

Maryland Cash Rent

USDA, National Agriculture Statistics Service

UNIVERSITY OF
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EXTENSION

Maryland's 2024 Agricultural Cash Rental Rates Report: Trends and Analysis by County and Land Type

Cash rental rate agreements, the most common lease structure in Maryland's agricultural industry, involve a fixed annual payment per acre. Landowners are relieved of operational and marketing decisions. Tenants, in turn, assume the risks and returns of crop production and have the flexibility to manage crops and livestock according to their own strategies.

The USDA National Agriculture Statistics Service (NASS) conducts an annual survey to estimate state- and county-level cash rental rates for irrigated cropland, non-irrigated cropland, and pastureland. These estimates, published by NASS every August, are a reliable benchmark mandated by the Farm Bill and in response to producer requests. This information is essential for landowners and tenants to understand market trends, set fair rental rates, and make informed leasing decisions.

This report presents Maryland's cash rental rates from 2009 to 2024, with detailed tables, graphs, and maps showing state, county, and agricultural district trends. Users can access additional data online through NASS's Quick Stats database (quickstats.nass.usda.gov), where rental rates for Maryland counties from 2009 onward are available.

Report Highlights:

- ✓ **Maryland Cash Rental Rates (2009-2024):** Includes graphs and tables showing annual state averages for non-irrigated cropland, irrigated cropland, and pastureland.
- ✓ **Non-Irrigated Cropland (2014-2024):** County-level averages with graphical summaries, including a map.
- ✓ **Cash rental rates for irrigated land (2009-2024):** County-specific data and a state-level summary of trends in irrigated land rental rates.
- ✓ **Pastureland (2014-2024):** County-level averages and regional trends.

Cash rent estimates can vary due to differences in soil types, yields, water access, crop history, and other unique land characteristics. Prospective tenants and landlords should stay informed about market trends, local rental norms, and broader economic factors impacting agricultural cash rents.

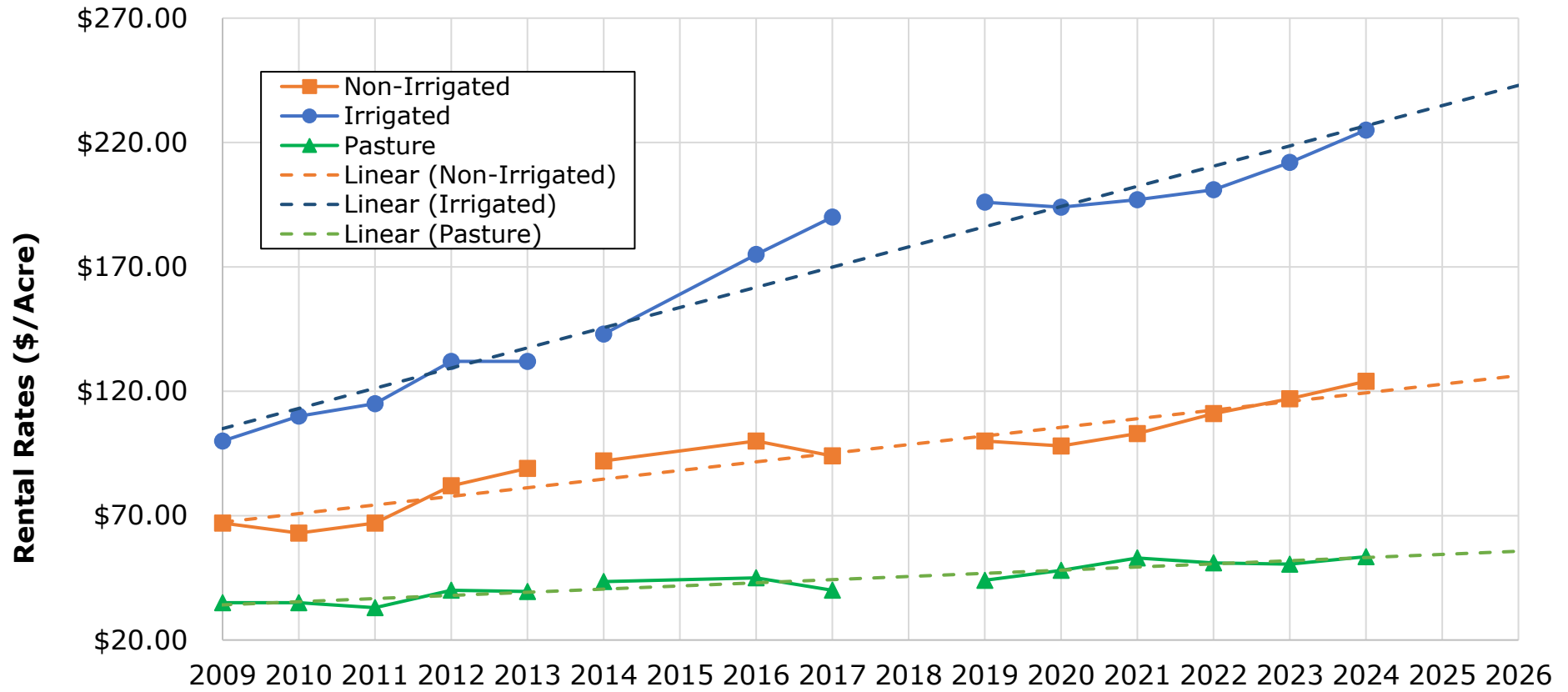
For questions, please visit www.extension.umd.edu/grainmarketing or email Elizabeth Thilmany at thilmany@umd.edu

