

Mississippi Land Values and Rental Rates

A common question among agricultural clients is, “What is my land worth?” In some cases, producers are looking to possibly sell their land or expand their operation through land purchases. In other cases, landowners may be seeking to ensure they are getting a fair price for land they own and rent to others. Regardless of the reason, clients have many questions concerning land values and rental rates.

This publication provides some insight into these questions, but it should serve only as a guide for landowners and producers. When entering these types of arrangements, seek multiple sources of information, and consider hiring a professional involved in land sales and leasing.

A survey was conducted during the winter of 2024–25 to obtain recent data on land sales and rental rates, along with information from producers on their knowledge of and experience with land sales and rental rates in their geographical area. The survey was administered through both in-person farm meetings and email.

A total of 127 individuals responded to the survey. One hundred and twelve of the respondents identified themselves as being from 35 counties in Mississippi. Fifteen respondents identified as being from one of six southern states other than Mississippi.

Respondents were asked to select an age range that they represented. Fifty-two respondents identified in the 18–40 age category, 35 in the 41–60 age category, and 26 in the 60-plus age category (Figure 1).

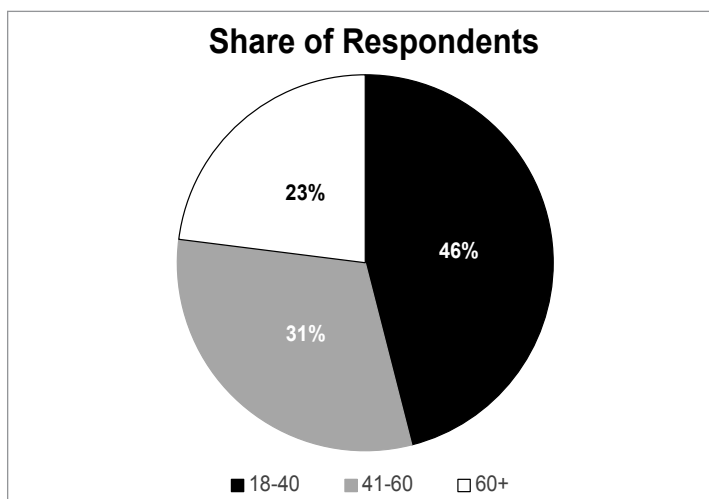


Figure 1. Respondents by age category.

Of the respondents from Mississippi, 46% were from the northwest region of the state, 41% from the northeast region, 8% from the southeast region, and 5% from the southwest region (Figure 2).

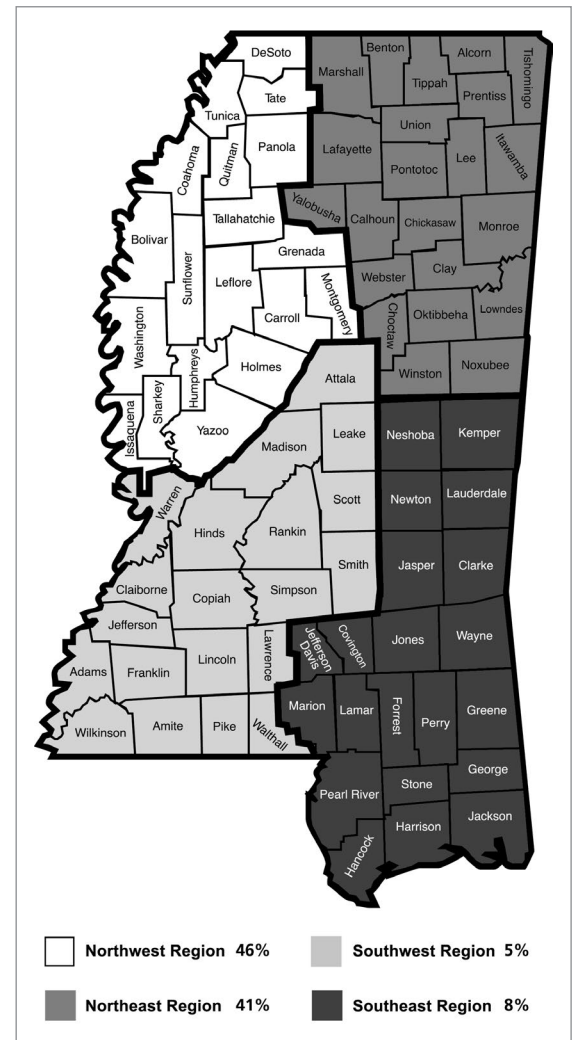


Figure 2. Respondent percentages by geographic region.

