

## Tennessee Cropland, Irrigated Cropland and Pastureland Cash Rental Rates for 2021

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### Summary

From 2020 to 2021, Tennessee cash rental rates for nonirrigated cropland increased 7 percent, while irrigated cropland decreased 3 percent and pastureland rates decreased by 2 percent, as reported by USDA-NASS. However, since 2011, nonirrigated, irrigated and pastureland cash rental rates are up 35 percent, 22 percent and 13 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, 2020 and 2021**

County and District	2020			2021			Percent Change		
	Nonirrigated Cropland	Irrigated Cropland ---Per Acre---	Pastureland	Non-irrigated Cropland	Irrigated Cropland ---Per Acre---	Pastureland	Nonirrigated Cropland	Irrigated Cropland ---Per Acre---	Pastureland
Dyer	\$127.00	\$163.00	--	\$136.00	--	\$33.00	7%	--	--
Lake	\$136.00	\$160.00	--	\$151.00	--	--	11%	--	--
Lauderdale	\$120.00	--	--	\$136.00	--	\$41.50	13%	--	--
Obion	--	\$200.00	\$36.00	\$144.00	--	\$36.00	--	--	0%
Shelby	--	--	\$25.50	\$99.50	--	--	--	--	--
Tipton	\$124.00	--	\$30.50	\$141.00	--	\$33.50	13%	--	10%
Other*	\$131.00	\$189.00	\$34.50	--	--	--	--	--	--
<b>Delta</b>	\$127.60	\$178.00	\$31.63	\$134.58	--	\$36.00	5%	--	14%
Benton	\$84.00	--	--	\$74.00	--	--	-12%	--	--
Carroll	\$97.00	--	\$31.00	\$112.00	--	\$35.50	15%	--	15%
Chester	\$67.00	--	\$25.00	\$80.50	--	--	20%	--	--
Crockett	--	--	\$37.00	\$132.00	--	--	--	--	--
Decatur	--	--	\$19.50	\$64.00	--	\$25.00	--	--	28%
Fayette	\$80.00	--	\$22.50	\$84.00	--	\$21.50	5%	--	-4%
Gibson	\$114.00	--	\$36.00	\$139.00	--	\$35.50	22%	--	-1%
Hardeman	\$71.00	--	\$19.50	\$76.00	--	\$22.50	7%	--	15%
Hardin	\$52.00	--	\$18.50	\$67.00	--	\$18.00	29%	--	-3%
Haywood	\$128.00	--	--	\$146.00	\$185.00	--	14%	--	--
Henderson	\$93.00	--	\$33.00	\$90.00	--	\$33.00	-3%	--	0%
Henry	\$106.00	--	\$25.00	\$124.00	--	\$30.00	17%	--	20%
Madison	\$122.00	--	\$25.00	\$128.00	--	\$29.00	5%	--	16%
McNairy	--	--	\$20.50	\$51.50	--	\$21.00	--	--	3%
Weakley	\$134.00	--	\$33.00	\$124.00	--	\$33.00	-7%	--	0%
Other*	\$111.00	--	\$20.50	--	--	--	--	--	--
<b>West Tennessee</b>	\$96.85	--	\$26.14	\$99.47	--	\$27.64	3%	--	6%
Cheatham	--	--	--	\$65.50	--	\$27.00	--	--	--
Dickson	\$59.00	--	\$15.50	\$49.00	--	\$18.50	-17%	--	19%
Hickman	\$51.00	--	\$21.00	\$61.00	--	\$20.50	19%	--	-2%
Houston	\$24.00	--	\$14.50	\$23.00	--	\$17.50	-4%	--	21%