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Maryland Cash Rental Rates (2009-2024)

with Linear Trendlines



Maryland Crop Rental Rates in USD Dollars \$ /Acre (2010-2024)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Non-Irrigated	63	67	82	89	92	95	100	94	106	100	98	103	111	117	124
Irrigated	110	115	132	132	143		175	190		196	194	197	201	212	225
Pasture	35	33	40	39.5	43.5		45	40		44	48	53	51	50.5	53.50

➔ **Quick insights:** Maryland’s rental rates for irrigated, non-irrigated, and pastureland are projected to increase by about \$8.12, \$3.47, and \$1.27 per acre per year, respectively. These trends likely reflect rising demand for land and cost pressures. While these are estimates, actual rates could shift with policy changes or commodity prices that affect land demand.

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Maryland County-Level Cash Rental Rates for Non-Irrigated Land (2014-2024)

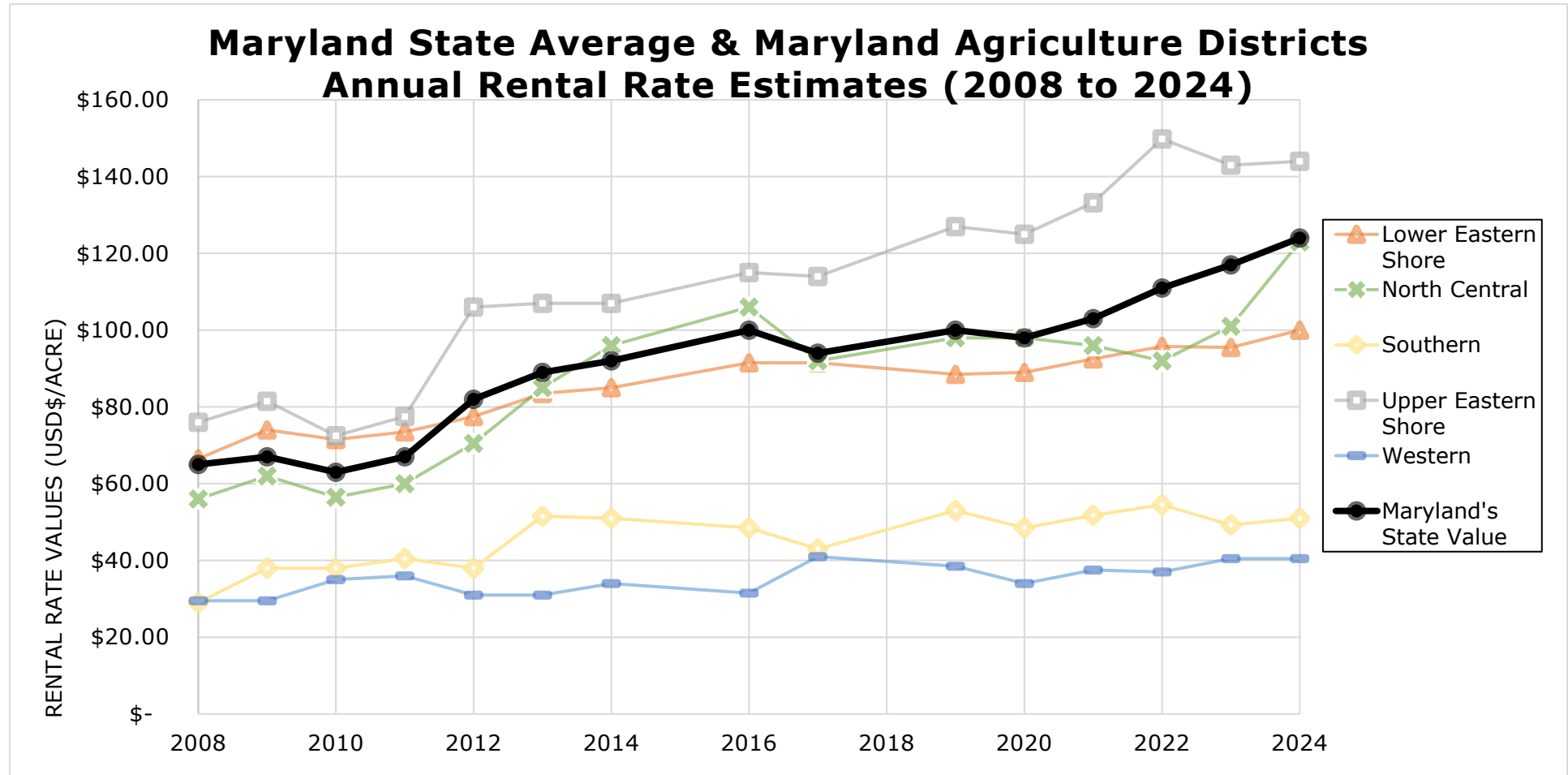
County	Ag District	2014	2016	2017	2019	2020	2021	2022	2023	2024
Dorchester	Lower Eastern Shore	95.50	107.00	108.00	88.50	91.00	91.00	79.00	83.00	108.00
Somerset	Lower Eastern Shore	76.50	88.50	76.00	81.50	81.50	92.00	102.00	108.00	89.00
Wicomico	Lower Eastern Shore	77.50	81.50	95.00	84.00	84.00	84.00	90.00	94.50	96.00
Worcester	Lower Eastern Shore	84.50	88.50	87.50	92.50	95.00	103.00	112.00	96.50	104.00
Baltimore	North Central	122.00	75.00	92.50	89.00	83.50	96.50	98.50	97.00	148.00
Carroll	North Central	88.00	136.00	106.00	105.00	99.00	96.00	92.00	92.00	132.00