Respondents were asked about sale prices and rental prices for irrigated and non-irrigated cropland, pastureland, and timberland. In some cases, tracts of land contained more than one of the specified categories but were sold or rented at one price for the entire tract of land, rather than being separated into the specific categories. Readers should take this into consideration as it may make irrigated land appear somewhat less valuable or make non-irrigated land appear more valuable. Where possible, these responses are separated and reported in their respective categories.

Nineteen of the respondents to the survey had either sold or purchased land in the 2023–25 period. Only one respondent indicated a sale of pastureland. No respondents reported selling timberland during this period. Six respondents reported selling irrigated cropland, for a total of 1,572 acres at an average price of \$5,754 per acre with a range of \$4,200 to \$7,225 per acre (Figure 3). Ten respondents reported selling non-irrigated cropland, representing a total of 718 acres with an average price of \$4,628 and a range of \$3,000 to \$7,225 per acre (Figure 4).

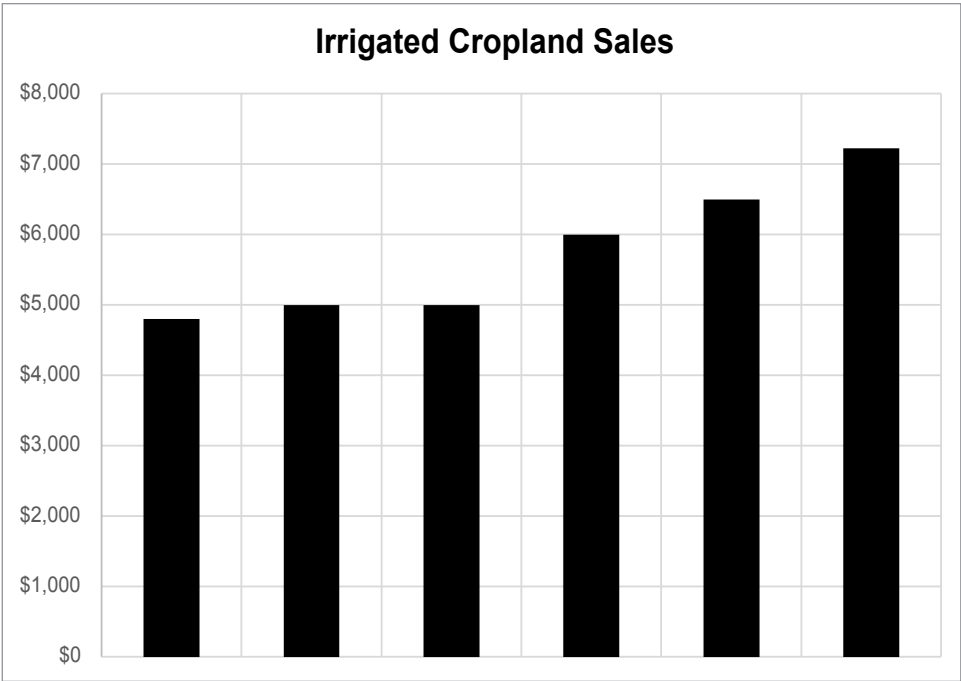


Figure 3. Sales prices reported for irrigated cropland.

