

Tennessee Cropland, Irrigated Cropland and Pastureland Cash Rental Rates for 2025

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Summary

From 2024 to 2025, Tennessee cash rental rates for nonirrigated cropland decreased 2 percent, while irrigated cropland decreased 4 percent and pastureland rates increased by 12 percent, as reported by USDA-NASS. However, since 2015, nonirrigated, irrigated and pastureland cash rental rates are up 17.4 percent, 14.6 percent and 30 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, 2024 and 2025.

| County and District | Nonirrigated Cropland | 2024 | | Non-irrigated Cropland | 2025 | | Percent Change | | |
|-----------------------|-----------------------|--|-------------|------------------------|--|-------------|-----------------------|--|-------------|
| | | Irrigated Cropland ----Per Acre---- | Pastureland | | Irrigated Cropland ----Per Acre---- | Pastureland | Nonirrigated Cropland | Irrigated Cropland ----Per Acre---- | Pastureland |
| Dyer | \$143.00 | | \$35.50 | \$141.00 | \$33.00 | -1% | -- | -8% | |
| Lake | \$171.00 | \$205.00 | | \$171.00 | \$202.00 | 0% | -1% | -- | |
| Lauderdale | \$133.00 | | | \$138.00 | \$55.00 | 4% | -- | -- | |
| Obion | \$169.00 | | \$37.50 | \$166.00 | \$36.00 | -2% | -- | -4% | |
| Shelby | | | | \$120.00 | | -- | -- | -- | |
| Tipton | \$154.00 | \$174.00 | \$29.00 | \$154.00 | \$174.00 | 0% | 0% | 22% | |
| Delta | \$154.00 | \$189.50 | \$34.00 | \$148.33 | \$189.50 | \$40.25 | -4% | 0% | 16% |
| Benton | \$84.50 | | | \$93.50 | | 10% | -- | -- | |
| Carroll | \$129.00 | | | \$135.00 | | 4% | -- | -- | |
| Chester | \$88.00 | | | | | -- | -- | -- | |
| Crockett | \$137.00 | | \$33.50 | \$156.00 | \$39.00 | 12% | -- | 14% | |
| Decatur | \$80.50 | | | \$86.50 | \$25.00 | 7% | -- | -- | |
| Fayette | \$90.50 | | \$25.00 | \$109.00 | \$169.00 | \$26.50 | 17% | -- | 6% |
| Gibson | \$153.00 | | \$37.50 | \$153.00 | \$46.50 | 0% | -- | 19% | |
| Hardeman | \$100.00 | | \$21.50 | \$95.00 | | -5% | -- | -- | |
| Hardin | \$67.00 | | \$19.00 | \$62.00 | \$21.00 | -8% | -- | 10% | |
| Haywood | \$153.00 | \$177.00 | | \$153.00 | \$40.50 | 0% | -- | -- | |
| Henderson | \$88.00 | | \$34.00 | | \$31.00 | -- | -- | -10% | |
| Henry | \$145.00 | | \$28.00 | | | -- | -- | -- | |
| Madison | \$129.00 | | \$28.00 | \$129.00 | \$26.50 | 0% | -- | -6% | |
| McNairy | \$69.50 | | \$21.50 | \$74.50 | \$22.00 | 7% | -- | 2% | |
| Weakley | \$150.00 | | | \$155.00 | \$40.00 | 3% | -- | -- | |
| West Tennessee | \$110.93 | \$177.00 | \$27.56 | \$116.79 | \$169.00 | \$32.73 | 5% | -5% | 16% |
| Cheatham | \$93.50 | | | | | -- | -- | -- | |
| Dickson | \$51.00 | | \$17.50 | \$46.00 | \$16.50 | -11% | -- | -6% | |
| Hickman | \$48.50 | | \$27.50 | \$46.50 | \$25.50 | -4% | -- | -8% | |
| Houston | \$32.00 | | \$19.50 | \$27.50 | \$28.00 | -16% | -- | 30% | |