Frederick	North Central	77.00	105.00	80.00	76.00	76.50	90.50	83.50	101.00	125.00
Harford	North Central	164.00	120.00	138.00	149.00	167.00	156.00	166.00	168.00	123.00
Howard	North Central	76.50	74.00	72.50	89.00	83.50				
Montgomery	North Central	76.50	63.00	49.50	89.00	83.50	66.50	84.00	105.00	113.00
Washington	North Central	76.00	75.00	88.00	74.50	80.50	96.00	85.50	90.50	119.00
Anne Arundel	Southern	51.00	48.50	43.50	61.00	51.00	65.00	69.50	85.00	
Calvert	Southern	57.00	64.50	41.50	61.00	51.00	45.00	41.00	37.50	56.00
Charles	Southern	39.00	39.00	40.50	40.50	36.50	42.50	49.50	53.00	51.00
Prince George's	Southern	51.00	48.50	43.50	38.00	44.00	51.75	54.50	49.25	41.50
St. Mary's	Southern	54.50	45.50	45.00	51.00	52.00	58.50	59.50	45.50	48.50
Caroline	Upper Eastern Shore	95.50	110.00	101.00	101.00	105.00	112.00	126.00	117.00	144.00
Cecil	Upper Eastern Shore	89.50	94.00	103.00	103.00	116.00	138.00	157.00	155.00	141.00
Kent	Upper Eastern Shore	111.00	113.00	131.00	145.00	147.00	159.00	185.00	179.00	186.00
Queen Anne's	Upper Eastern Shore	122.00	136.00	125.00	148.00	136.00	144.00	168.00	143.00	169.00
Talbot	Upper Eastern Shore	109.00	108.00	102.00	102.00	110.00	113.00	113.00	136.00	134.00
Allegany	Western	26.00	23.50	58.00	55.50	28.00				
Garrett	Western	35.50	32.50	37.00	35.50	35.00	37.50	37.00	40.50	40.50
Maryland (all Counties) Average		92.00	100.00	94.00	100.00	98.00	103.00	111.00	117.00	124.00
Minimum		23.50	37.00	37.00	35.50	28.00	37.50	37.00	37.50	40.50
Median		77.00	81.50	88.00	86.25	87.50	92.00	90.00	96.50	116.00
Maximum		164.00	136.00	138.00	149.00	167.00	159.00	185.00	179.00	186.00