County and District	2020			2021			Percent Change		
	Nonirrigated Cropland	Irrigated Cropland ----Per Acre----	Pastureland	Nonirrigated Cropland	Irrigated Cropland ----Per Acre----	Pastureland	Nonirrigated Cropland	Irrigated Cropland ----Per Acre----	
Humphreys	\$62.00	--	\$17.00	\$60.00	--	\$18.50	-3%	--	9%
Lawrence	\$72.00	--	\$26.00	\$76.50	--	\$25.00	6%	--	-4%
Lewis	\$35.00	--	--	\$30.00	--	\$14.00	-14%	--	--
Montgomery	\$120.00	--	\$25.50	\$119.00	--	\$22.50	-1%	--	-12%
Perry	--	--	\$17.50	--	--	\$19.50	--	--	11%
Robertson	\$157.00	--	\$40.00	\$172.00	--	\$36.00	10%	--	-10%
Stewart	\$85.00	--	\$17.00	\$86.50	--	\$16.50	2%	--	-3%
Wayne	\$46.50	--	\$18.50	--	--	\$20.50	--	--	11%
Other*	\$50.50	--	\$21.00	--	--	--	--	--	--
<b>Western Rim</b>	\$69.27	--	\$21.23	\$74.25	--	\$21.33	7%	--	1%
Bedford	\$60.50	--	\$25.00	\$68.00	--	\$23.00	12%	--	-8%
Cannon	\$80.50	--	\$20.00	\$95.00	--	\$22.00	18%	--	10%
Clay	\$45.50	--	\$20.00	\$40.50	--	\$16.00	-11%	--	-20%
Davidson	--	--	\$28.00	--	--	--	--	--	--
DeKalb	\$67.00	--	\$19.00	\$67.50	--	\$18.50	1%	--	-3%
Giles	\$65.00	--	\$18.00	\$60.00	--	\$18.50	-8%	--	3%
Jackson	\$57.00	--	\$12.50	\$50.00	--	\$16.50	-12%	--	32%
Lincoln	\$72.00	--	\$21.50	\$64.50	--	\$18.00	-10%	--	-17%
Macon	\$124.00	--	\$35.00	\$127.00	--	\$26.00	2%	--	-26%
Marshall	\$60.00	--	\$21.00	\$50.00	--	\$18.00	-17%	--	-14%
Maury	\$68.00	--	\$19.50	\$72.50	--	\$20.00	7%	--	3%
Moore	--	--	\$16.50	\$45.00	--	\$20.50	--	--	24%
Rutherford	\$69.00	--	\$23.00	\$72.00	--	\$25.00	4%	--	9%
Smith	\$102.00	--	\$17.00	\$114.00	--	\$16.50	12%	--	-3%
Sumner	\$125.00	--	\$22.50	\$131.00	--	\$20.00	5%	--	-11%
Trousdale	\$63.00	--	\$21.00	\$58.00	--	\$17.00	-8%	--	-19%
Williamson	\$53.00	--	\$18.50	\$59.00	--	\$17.50	11%	--	-5%
Wilson	\$52.50	--	\$21.50	\$51.50	--	\$18.00	-2%	--	-16%
Other*	\$45.50	--	--	--	--	--	--	--	--