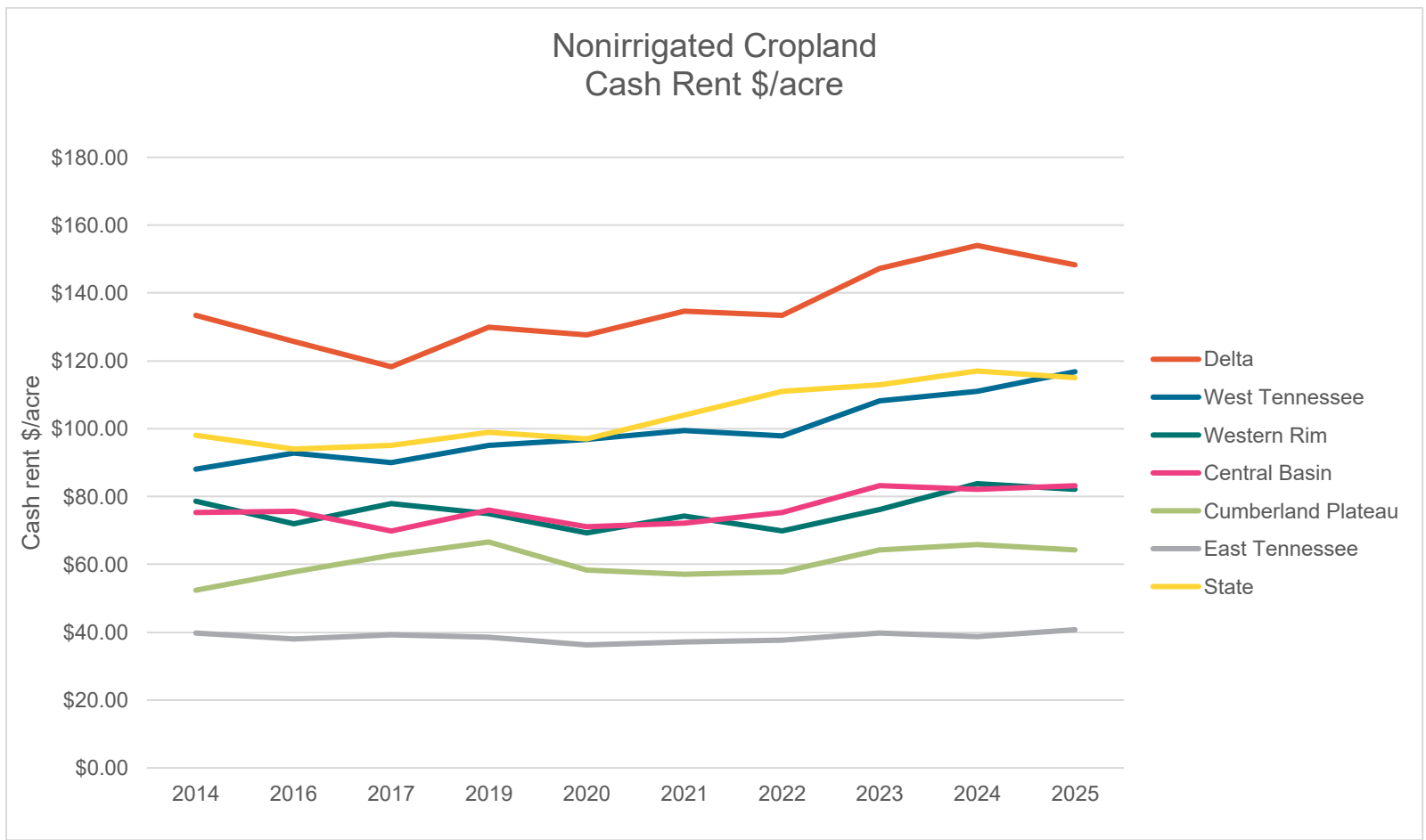
| County and District | 2024 | | | 2025 | | | Percent Change | | |
|----------------------|-----------------------|--|-------------|-----------------------|--|-------------|-----------------------|--|------|
| | Nonirrigated Cropland | Irrigated Cropland ----Per Acre---- | Pastureland | Nonirrigated Cropland | Irrigated Cropland ----Per Acre---- | Pastureland | Nonirrigated Cropland | Irrigated Cropland ----Per Acre---- | |
| Humphreys | \$77.50 | | \$16.00 | \$76.00 | | \$15.50 | -2% | -- | -3% |
| Lawrence | \$95.00 | | \$21.50 | \$104.00 | | \$24.50 | 9% | -- | 12% |
| Lewis | \$33.00 | | \$21.00 | \$30.00 | | | -10% | -- | -- |
| Montgomery | \$138.00 | | \$28.00 | \$156.00 | | \$36.00 | 12% | -- | 22% |
| Perry | \$67.50 | | \$31.00 | \$74.50 | | \$30.00 | 9% | -- | -3% |
| Robertson | \$202.00 | | \$41.50 | \$199.00 | | \$46.50 | -2% | -- | 11% |
| Stewart | \$96.00 | | \$17.50 | \$86.00 | | \$16.50 | -12% | -- | -6% |
| Wayne | \$71.50 | | \$21.00 | \$58.50 | | \$22.50 | -22% | -- | 7% |
| Western Rim | \$83.79 | | \$23.82 | \$82.18 | | \$26.15 | -2% | -- | 9% |
| Bedford | \$87.50 | | | \$83.50 | | \$24.50 | -5% | -- | -- |
| Cannon | \$110.00 | | \$25.00 | \$98.00 | | \$33.00 | -12% | -- | 24% |