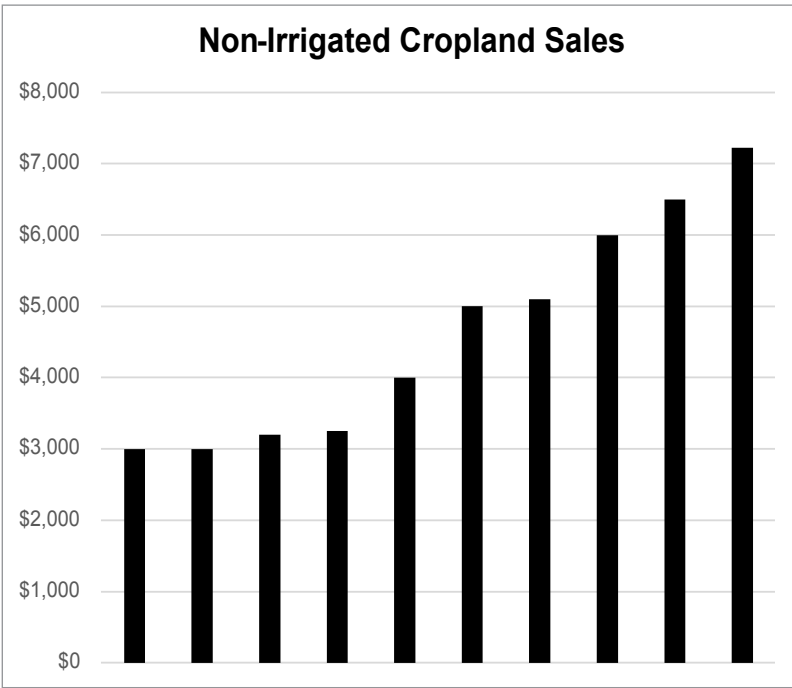


Figure 4. Sales prices reported for non-irrigated cropland.

Fifty-six respondents to the survey had rented land in the 2023–25 period either as the lessee or lessor. The respondents represented 54,654 acres. Irrigated cropland made up the largest portion of rented land, with 39,962 acres reported. Non-irrigated cropland was reported at 12,932 total acres and pastureland at 1,760 (Figure 5). Only one respondent reported renting cropland by a share percentage; the rest of the respondents reported renting cropland on a cash price per acre. Only one respondent reported timberland rental.

Rental prices averaged \$141.47 per acre across the state with a range of \$30 to \$260 per acre. The statewide average for pastureland was \$25.23 per acre with a range of \$12 to \$55 per acre (Table 1).

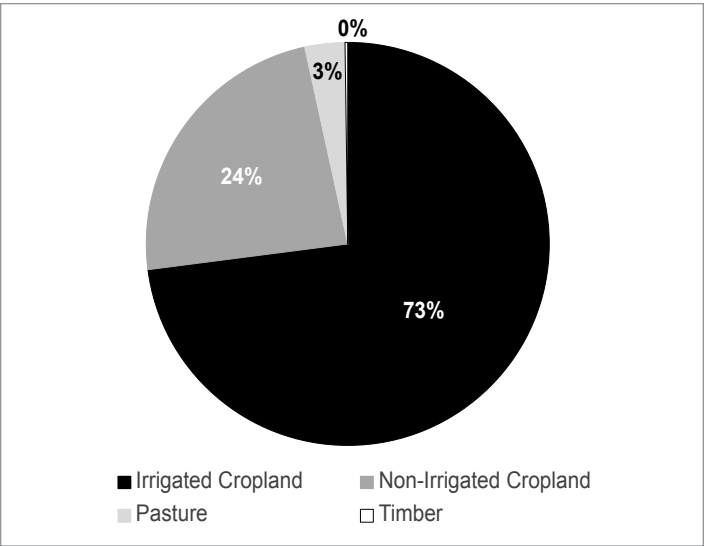


Figure 5. Rented land by land type.

Table 1. State average rental rates.

Type of Land	Number of Respondents	Minimum Rate	Average Rate	Maximum Rate
Cropland	54	\$30.00	\$141.47	\$260.00
Pastureland	14	\$12.00	\$25.23	\$55.00

Nine of the survey respondents provided data for irrigated-only cropland rental. These respondents were all located in the northwest region of the state. Total acres reported by these respondents was 24,246. The average rental price reported for irrigated cropland was \$177.78 per acre with a range of \$75 to \$250 per acre.

Eleven survey respondents provided data for non-irrigated-only cropland. Acres reported by these respondents totaled 2,787 with an average rental rate of \$88.33 per acre. Rental rates ranged from \$50 to \$125 per acre (Table 2).

Table 2. Irrigated and non-irrigated cropland rental rates.

Cropland	Number of Respondents	Minimum Rate	Average Rate	Maximum Rate
Irrigated	9	\$75.00	\$177.78	\$250.00
Non-irrigated	11	\$50.00	\$88.33	\$125.00

This publication is intended as a guide only on reported land values and rental rates across Mississippi as reported in the winter of 2024–25. To make the most informed decisions for your situation, seek multiple sources of land value information.

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