<b>Central Basin</b>	\$71.15	--	\$21.08	\$72.09	--	\$19.47	1%	--	-8%

County and District	2020			2021			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	--	\$22.50	\$41.50	--	\$21.50	-20%	--	-4%
Coffee	\$87.00	--	\$24.00	\$80.50	--	\$33.00	-8%	--	38%
Cumberland	\$75.00	--	\$27.50	\$83.00	--	\$31.50	-11%	--	15%
Fentress	\$41.00	--	\$29.00	\$38.50	--	\$28.00	-6%	--	-4%
Franklin	\$115.00	--	\$28.00	\$123.00	--	\$26.50	7%	--	-5%
Grundy	\$75.00	--	\$20.50	\$64.50	--	--	-14%	--	--
Marion	\$65.00	--	\$26.00	\$74.00	--	\$26.00	14%	--	0%
Morgan	\$35.00	--	--	\$25.00	--	\$19.50	-29%	--	--
Overton	\$41.00	--	\$21.00	\$42.00	--	\$18.50	2%	--	-12%
Pickett	\$43.00	--	\$23.50	\$40.00	--	\$20.50	-7%	--	-13%
Putnam	\$41.00	--	\$27.00	\$38.50	--	\$23.50	-6%	--	-13%
Scott	--	--	--	--	--	--	--	--	--
Sequatchie	\$40.00	--	\$23.50	\$35.00	--	\$28.50	-13%	--	21%
Van Buren	--	--	\$25.00	\$30.00	--	\$19.00	--	--	-24%
Warren	\$77.00	--	\$32.00	\$92.00	--	\$33.50	19%	--	5%
White	\$54.00	--	\$25.00	\$49.00	--	\$23.00	-9%	--	-8%
Other*	\$35.00	--	\$15.50	--	--	--	--	--	--
<b>Cumberland Plateau</b>	\$58.37	--	\$24.67	\$57.10	--	\$25.18	-2%	--	2%
Anderson	\$28.00	--	\$18.00	\$23.00	--	\$19.00	-18%	--	6%
Blount	\$40.00	--	\$23.50	\$39.50	--	\$20.50	-1%	--	-13%
Bradley	\$44.00	--	\$23.00	\$39.00	--	\$25.00	-11%	--	9%
Campbell	\$35.00	--	--	\$36.00	--	\$14.50	3%	--	--
Carter	\$31.50	--	\$19.50	\$39.50	--	\$16.00	25%	--	-18%
Claiborne	\$22.00	--	\$10.50	\$24.00	--	\$12.00	9%	--	14%
Cocke	\$45.00	--	\$22.50	\$49.50	\$295.00	\$22.50	10%	--	0%
Grainger	\$29.00	--	\$19.00	\$25.00	--	\$24.00	-14%	--	26%
Greene	\$41.00	--	\$18.00	\$37.50	--	\$18.50	-9%	--	3%
Hamblen	\$70.00	--	\$18.50	\$71.00	--	\$22.00	2%	--	19%
Hamilton	\$30.00	--	\$23.50	\$31.50	--	\$18.50	5%	--	-21%
Hancock	--	--	\$17.00	\$19.50	--	\$16.50	--	--	-3%

