

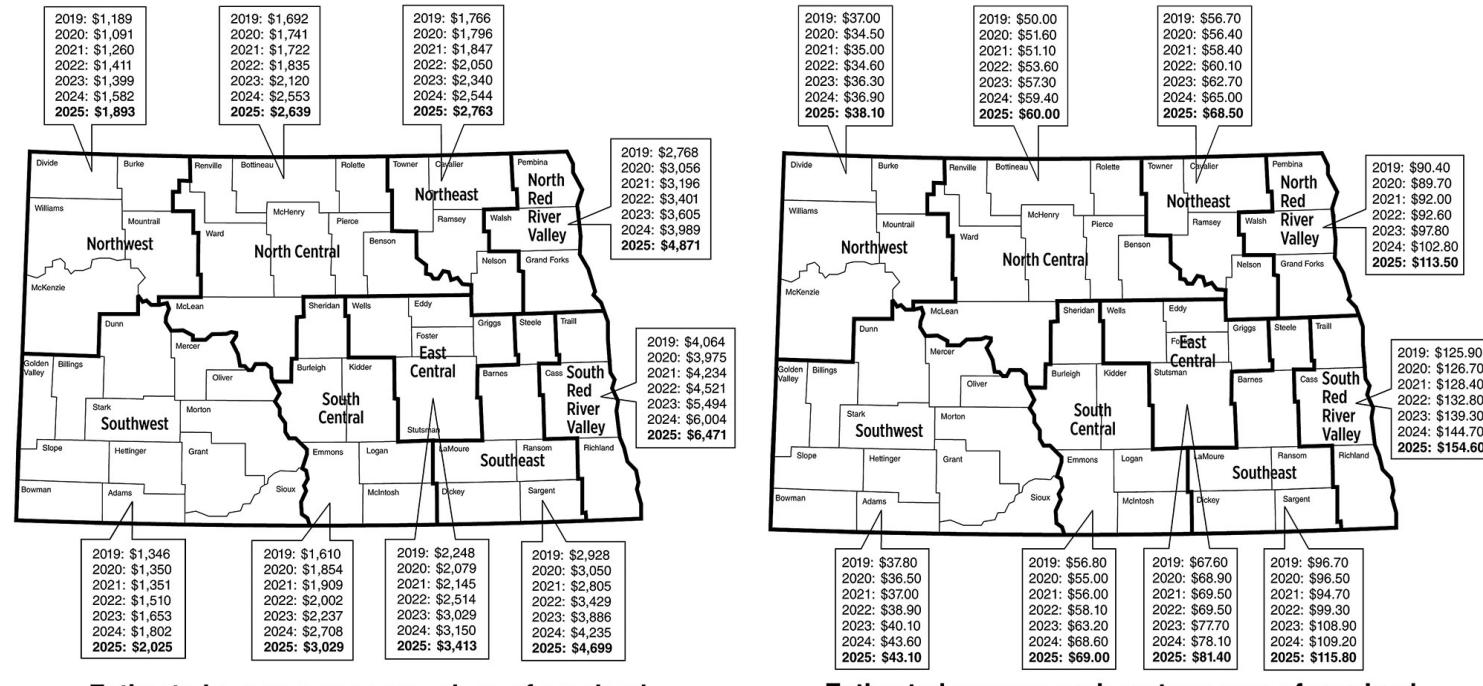
ND cropland value momentum continues into 2025

North Dakota state average cropland prices were up double digits for the fourth year in a row in 2025, says Bryon Parman, NDSU Extension agricultural finance specialist. This includes state average increases of 10.9% in 2022, 13.5% in 2023, 11.6% in 2024 and 10.55% in 2025, according to the ND Department of Trust Lands Annual Land Survey. The data, which has been weighted for this article by county acreage count and put into NDSU Extension regions, can be found at www.land.nd.gov/resources/north-dakota-county-rents-prices-annual-survey.

From 2022 to 2025, the overall increase in cropland values across North Dakota has increased from

a weighted average of \$2,519 per acre to \$3,534 per acre for an overall increase in the last four years of nearly 40%. The largest increase from 2024 to 2025 occurred in the North Red River Valley region with a 22.1% increase, with the Northwest region coming in second at 19.66%. The Southwest, South Central and Southeast regions were all up over 10% as well. All nine NDSU Extension regions saw an increase, with the lowest occurring in the North Central region, which increased 3.3%. The remaining regions, including the Northeast, South Red River Valley, and East Central regions, increased between 7.5% and 8.6% each.

