

Tennessee Cropland, Irrigated Cropland and Pastureland Cash Rental Rates for 2026

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Summary

From 2025 to 2026, Tennessee cash rental rates for nonirrigated cropland increased 3 percent, while irrigated cropland decreased 4 percent and pastureland rates increased by 15 percent, as reported by USDA-NASS. However, since 2016, nonirrigated, irrigated and pastureland cash rental rates are up 25.5 percent, 10.3 percent and 50 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, 2025 and 2026.

County and District	Nonirrigated Cropland	2025		Non-irrigated Cropland	2026		Nonirrigated Cropland	Percent Change	
		Irrigated Cropland	Pastureland		Irrigated Cropland	Pastureland		Irrigated Cropland	Pastureland
		----Per Acre----			----Per Acre----			----Per Acre----	
Dyer	\$141.00		\$33.00	\$161.00		\$42.00	14%	--	27%
Lake	\$171.00	\$202.00		\$196.00	\$223.00		15%	9%	--
Lauderdale	\$138.00		\$55.00	\$135.00		\$52.00	-2%	--	-5%
Obion	\$166.00		\$36.00	\$178.00		\$47.00	7%	--	31%
Shelby	\$120.00					\$36.50	--	--	--
Tipton	\$154.00	\$174.00	\$37.00	\$156.00	\$172.00	\$55.00	1%	-1%	49%
Delta	\$148.33	\$189.50	\$40.25	\$165.20	\$197.50	\$46.50	11%	5%	16%
Benton	\$93.50			\$73.00			-22%	--	--
Carroll	\$135.00			\$127.00		\$43.50	-6%	--	--
Chester				\$92.00			--	--	--
Crockett	\$156.00		\$39.00	\$143.00		\$28.50	-8%	--	-27%
Decatur	\$86.50		\$25.00	\$75.00		\$38.00	-13%	--	52%
Fayette	\$109.00	\$169.00	\$26.50	\$105.00	\$125.00	\$24.50	-4%	-35%	-8%
Gibson	\$153.00		\$46.50	\$153.00		\$55.50	0%	--	19%
Hardeman	\$95.00			\$110.00		\$30.00	16%	--	--
Hardin	\$62.00		\$21.00	\$91.50		\$18.00	48%	--	-14%
Haywood	\$153.00		\$40.50	\$152.00	\$205.00		-1%	--	--
Henderson			\$31.00	\$92.50		\$42.50	--	--	37%
Henry				\$141.00		\$35.50	--	--	--
Madison	\$129.00		\$26.50	\$142.00			10%	--	--
McNairy	\$74.50		\$22.00	\$65.00		\$34.50	-13%	--	57%
Weakley	\$155.00		\$40.00	\$145.00		\$49.00	-6%	--	23%
West Tennessee	\$116.79	\$169.00	\$32.73	\$113.80	\$165.00	\$35.41	-3%	-2%	8%
Cheatham							--	--	--
Dickson	\$46.00		\$16.50	\$61.00		\$18.00	33%	--	9%
Hickman	\$46.50		\$25.50	\$40.00		\$30.00	-14%	--	18%
Houston	\$27.50		\$28.00	\$64.50		\$21.50	135%	--	-23%