| Clay | \$48.00 | | \$25.50 | \$43.00 | | \$21.50 | -12% | -- | -19% |
| Davidson | | | \$30.50 | | | | -- | -- | -- |
| DeKalb | \$81.00 | | \$24.50 | \$86.00 | | \$23.00 | 6% | -- | -7% |
| Giles | \$79.00 | | \$18.50 | \$79.00 | | \$23.00 | 0% | -- | 20% |
| Jackson | \$63.50 | | | \$54.00 | | \$20.50 | -18% | -- | -- |
| Lincoln | \$81.50 | | \$26.00 | \$96.50 | | \$25.50 | 16% | -- | -2% |
| Macon | \$152.00 | | \$26.00 | \$147.00 | | \$26.00 | -3% | -- | 0% |
| Marshall | \$58.50 | | \$22.50 | | | \$28.50 | -- | -- | 21% |
| Maury | \$76.50 | | \$22.00 | \$89.50 | | \$22.00 | 15% | -- | 0% |
| Moore | \$54.00 | | \$21.00 | \$65.00 | | \$19.00 | 17% | -- | -11% |
| Rutherford | \$80.00 | | \$28.50 | \$76.50 | | \$25.00 | -5% | -- | -14% |
| Smith | \$120.00 | | \$16.50 | \$119.00 | | \$17.50 | -1% | -- | 6% |
| Sumner | \$159.00 | | \$33.00 | \$148.00 | | \$36.00 | -7% | -- | 8% |
| Trousdale | \$42.50 | | \$21.00 | \$42.00 | | \$21.50 | -1% | -- | 2% |
| Williamson | \$45.00 | | \$23.00 | \$55.00 | | \$21.50 | 18% | -- | -7% |
| Wilson | \$57.50 | | \$21.50 | \$48.00 | | \$20.50 | -20% | -- | -5% |
| Central Basin | \$82.09 | | \$24.06 | \$83.13 | | \$23.40 | 1% | -- | -3% |