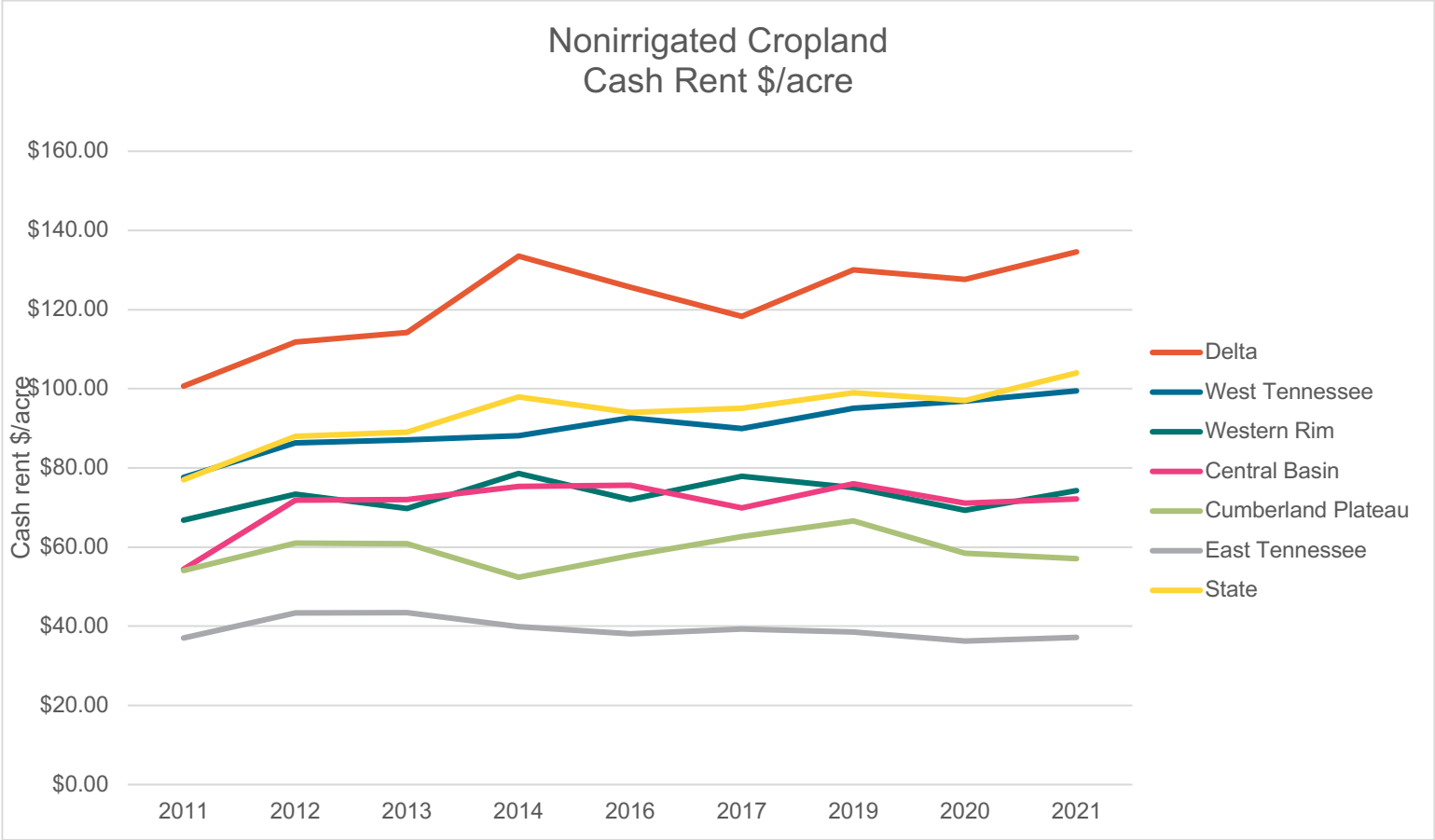
County and District	2020			2021			Percent Change		
	Nonirrigated Cropland	Irrigated Cropland	Pastureland	Nonirrigated Cropland	Irrigated Cropland	Pastureland	Nonirrigated Cropland	Irrigated Cropland	Pastureland
		----Per Acre----			----Per Acre----			----Per Acre----	
Hawkins	\$26.50	--	\$17.50	\$28.00	--	\$17.50	6%	--	--
Jefferson	\$43.00	--	\$18.00	\$42.00	--	\$18.00	-2%	--	--
Johnson	\$32.00	--	\$19.00	\$31.50	--	\$19.50	-2%	--	3%
Knox	\$28.00	--	\$21.50	\$25.00	--	\$16.50	-11%	--	-23%
Loudon	\$37.00	--	\$21.00	\$38.50	--	\$20.00	4%	--	-5%
McMinn	\$36.00	--	\$23.00	\$35.50	--	\$25.00	-1%	--	9%
Meigs	\$40.00	--	\$16.00	\$39.50	--	\$16.50	-1%	--	3%
Monroe	\$62.00	--	\$24.00	\$69.00	--	\$27.00	11%	--	13%
Polk	\$40.50	--	\$23.00	\$45.00	--	\$21.00	11%	--	-9%
Rhea	\$32.50	--	\$17.50	\$31.00	--	\$18.00	-5%	--	3%
Roane	\$31.00	--	\$27.00	--	--	\$28.00	--	--	4%
Sevier	\$26.00	--	\$17.50	\$29.00	--	\$21.50	12%	--	23%
Sullivan	\$29.50	--	\$15.50	\$27.50	--	\$17.50	-7%	--	13%
Unicoi	--	--	--	--	--	--	--	--	--
Union	\$30.00	--	\$13.00	\$34.00	--	\$11.50	13%	--	-12%
Washington	\$50.00	--	\$24.00	\$56.00	--	\$26.50	12%	--	10%
Other*	\$19.50	--	\$16.50	--	--	--	--	--	--
<b>East Tennessee</b>	\$36.26	--	\$19.52	\$37.17	--	\$19.74	3%	--	1%
<b>State</b>	<b>\$97.00</b>	<b>\$185.00</b>	<b>\$22.00</b>	<b>\$104.00</b>	<b>\$180.00</b>	<b>\$21.50</b>	<b>7%</b>	<b>-3%</b>	<b>-2%</b>