County and District	2025			2026			Percent Change		
	Nonirrigated Cropland	Irrigated Cropland ----Per Acre----	Pastureland	Nonirrigated Cropland	Irrigated Cropland ----Per Acre----	Pastureland	Nonirrigated Cropland	Irrigated Cropland ----Per Acre----	Pastureland
Humphreys	\$76.00		\$15.50	\$61.50		\$17.00	-19%	--	10%
Lawrence	\$104.00		\$24.50	\$131.00		\$26.50	26%	--	8%
Lewis	\$30.00			\$31.00		\$17.00	3%	--	--
Montgomery	\$156.00		\$36.00	\$132.00		\$33.50	-15%	--	-7%
Perry	\$74.50		\$30.00	\$94.00		\$25.50	26%	--	-15%
Robertson	\$199.00		\$46.50	\$187.00		\$47.00	-6%	--	1%
Stewart	\$86.00		\$16.50	\$64.50			-25%	--	--
Wayne	\$58.50		\$22.50	\$73.00		\$29.00	25%	--	29%
Western Rim	\$82.18		\$26.15	\$85.41		\$26.50	4%	--	1%
Bedford	\$83.50		\$24.50	\$81.50		\$20.00	-2%	--	-18%
Cannon	\$98.00		\$33.00	\$93.50		\$32.00	-5%	--	-3%
Clay	\$43.00		\$21.50	\$40.00		\$21.50	-7%	--	--
Davidson							--	--	--
DeKalb	\$86.00		\$23.00	\$106.00		\$43.00	23%	--	87%
Giles	\$79.00		\$23.00	\$64.50		\$31.00	-18%	--	35%
Jackson	\$54.00		\$20.50	\$40.00		\$35.50	-26%	--	73%
Lincoln	\$96.50		\$25.50	\$155.00		\$29.00	61%	--	14%
Macon	\$147.00		\$26.00	\$135.00		\$33.50	-8%	--	29%
Marshall			\$28.50	\$70.00		\$19.00	--	--	-33%
Maury	\$89.50		\$22.00	\$86.50		\$22.50	-3%	--	2%
Moore	\$65.00		\$19.00	\$55.00		\$16.50	-15%	--	-13%
Rutherford	\$76.50		\$25.00	\$65.00		\$22.00	-15%	--	-12%
Smith	\$119.00		\$17.50	\$130.00		\$19.50	9%	--	11%
Sumner	\$148.00		\$36.00	\$180.00		\$33.50	22%	--	-7%
Trousdale	\$42.00		\$21.50	\$41.00		\$33.50	-2%	--	56%
Williamson	\$55.00		\$21.50	\$53.00		\$23.00	-4%	--	7%
Wilson	\$48.00		\$20.50	\$55.50		\$29.50	16%	--	44%
Central Basin	\$83.13		\$23.40	\$75.50		\$27.32	-9%	--	17%

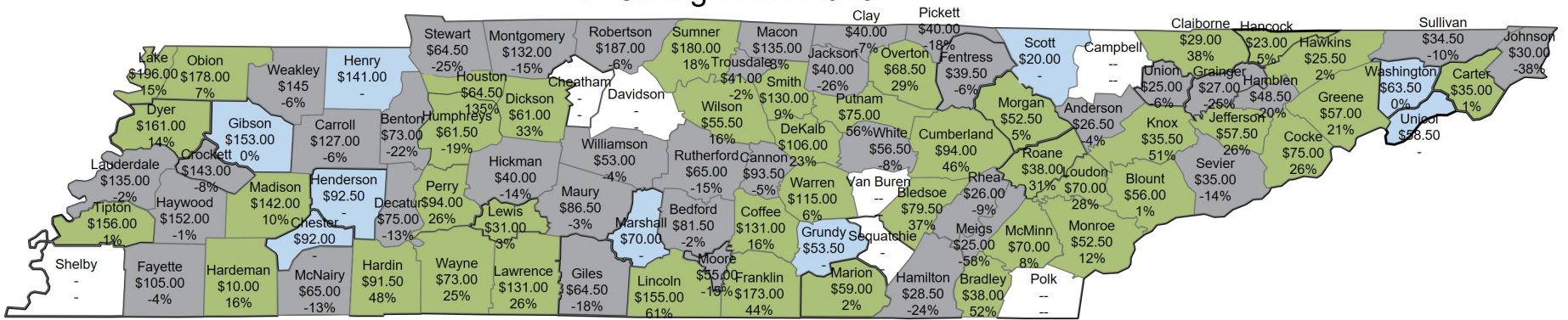
County and District	2025			2026			Percent Change		
	Nonirrigated Cropland	Irrigated Cropland ----Per Acre----	Pastureland	Nonirrigated Cropland	Irrigated Cropland ----Per Acre----	Pastureland	Nonirrigated Cropland	Irrigated Cropland ----Per Acre----	Pastureland
Bledsoe	\$58.00		\$31.50	\$79.50		\$41.00	37%	--	30%
Coffee	\$113.00		\$41.00	\$131.00		\$46.50	16%	--	13%
Cumberland	\$64.50		\$28.00	\$94.00		\$40.50	46%	--	45%
Fentress	\$42.00		\$28.50	\$39.50		\$32.50	-6%	--	14%
Franklin	\$120.00		\$29.50	\$173.00		\$49.50	44%	--	68%
Grundy			\$28.50	\$53.50		\$33.50	--	--	18%
Marion	\$58.00		\$31.50	\$59.00		\$24.50	2%	--	-22%
Morgan	\$50.00			\$52.50		\$16.00	5%	--	--
Overton	\$53.00		\$25.50	\$68.50		\$28.00	29%	--	10%
Pickett	\$48.50		\$38.50	\$40.00		\$33.50	-18%	--	-13%
Putnam	\$48.00		\$25.50	\$75.00		\$40.00	56%	--	57%
Scott			\$13.50	\$20.00		\$13.00	--	--	-4%
Sequatchie	\$48.50						--	--	--
Van Buren	\$26.00					\$22.50	--	--	--
Warren	\$108.00		\$48.50	\$115.00		\$55.50	6%	--	14%
White	\$61.50		\$31.00	\$56.50		\$27.00	-8%	--	-13%
Cumberland Plateau	\$64.21		\$30.85	\$85.38		\$33.57	33%	--	9%
Anderson	\$27.50		\$24.50	\$26.50		\$25.50	-4%	--	4%
Blount	\$55.50		\$22.00	\$56.00		\$28.00	1%	--	27%
Bradley	\$25.00		\$21.50	\$38.00		\$24.00	52%	--	12%
Campbell	\$22.00						--	--	--
Carter	\$34.50		\$21.50	\$35.00		\$21.00	1%	--	-2%
Claiborne	\$21.00		\$14.50	\$29.00		\$12.00	38%	--	-17%
Cocke	\$59.50		\$21.50	\$75.00		\$25.50	21%	--	19%
Grainger	\$36.00		\$25.50	\$27.00		\$26.00	-25%	--	2%
Greene	\$47.00		\$29.50	\$57.00		\$36.50	21%	--	24%
Hamblen	\$61.00		\$26.00	\$48.50		\$22.00	-20%	--	-15%
Hamilton	\$37.50		\$18.50	\$28.50		\$26.50	-24%	--	43%
Hancock	\$22.00		\$25.00	\$23.00		\$20.00	5%	--	-20%