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➔ **Disclosures:** Howard and Allegany counties have not had county-level rental estimates for the past four years. Additionally, since 2020, Garrett County is the sole representative for rental rate data in the Western ag district.

The following chart illustrates Maryland's non-irrigated rental rate trends across agricultural districts from 2008 to 2024, comparing regional values with the state average. It highlights differences in rental rates among regions, with the Upper Eastern Shore consistently showing the highest rates while Southern and Western Maryland districts remain the lowest.



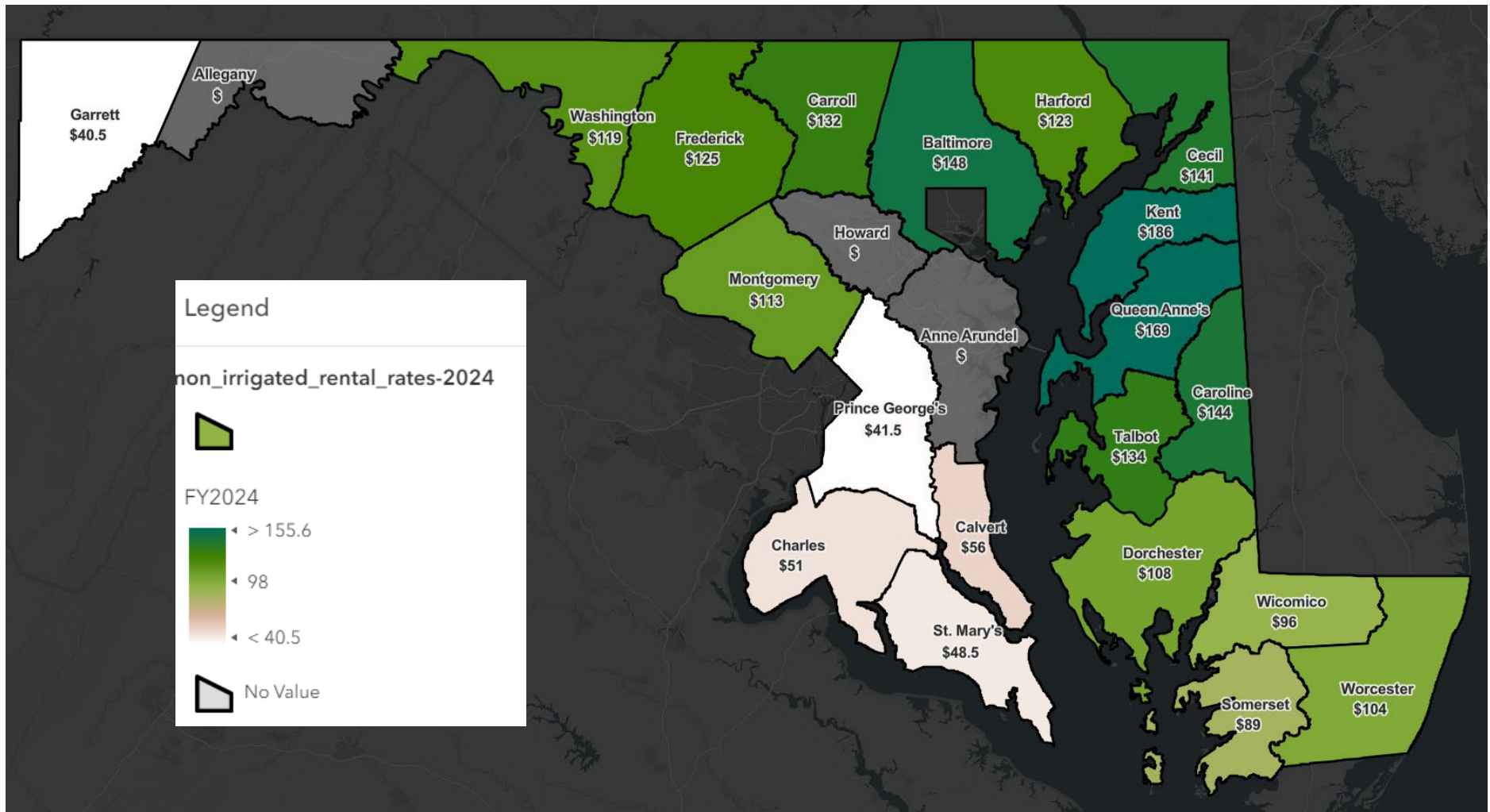
➔ **Trends to note:** The Upper Eastern Shore has maintained rental rates above the state average, suggesting demand or productivity in that region. In contrast, Southern and Western Maryland have lower rates, reflecting regional differences in agricultural land value and demand.