"The momentum that North Dakota land values experienced



Estimated average per-acre values of cropland in North Dakota from 2019 to 2025.

Estimated average cash rent per acre of cropland in North Dakota from 2019 to 2025.

There's no way to attribute the invention of beer to a particular individual, culture or time period, but historians believe fermented beverages have a deep history. A very deep history. According to History.com, the first fermented beverages likely emerged when the development of cereal agriculture began roughly 12,000 years ago. Historians believe that the shift from hunter-gatherer tribes to agrarian civilizations based on crops like wheat, barley and rice led to the discovery of fermentation. That discovery paved the way for beer to be brewed. History.com notes that the first barley beer was most likely created in the Middle East, and ceramic vessels that date back to 3400 B.C. were discovered in Mesopotamia. These vessels, which might be considered a precursor to the modern beer mug, still contained some



sticky substance that archaeologists believe was the residue of beer. Beer lovers who have ever found themselves loudly touting the virtues of beer, especially after having a few of these beloved beverages, should know that such boasts also are deeply rooted in tradition. The 1800 B.C. "Hymn to Ninkasi," an ode to the Sumerian goddess of beer, includes a beer recipe.

-metrocreativeconnection

in 2024 and now into 2025 is a bit surprising given that net farm incomes in 2023 and 2024 were much lower than in 2021 and 2022, due to much lower commodity prices and rising production costs," says Parman. "It is also surprising given that interest rate increases in 2023 and 2024 have been in place long enough to be a factor in any newly financed purchases over the last few years. Additionally, the higher interest rates have led to investment opportunity competition between farmland and interest-bearing assets such as bonds and certificates of deposit."

While cash rents across North Dakota also increased, they continue to grow at a much slower pace than land values. Statewide cropland cash rental rates were up 4.25% in 2025, with increases occurring in every region except the Southwest, which saw a very slight decline of -1.1%.

Much like land values, the highest increase in cash rents occurred in the North Red River Valley region, where cash rents were up nearly 10.4%. However, most regions were much lower. The Southeast and South Red River Valley regions were up 6% and 6.8%, respectively. Cash

rents in the East Central region were up just over 4.2% while in the Northeast region, rents were up 5.4%. The Northwest region saw a 3.1% increase in 2025, and the North Central region rents were up just over 1%. The South Central region saw almost no increase, with a change of less than 1% from 2024 to 2025.

The increase in cash rents across North Dakota aligns more with expectations based on agricultural production costs and commodity prices. While production costs have been higher over the last four years, and commodity prices a bit lower for at least the last two years,

the multi-year inflationary environment was likely to have an impact on cash rental rates. For the most part, cash rental rate increases have matched that of yearly inflation, shares Parman.

However, the spread between cash rental rates and land values across North Dakota continues to widen. Thirty-five years ago, cash rental rates were 9% to 10% of market values for farmland. By 2012 this ratio had fallen to just over 3.8%. The rent-to-value ratio in 2025 in North Dakota has now fallen to 2.34%, which is to say that cropland, on a per-acre basis, rents at 2.34% of the overall value.

Newbre Township 155-61- Ramsey County #36-North Dakota cont...

Section: 9 North 1/2 and the SouthEast 1/4

ALL

Section: 10, 11, 12, 13 and 14

ALL

Section: 15 North 1/2

ALL

Section: 17 West 1/2 and the NorthEast 1/4

Section: 18

Sheppard Township 156-59-Walsh County #50-North Dakota

Section: 16, 17, 18, 19, 20, 21, 28, 29, 30, 31, 32, 33

All

Lillehoff Township 155-60-Walsh County #50-North Dakota

Section: 5 NorthEast 1/4

All

Sauter Township 155-59-Walsh County #50-North Dakota

Section: 1 and 6

All

Section: 2 East 1/2 and the North 1/2 of the NorthWest 1/4

Section: 3 NorthEast 1/4 and the East 1/2 of the NorthWest 1/4 and the East 1/2 of the SouthEast 1/4

Section: 4 NorthWest 1/4 and the East 1/2 of the SouthWest 1/4 and South 1/2 of the SouthEast 1/4

Section: 5 North 1/2

Section: 7 North 1/2

Section: 12 NorthEast 1/4, the SouthWest 1/4, and the West 1/2 of the SouthEast 1/4