County and District	2025			2026			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		\$25.50	\$25.50		\$23.00	2%	--	-10%
Jefferson	\$45.50		\$21.50	\$57.50		\$22.50	26%	--	5%
Johnson	\$48.50		\$19.00	\$30.00		\$17.50	-38%	--	-8%
Knox	\$23.50		\$18.50	\$35.50		\$19.50	51%	--	5%
Loudon	\$54.50		\$19.00	\$70.00		\$39.50	28%	--	108%
McMinn	\$65.00		\$21.50	\$70.00		\$40.50	8%	--	88%
Meigs	\$59.50		\$19.50	\$25.00		\$21.50	-58%	--	10%
Monroe	\$47.00		\$29.50	\$52.50		\$33.50	12%	--	14%
Polk	\$56.50		\$28.00			\$27.00	--	--	-4%
Rhea	\$28.50		\$18.00	\$26.00		\$22.00	-9%	--	22%
Roane	\$29.00		\$18.00	\$38.00		\$37.00	31%	--	106%
Sevier	\$40.50		\$24.50	\$35.00		\$19.50	-14%	--	-20%
Sullivan	\$38.50		\$29.00	\$34.50		\$33.50	-10%	--	16%
Unicoi				\$58.50			--	--	--
Union	\$26.50		\$17.00	\$25.00		\$12.00	-6%	--	-29%
Washington	\$63.50		\$33.00	\$63.50		\$31.00	--	--	-6%
East Tennessee	\$40.74		\$22.75	\$41.92		\$25.63	3%	--	13%
State	\$115.00	\$189.00	\$26.00	\$118.00	\$182.00	\$30.00	3%	-4%	15%