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➔ **Note** that NASS stopped providing ag district-level estimates in 2020. Values shown above, after 2020 are based on median calculations for each ag district, except the Western district, which only includes Garrett County due to data limitations.

2024 Maryland Non-Irrigated Agricultural Land Rental Rates by County



➔ **Map information:** This map was created by Elizabeth Thilmany in ArcGIS Pro in October 2024. It visually represents the non-irrigated rental rates across Maryland counties, highlighting regional variations. Counties with no data are marked in gray, reflecting data limitations. The color gradient emphasizes the range in rental rates, from higher values in the Upper

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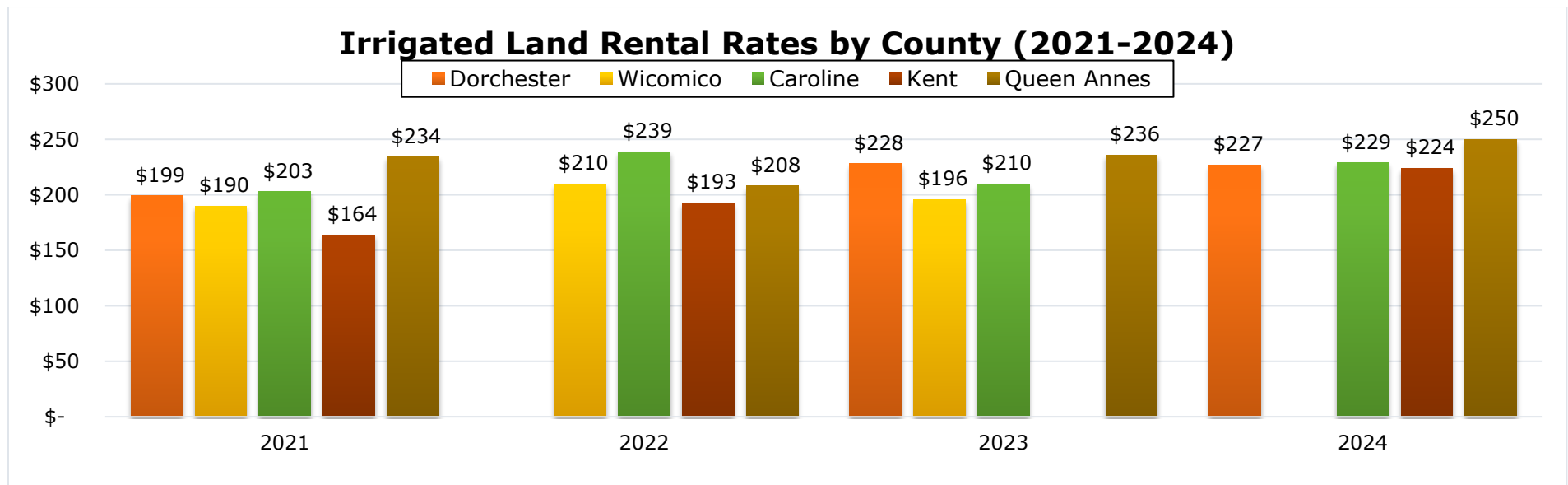
Eastern Shore (e.g., Kent County) to lower values in Southern Maryland and the Western District, represented solely by Garrett County.