Land to be attached to the Devils Lake School District

From Edmore School District

Cato Township 156-62- Ramsey County #36-North Dakota

Section: 14 North 1/2 and the SouthWest 1/4

Section: 22 West 1/2

Section: 27 West 1/2

Section: 28 East 1/2 of the NorthEast 1/4 and the SouthEast 1/4

Section: 1, 2, 3, 4, 5, 8, 9, 10, 11, 12, 13, 15, 16, 17 and 24

All

Overland Township 157-62- Ramsey County #36-North Dakota

Section: 9, 10, 11, 12, 13, 14, 15, 16, 21, 22, 23, 24, 25, 26, 27, 28, 33, 34, 35 and 36

ALL

Triumph Township 156-61- Ramsey County #36-North Dakota

Section: 6, 7, 18, 19 and 30

ALL

Northfield Township 158-62- Ramsey County #36-North Dakota

Section: 30 West 1/2

Section: 31 South 1/2 and the NorthWest 1/4

Section: 32 SouthWest 1/4

Sullivan Township 157-63- Ramsey County #36-North Dakota

Section: 25 and 36

ALL

Overland Township 157-62- Ramsey County #36-North Dakota

Section: 5, 19, 20, 29, 30, 31 and 32

All

Section: 8 North 1/2

Harding Township 156-63- Ramsey County #36-North Dakota

Section: 1 North 1/2

Cato Township 156-62- Ramsey County #36-North Dakota

Section: 6

ALL

Section: 7 North 1/2 and the SouthEast 1/4

Section: 18 East 1/2 and the SouthWest 1/4

Land to be attached to the Munich School District

From Edmore School District

Storie Township 159-62- Cavalier County #10-North Dakota

Section: 20 South 1/2

Section: 23 East 1/2

Section: 25 South 1/2

Section: 26

Section: 27

Section: 28

Section: 30 South 1/2

Section: 31 NorthWest 1/4 and the NorthWest 1/4 of the SouthWest 1/4

Section: 32 East 1/2 and the NorthWest 1/4

Section: 33 SouthEast 1/4

Section: 33 Portion of the Southwest 1/4, Southwest of railroad, less 5 acres

Section: 29, 34, 35 and 36 ALL

Billings Township 159-61- Cavalier County #10-North Dakota

Section: 19 SouthEast 1/4

Section: 29 North 1/2 and SouthEast 1/4

Section: 30 North 1/2 of the NorthEast 1/4

Section: 31 South 1/2

Section: 32 West 1/2

Section: 28 and 33

Overland Township 157-62- Ramsey County #36-North Dakota

Section: 1, 2, and 3

All

Section: 4 South 1/2

Prospect Township 158-61-Ramsey County #36-North Dakota

Section: 4, 5, 8, 9, 16, 17, 19, 20, 21, 28, 29, 30, 31 and 32

All

Section: 6 North 1/2

Section: 7 West 1/2 and the SouthEast 1/4

Section: 18 South 1/2 and the NorthEast 1/4

Section: 33 North 1/2 and the SouthWest 1/4

Northfield Township 158-62-Ramsey County #36-North Dakota

Section: 21 North 1/2 and the SouthEast 1/4

Section: 22 Southeast 1/4

Section: 23 South 1/2

Section: 24 South 1/2 and the NorthWest 1/4

Section: 27 South 1/2 and the NorthEast 1/4

Section: 33 East 1/2 and the NorthWest 1/4

Section: 25, 26, 28, 34, 35 and 36

This hearing is being held in accordance with the North Dakota Century School Code Chapter 15.1-12 and by the order of the Ramsey County Reorganization Committee

Jodi Johnson, Ramsey County Superintendent of Schools for Edmore Dissolution

Submitted for publication on April 17, 2025

School District Dissolution Hearing:

Notice is given that the Ramsey County School District Reorganization Committee will hold a public hearing, Monday-May12, 2025, 1 p.m. in the Ramsey County Courthouse, Basement Meeting Room; 524 4th Ave NE, Devils Lake, North Dakota, for considering the dissolution of the Edmore School District, which is located primarily in Ramsey County. The area to be dissolved is described as follows:

Land to be attached to the Langdon School District

From Edmore School District

Billings Township 159-61-Cavalier County #10-North Dakota

Section: 1 South 1/2

Section: 9 SouthWest 1/4

Section: 10 SouthEast 1/4

Section: 11 South 1/2

Section: 16 West 1/2

Section: 12, 13, 14, 15, 21, 22, 23, 24, 25, 26, 27, 34, 35 and 3