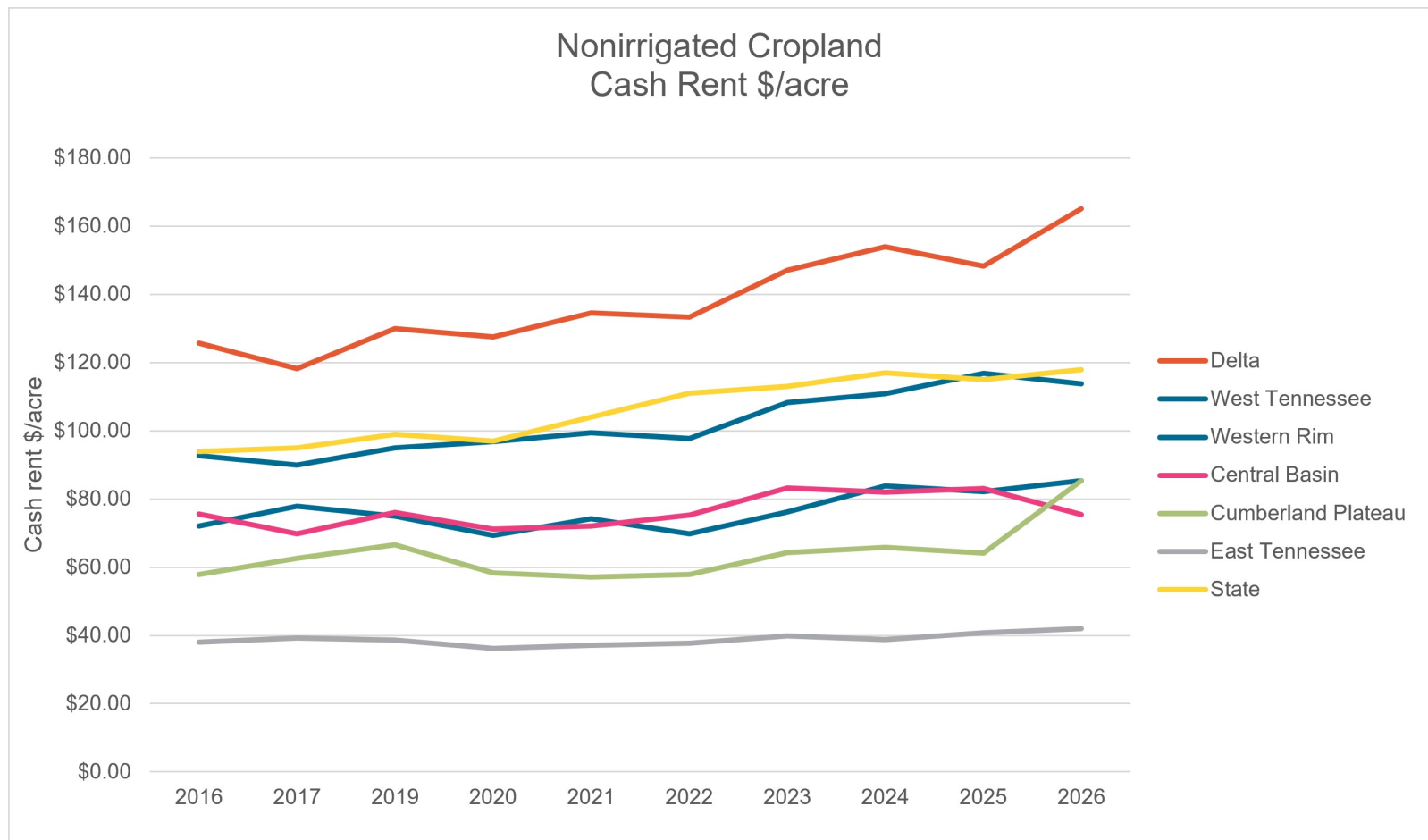
1-- Data not available.

Source: USDA National Agricultural Statistics Service

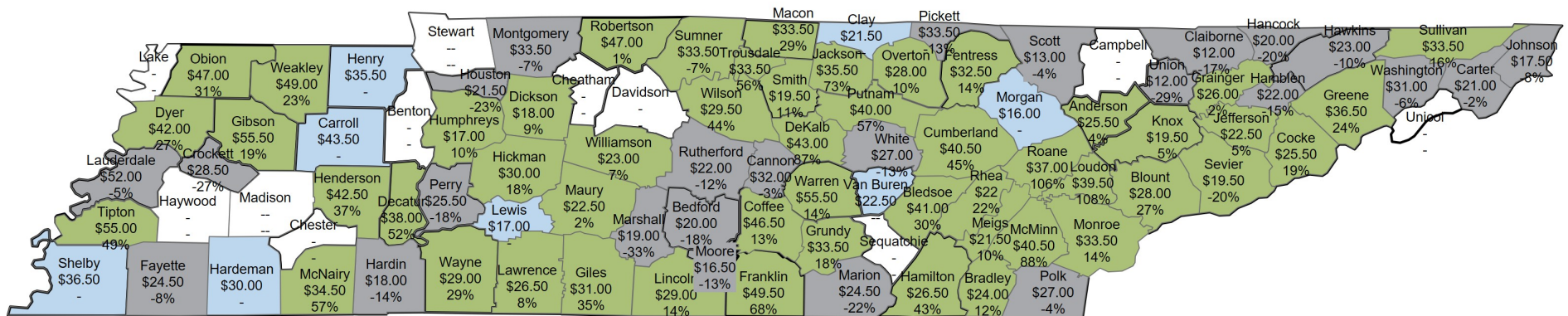
Tennessee Cash Rent, Nonirrigated Cropland
\$/Acre, 2026
% Change from 2025