Maryland Cash Rental Rates for Irrigated Land by County (2020-2024)

The table and chart below display the annual rental rates for irrigated agricultural land in selected Maryland counties from 2020 to 2024. This comparison highlights the average state rate and the variations across counties, offering insights into regional trends and shifts in rental values.

	2020	2021	2022	2023	2024
Dorchester	\$ 197.00	\$ 199.00		\$ 228.00	\$ 227.00
Wicomico		\$ 190.00	\$ 210.00	\$ 196.00	
Caroline	\$ 219.00	\$ 203.00	\$ 239.00	\$ 210.00	\$ 229.00
Kent		\$ 164.00	\$ 193.00		\$ 224.00
Queen Annes	\$ 206.00	\$ 234.00	\$ 208.00	\$ 236.00	\$ 250.00
<i>Other Counties (starting in 2020)</i>		\$ 163.00	\$ 186.00	\$ 156.00	\$ 197.00
Maryland State Value	\$ 194.00	\$ 197.00	\$ 201.00	\$ 212.00	\$ 225.00

The accompanying bar chart visually compares irrigated land rental rates across selected counties, making it easy to see year-over-year changes and identify which counties have the highest and lowest rates each year.



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➔ **Note:** Rental rates can vary based on many factors, including soil quality, access to water, crop yields, and local demand. These rates are helpful for understanding general trends but may only capture some regional factors influencing land value.

Maryland Cash Rental Rates for Pastureland by County (2014-2024)

The table below shows the cash rental rates for pastureland across selected Maryland counties from 2014 to 2024, providing insight into trends and variability in pastureland leasing costs over the past decade.

	2014	2016	2017	2019	2020	2021	2022	2023	2024
Baltimore	\$ 50.00	\$ 31.50	\$ 33.00		\$ 95.00	\$ 45.00			\$ 46.50
Carroll	\$ 50.00	\$ 26.50	\$ 40.00	\$ 47.50	\$ 47.50	\$ 56.50	\$ 42.00	\$ 62.50	\$ 48.00
Frederick	\$ 47.50	\$ 50.00	\$ 38.00	\$ 52.50	\$ 60.00	\$ 54.50	\$ 65.50	\$ 61.50	\$ 62.00
Harford	\$ 48.50	\$ 28.00	\$ 55.50	\$ 39.00	\$ 39.00		\$ 33.50		\$ 47.50
Howard	\$ 48.50	\$ 70.00						\$ 23.50	
Montgomery	\$ 41.50	\$ 69.50			\$ 59.50		\$ 49.50	\$ 23.50	\$ 41.00
Washington	\$ 59.00	\$ 57.50	\$ 42.00	\$ 41.00	\$ 41.00	\$ 42.00	\$ 54.50	\$ 53.50	\$ 45.00
Allegany	\$ 15.00		\$ 17.50			\$ 9.90			
Garrett	\$ 18.00		\$ 25.50			\$ 30.00		\$ 21.00	\$ 15.00
<i>Other Counties (starting in 2020)</i>					\$ 20.00	\$ 68.00	\$ 30.00	\$ 45.00	\$ 65.50
Maryland Average	\$ 43.50	\$ 45.00	\$ 40.00	\$ 44.00	\$ 48.00	\$ 53.00	\$ 51.00	\$ 50.50	\$ 53.50