1-- Data not available.

2\* Other category no longer included in each district.

Source: USDA National Agricultural Statistics Service

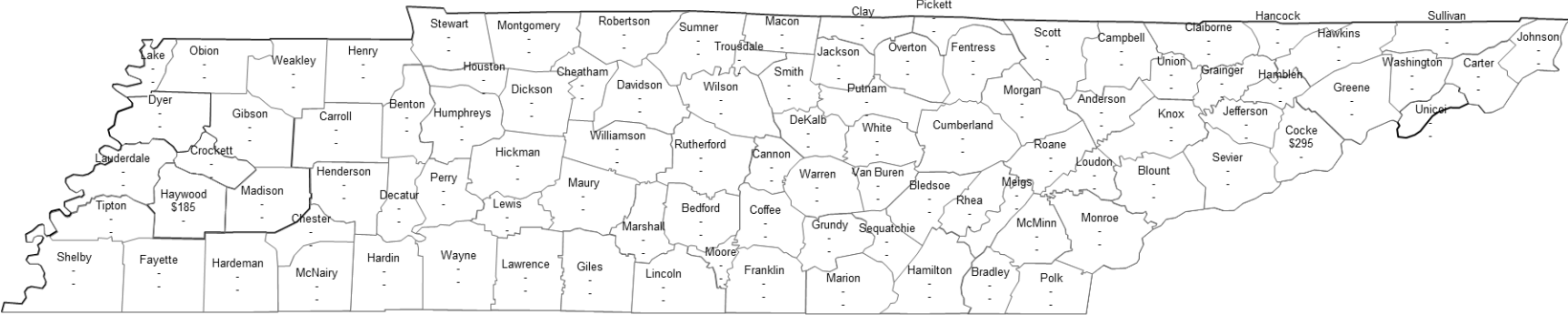




Data Source: USDA National Agricultural Statistics Service

# Tennessee Cash Rent, Irrigated Cropland

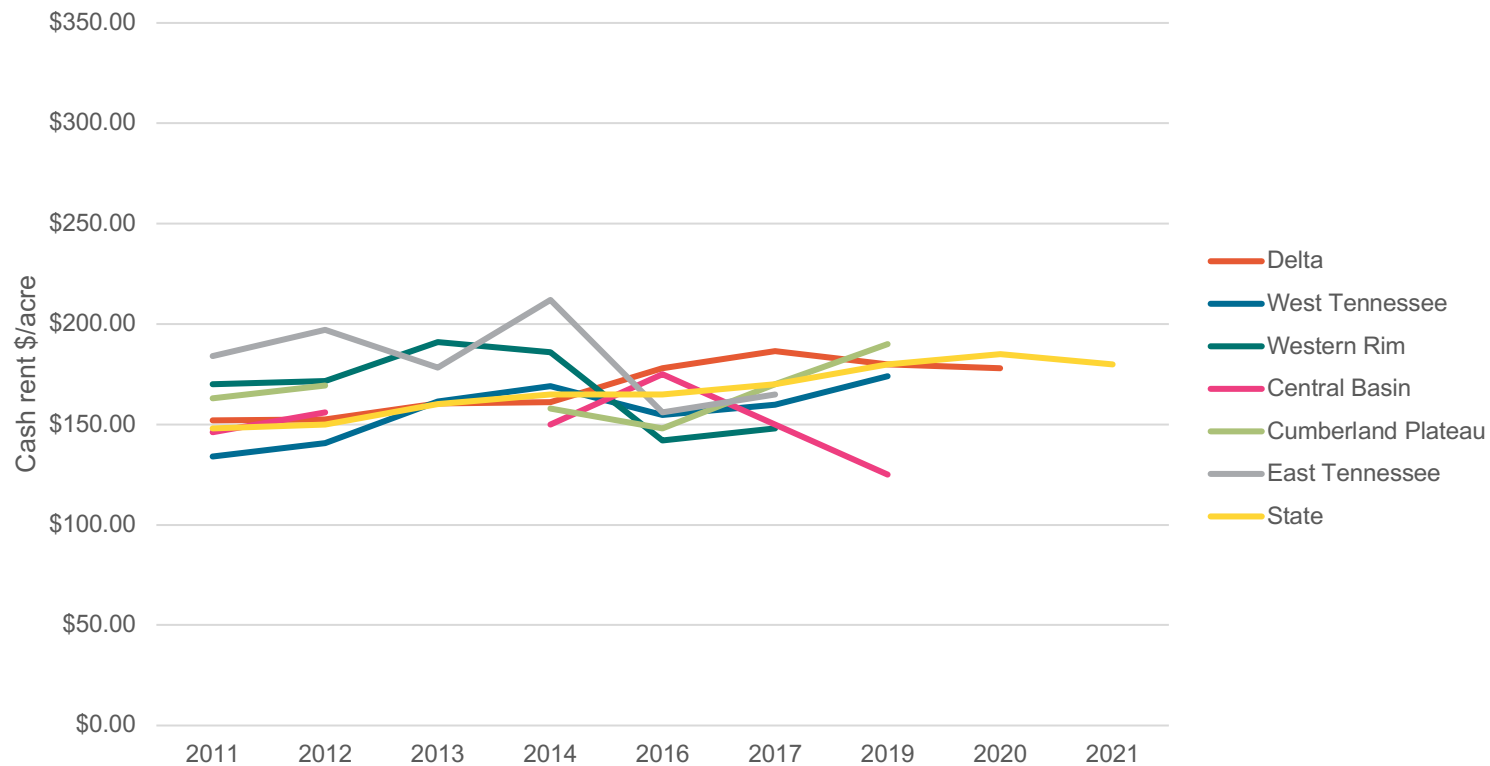
\$/Acre, 2021  