| County and District | 2024 | | | 2025 | | | Percent Change | | |
|---------------------------|-----------------------|--|-------------|-----------------------|--|-------------|-----------------------|--|-------------|
| | Nonirrigated Cropland | Irrigated Cropland ----Per Acre---- | Pastureland | Nonirrigated Cropland | Irrigated Cropland ----Per Acre---- | Pastureland | Nonirrigated Cropland | Irrigated Cropland ----Per Acre---- | Pastureland |
| Bledsoe | \$63.00 | | \$28.00 | \$58.00 | | \$31.50 | -9% | -- | 11% |
| Coffee | \$101.00 | | \$32.50 | \$113.00 | | \$41.00 | 11% | -- | 21% |
| Cumberland | \$65.00 | | \$28.50 | \$64.50 | | \$28.00 | -1% | -- | -2% |
| Fentress | \$42.00 | | | \$42.00 | | \$28.50 | 0% | -- | -- |
| Franklin | \$125.00 | | \$31.50 | \$120.00 | | \$29.50 | -4% | -- | -7% |
| Grundy | \$42.50 | | | | | \$28.50 | -- | -- | -- |
| Marion | \$64.00 | | \$29.00 | \$58.00 | | \$31.50 | -10% | -- | 8% |
| Morgan | \$61.00 | | \$18.00 | \$50.00 | | | -22% | -- | -- |
| Overton | \$48.00 | | \$24.00 | \$53.00 | | \$25.50 | 9% | -- | 6% |
| Pickett | \$59.00 | | \$33.00 | \$48.50 | | \$38.50 | -22% | -- | 14% |
| Putnam | \$60.50 | | \$29.00 | \$48.00 | | \$25.50 | -26% | -- | -14% |
| Scott | | | | | | \$13.50 | -- | -- | -- |
| Sequatchie | | | | \$48.50 | | | -- | -- | -- |
| Van Buren | \$30.00 | | \$24.00 | \$26.00 | | | -15% | -- | -- |
| Warren | \$98.00 | \$245.00 | \$40.50 | \$108.00 | | \$48.50 | 9% | -- | 16% |
| White | \$62.00 | | \$30.00 | \$61.50 | | \$31.00 | -1% | -- | 3% |
| Cumberland Plateau | \$65.79 | \$245.00 | \$29.00 | \$64.21 | | \$30.85 | -2% | -- | 6% |
| Anderson | \$28.50 | | | \$27.50 | | \$24.50 | -4% | -- | -- |
| Blount | \$49.00 | | \$24.50 | \$55.50 | | \$22.00 | 12% | -- | -11% |
| Bradley | \$31.50 | | \$26.00 | \$25.00 | | \$21.50 | -26% | -- | -21% |
| Campbell | \$27.50 | | | \$22.00 | | | -25% | -- | -- |
| Carter | \$33.50 | | \$15.50 | \$34.50 | | \$21.50 | 3% | -- | 28% |
| Claiborne | \$21.50 | | \$9.50 | \$21.00 | | \$14.50 | -2% | -- | 34% |
| Cocke | \$65.00 | \$275.00 | \$23.00 | \$59.50 | | \$21.50 | -9% | -- | -7% |
| Grainger | \$25.50 | | \$22.50 | \$36.00 | | \$25.50 | 29% | -- | 12% |
| Greene | | | \$21.50 | \$47.00 | | \$29.50 | -- | -- | 27% |
| Hamblen | \$50.00 | | \$20.00 | \$61.00 | | \$26.00 | 18% | -- | 23% |
| Hamilton | \$30.50 | | \$18.50 | \$37.50 | | \$18.50 | 19% | -- | 0% |
| Hancock | | | \$24.00 | \$22.00 | | \$25.00 | -- | -- | 4% |

