data source: USDA National Agricultural Statistics Service



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