% Change from 2020



Data source: USDA National Agricultural Statistics Service

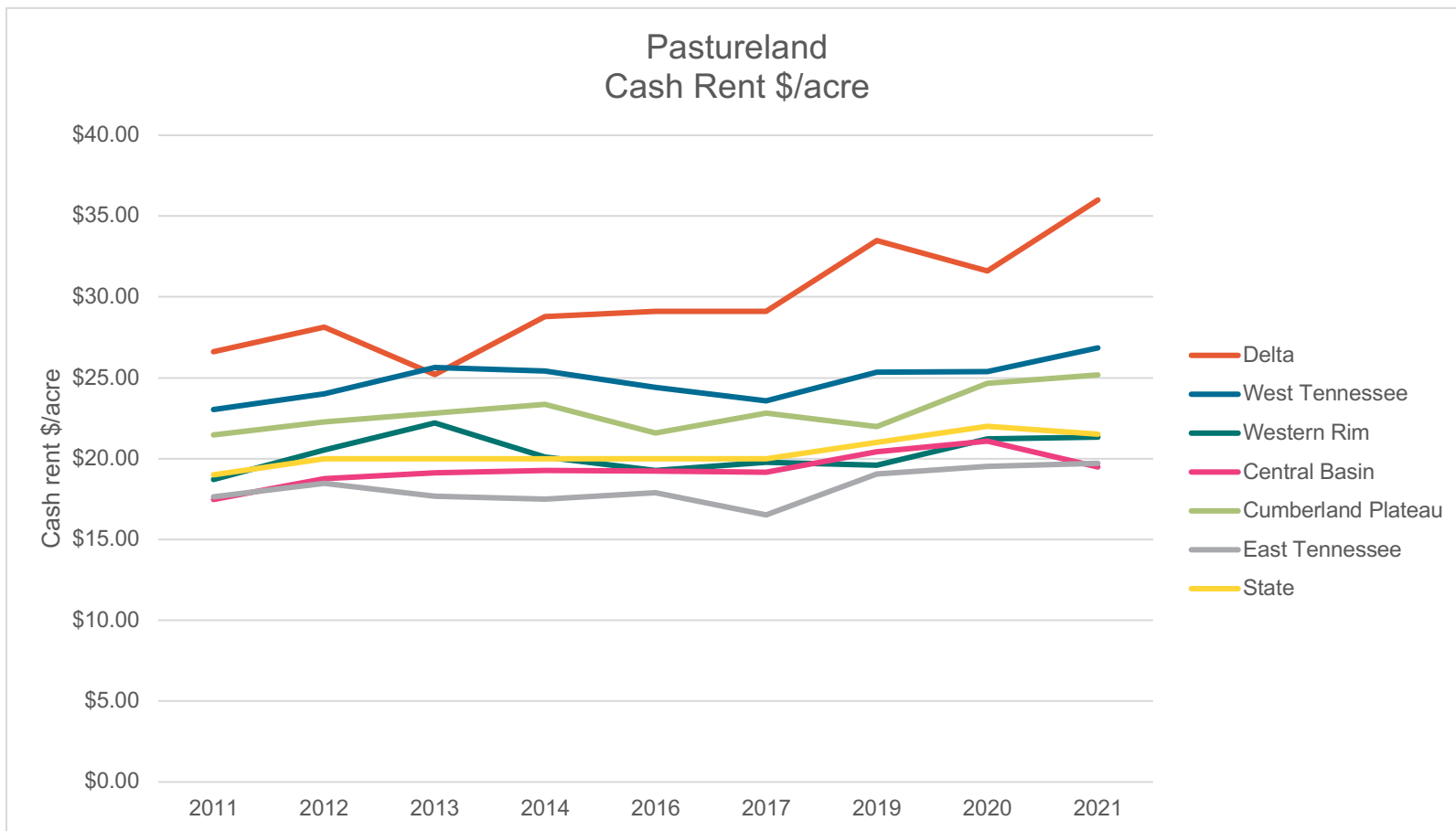


### Irrigated Cropland Cash Rent \$/acre



Data Source: USDA National Agricultural Statistics Service





Data Source: USDA National Agricultural Statistics Service



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