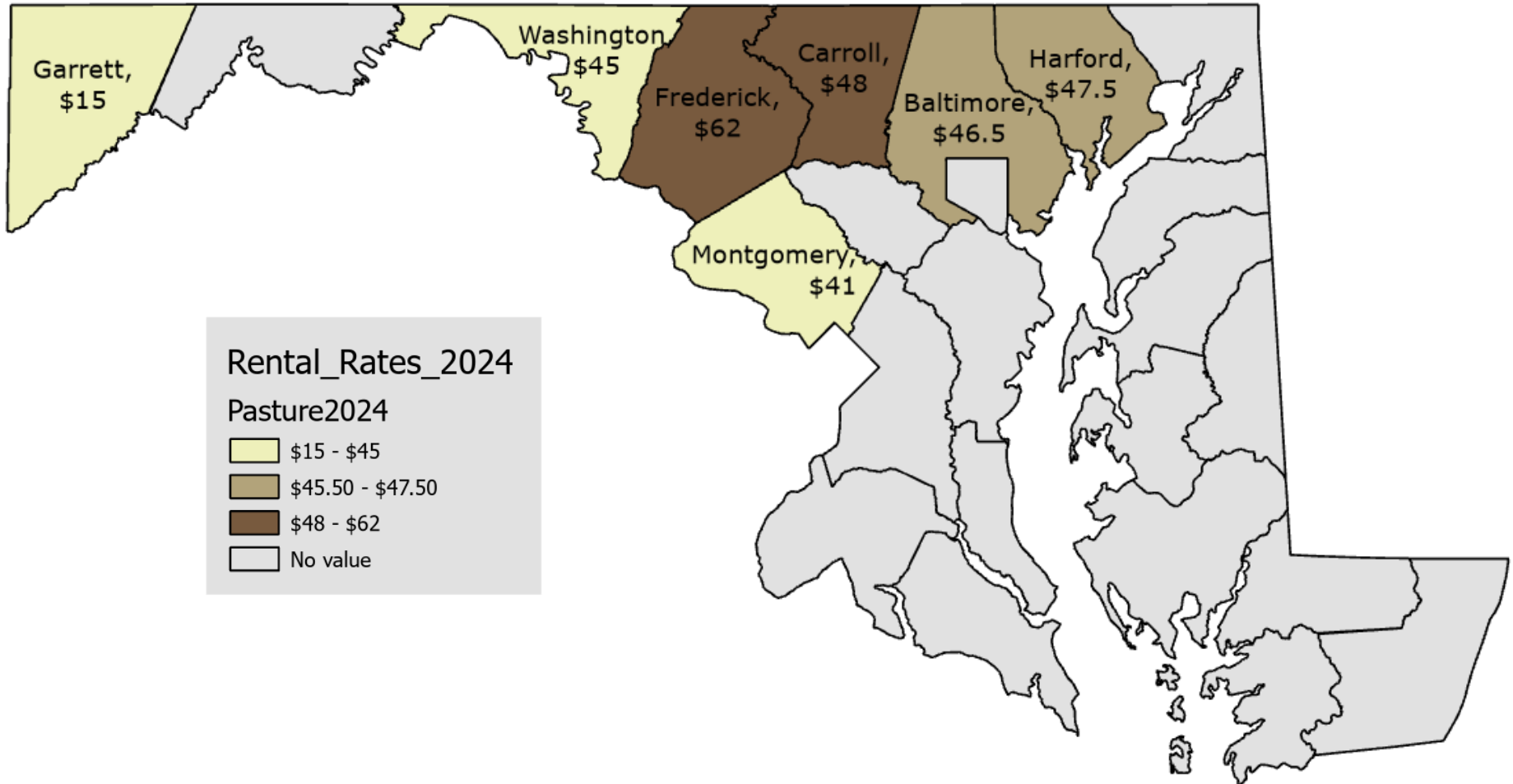
➔ **Trends to note:** Rental rates for pastureland vary significantly by county and year, with some counties, like Frederick and Carroll, showing steady increases, while others, such as Washington and Garrett, display more modest fluctuations in rental rate estimates.

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➔ **Note:** Rental rates can be influenced by various factors, including land quality, location, and demand for grazing land. This data provides a general guide to rental trends across Maryland but may only capture some localized conditions affecting individual rates.

Maryland Pastureland Rental Rates by County (2024)



➔ **Map information:** The above map was produced in ArcGIS Pro by Elizabeth Thilmany in October 2024 and depicts the 2024 cash rental rates for pastureland across selected Maryland counties, with color coding indicating rental rate ranges. The data reveals notable variability, with Frederick County recording the highest rental rate at \$62 per acre and Garrett

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County the lowest at \$15 per acre. Higher rates are generally concentrated in Central Maryland, reflecting greater demand or specific land use patterns in that region, while lower rates are observed in the Western counties. Counties in gray lack available data for 2024, underscoring reporting limitations or insufficient sample sizes in these areas. This map offers a spatial perspective on pastureland rental rates, though localized factors affecting specific rates may not be fully represented.