

2019 Central Shenandoah Valley and Alleghany Highlands Farmland Rental Survey

(March 2020 - additional responses still being collected)

Land Rental Survey Results should serve only as a guide and starting point from which to start negotiations. These are weighted averages so the reported rental rates are proportional to the amount of land that is rented at that rate. 171 total leases contributed data to this survey, of these, 7 (4%) were farms leased on some terms that did not include a cash payment. Contact Tom Stanley (540-463-4734 or stanleyt@vt.edu) to learn more about different land rental arrangements or to participate in the farmland rental survey.

Pasture						Cropland					
County	#	Total Acres Reporting	Rate (\$ per Acre per Year)	Low(\$ per Acre per Year)	High(\$ per Acre per Year)		Total Acres Reporting	Rate (\$ per Acre per Year)	Low(\$ per Acre per Year)	High(\$ per Acre per Year)	
Augusta	18	1,443	\$23.70	\$14.00	\$58.00		17	1,612	\$59.00	\$25.00	\$100.00
Rockingham	17	2,288	\$45.00	\$35.00	\$105.00		46	1,357	\$104.00	\$10.00	\$200.00
Rockbridge/ Botetourt / Alleghany	*	*	\$18.22	*	*		*	*	\$35.00	\$12.00	\$100.00
Whole Survey	49	5,726	\$34.00	\$105.00	\$12.00		72	4,613	\$64.00	\$12.00	\$200.00

Data Comments						Whole Farm					
<p>* indicates response numbers are not reported here in order to insure confidentiality of responses. The "Good Cropland" and "Average Cropland" responses were combined because the differences were not significant and responses in the average category were insufficient for presenting the numbers separately. The rental rates reported in this survey are generally lower than the 2017 survey results and this is consistent with declines in profitability in dairy, beef, and grain production.</p>						#	Total Acres Reporting	Rate (\$ per Acre per Year)	Low(\$ per Acre per Year)	High(\$ per Acre per Year)	
						Augusta	13	1,775	\$37.00	\$12.00	\$76.00
						Rockingham	12	844	\$80.00	\$20.00	\$200.00
						Whole Survey	31	4,889	\$43.00	\$12.00	\$200.00

National Agricultural Statistics Service Land Rental Survey, 2019

County	Cropland	Pasture
Augusta	\$67.00	\$28.00
Rockingham	\$94.00	\$37.00
Bath	\$28*	\$9.50
Highland	\$28*	\$12.00
Rockbridge	\$28*	\$18.50

*indicates low number of responses so a 'summarized value from the region' was reported.

Thanks to Rockingham Group Insurance for their support for publication and distribution of this survey

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To submit your farmland rental information, go to www.rockbridge.ext.vt.edu and click on 'Farmland Rental Survey' under the 'What's New' Heading.



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