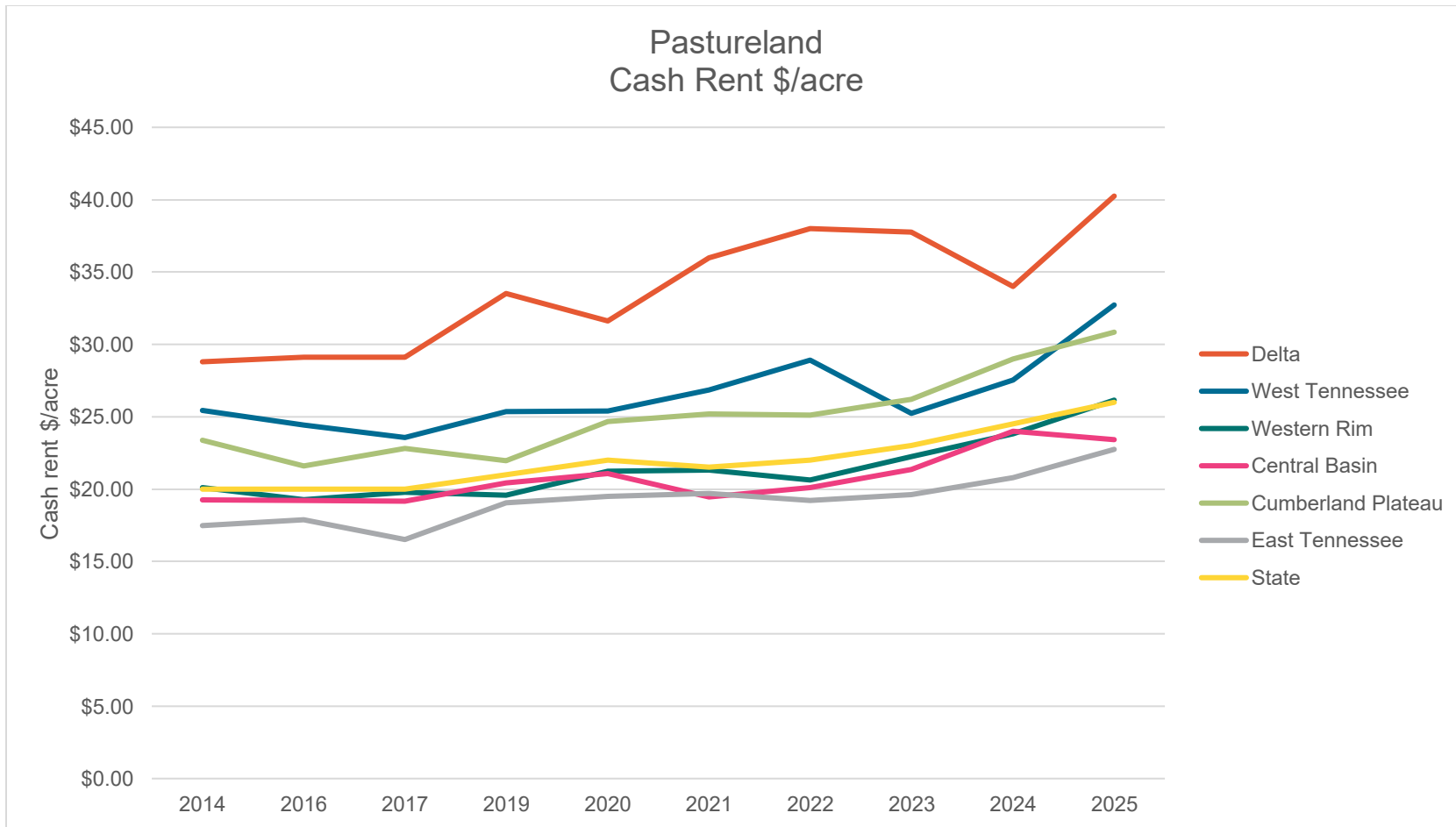
| County and District | 2024 | | | 2025 | | | Percent Change | | |
|-----------------------|-----------------------|--|-------------|-----------------------|--|-------------|-----------------------|--|-------------|
| | Nonirrigated Cropland | Irrigated Cropland ----Per Acre---- | Pastureland | Nonirrigated Cropland | Irrigated Cropland ----Per Acre---- | Pastureland | Nonirrigated Cropland | Irrigated Cropland ----Per Acre---- | Pastureland |
| Hawkins | \$25.00 | | \$19.50 | \$25.00 | | \$25.50 | 0% | -- | 24% |
| Jefferson | \$36.50 | | \$20.00 | \$45.50 | | \$21.50 | 20% | -- | 7% |
| Johnson | \$38.00 | | \$23.00 | \$48.50 | | \$19.00 | 22% | -- | -21% |
| Knox | \$20.50 | | \$17.50 | \$23.50 | | \$18.50 | 13% | -- | 5% |
| Loudon | \$45.00 | | \$20.00 | \$54.50 | | \$19.00 | 17% | -- | -5% |
| McMinn | \$60.00 | | \$26.00 | \$65.00 | | \$21.50 | 8% | -- | -21% |
| Meigs | \$53.50 | | \$16.00 | \$59.50 | | \$19.50 | 10% | -- | 18% |
| Monroe | \$51.50 | | \$21.50 | \$47.00 | | \$29.50 | -10% | -- | 27% |
| Polk | \$45.00 | | \$22.50 | \$56.50 | | \$28.00 | 20% | -- | 20% |
| Rhea | \$36.00 | | \$18.00 | \$28.50 | | \$18.00 | -26% | -- | 0% |
| Roane | \$31.00 | | \$19.50 | \$29.00 | | \$18.00 | -7% | -- | -8% |
| Sevier | \$35.50 | | \$21.00 | \$40.50 | | \$24.50 | 12% | -- | 14% |
| Sullivan | \$33.00 | | \$24.50 | \$38.50 | | \$29.00 | 14% | -- | 16% |
| Unicoi | | | | | | | -- | -- | -- |
| Union | | | \$11.00 | \$26.50 | | \$17.00 | -- | -- | 35% |
| Washington | \$57.50 | | \$34.50 | \$63.50 | | \$33.00 | 9% | -- | -5% |
| East Tennessee | \$38.77 | \$275.00 | \$20.78 | \$40.74 | | \$22.75 | 5% | -- | 9% |
| State | \$117.00 | \$197.00 | \$24.50 | \$115.00 | \$189.00 | \$26.00 | -2% | -4% | 12% |

1-- Data not available.

Source: USDA National Agricultural Statistics Service



Data Source: USDA National Agricultural Statistics Service



Data Source: USDA National Agricultural Statistics Service



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