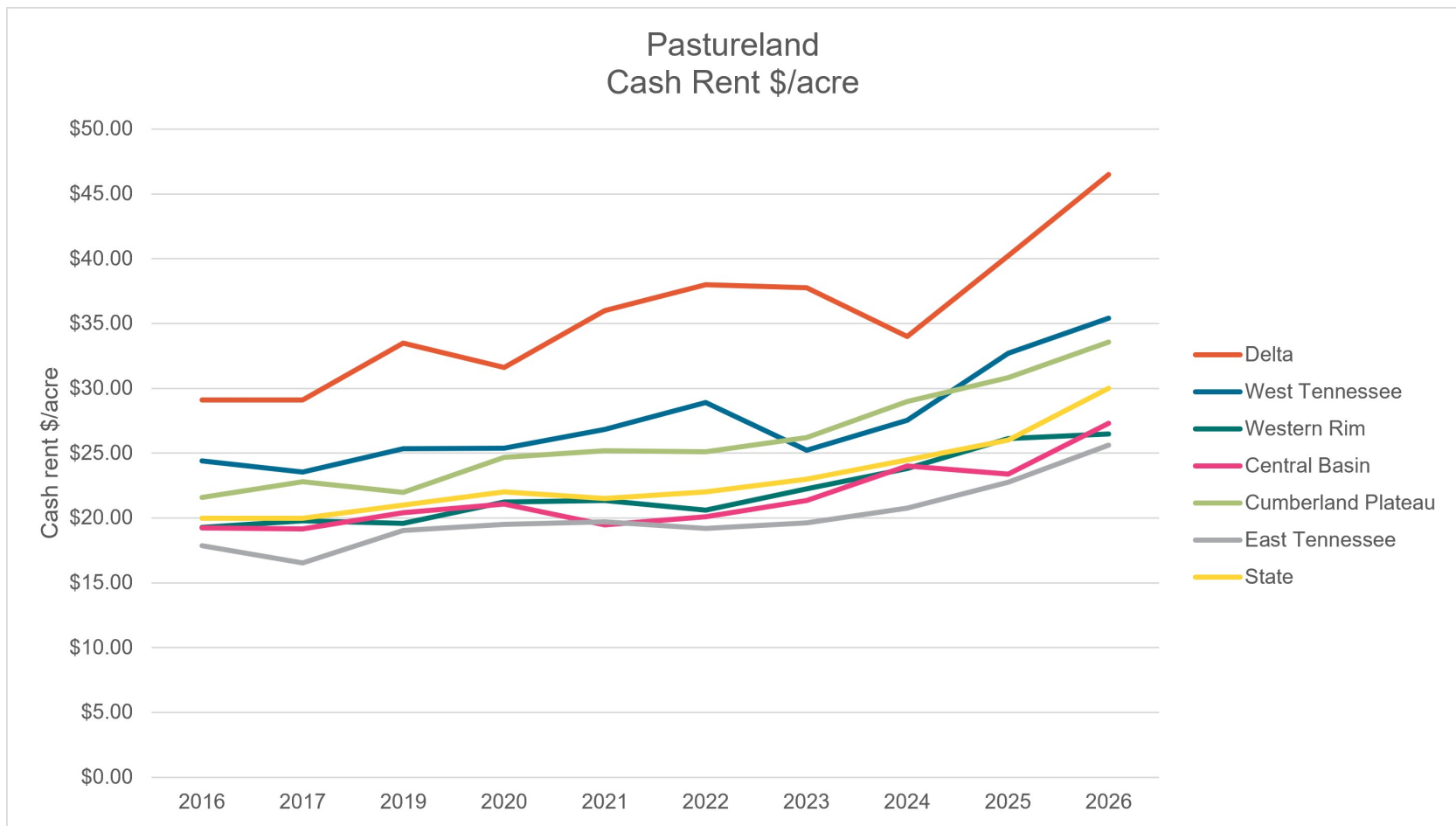
Data source: USDA National Agricultural Statistics Service



Tennessee Cash Rent, Pastureland
\$/Acre, 2026
% Change from 2025



Data source: USDA National Agricultural Statistics Service





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