

Virginia Cooperative Extension

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College of Agriculture
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To: Commissioners of the Revenue, Directors of Finance, and Assessors

From: Gordon Groover, Extension Economist, Farm Management

Date: May 28, 2009

Subject: 2008 Cropland and Pastureland Values Based on Capitalized Rental Rates

As of May 1, 2009, USDA National Agricultural Statistical Service (NASS) began publishing cropland and pastureland rental rates for Virginia counties and cities. These rental values were used to provide additional information about agricultural land values within jurisdictions. Enclosed please find:

- [Table 1 – listing of values by jurisdiction for cropland](#)
- [Table 2 – listing of values by jurisdiction for pastureland](#)
- [Table 3 – listing of counties and cities in each NASS crop reporting district](#)
- [Table 4 – NASS data for Virginia](#)

Values in Tables 1 and 2 are derived from the existing methods for determining capitalization rates as described in the “Tax Years 2008 and 2009: Methods and Procedures” found on the *Virginia's Use Value Assessment Program* web site at <http://usevalue.agecon.vt.edu/procedures.htm>. The rental rates as described below are divided by the capitalization rate for each jurisdiction to arrive at a value for crop and/or pasture land (not all jurisdictions have a value for pastureland).

NASS rental rates are annual values in \$/acre summarized from NASS surveys for the crop year 2008 (<http://quickstats.nass.usda.gov>). If there are sufficient numbers of responses to meet NASS nondisclosure requirements for a jurisdiction then that value is published. For example, in Table 1 the specific rental rate for cropland in Amelia is \$25 per acre. If there were not enough responses in a jurisdiction to meet NASS nondisclosure requirements, then all the non-disclosed jurisdictions within a crop reporting district are summarized and published as a Combined County value. For example, in Table 1 the rental rate for cropland in Albemarle is \$26 per acre, the

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combined value for Central District counties. For jurisdictions in the Eastern Crop Reporting District (Table 1), no individual counties had sufficient responses to provide county-level cropland values; thus, only the district average is used for capitalization. For example, the rental rate for cropland in Accomack is \$59.5 per acre (the average for the district). A note of caution: Values based on Combined and District averages cut across jurisdictional lines and may not fully reflect local market conditions. In Table 2 there are no pastureland values reported for jurisdictions in Eastern and Southeastern Districts (see Table 3 for names) due to insufficient responses from these jurisdictions.

Please Note:

- 1. The current SLEAC procedure for submitting the Tax Year 2010 Agricultural and Horticultural Values on August 10, 2009 followed by the final approval on September 14, 2009 will still take place. The “rental rates” values below are provided for informational purposes as recommended by 2009 Technical Advisor Committee (TAC) meeting.**
- 2. Tax year 2010 Agricultural and Horticultural Values will incorporate the 2007 Ag Census (the composite farm crops and acreage will change) and in addition, pasture, peanuts, and tobacco will be added to the composite farms of appropriate jurisdictions.**
- 3. Information and publications on Virginia's Use Value Assessment Program can be found on our website at <http://usevalue.agecon.vt.edu/>.**
- 4. I am available to make presentations or conduct training for county officials and/or citizens on the Ag and horticultural use value program. If you have questions or want to schedule a meeting , please contact me via
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cc: SLEAC members and Virginia Cooperative Extension Offices.

Table 1: 2008 Cropland values based on NASS¹ capitalized rental rates (see end of table for footnotes)

Jurisdiction	Capitalization Rate²	Cropland Rental Rate \$/acre¹	Cropland value \$/acre³
Accomack	0.0777	59.5 ^{ec}	770
Albemarle	0.0799	26 ^{cc}	330
Alleghany	0.0792	24.5 ^{wc}	310
Amelia	0.0772	25	320
Amherst	0.0783	26 ^{cc}	330
Appomattox	0.0784	24	310
Augusta	0.0783	40	510
Bath	0.0774	24.5 ^{wc}	320
Bedford	0.0788	31	390
Bland	0.0785	28.5 ^{swc}	360
Botetourt	0.0795	24.5 ^{wc}	310
Campbell	0.0781	28	360
Caroline	0.0791	26 ^{cc}	330
Carroll	0.0783	30	380
Chesapeake City	0.0854	52 ^{sec}	610
Chesterfield	0.0825	26 ^{cc}	320
Clarke	0.0792	29 ^{nc}	370
Culpeper	0.0798	29	360
Cumberland	0.0790	26 ^{cc}	330
Dinwiddie	0.0799	26	330
Essex	0.0781	59.5 ^{ec}	760
Fairfax	0.0827	29 ^{nc}	350
Fauquier	0.0807	29	360
Floyd	0.0779	26	330
Fluvanna	0.0786	26 ^{cc}	330
Franklin	0.0778	31	400
Frederick	0.0784	33	420
Giles	0.0786	28.5 ^{swc}	360
Gloucester	0.0806	59.5 ^{ec}	740
Goochland	0.0793	26 ^{cc}	330
Greene	0.0796	26 ^{cc}	330
Greensville	0.0782	52 ^{sec}	660
Halifax	0.0770	18	230
Hanover	0.0802	43	540
Henrico	0.0814	26 ^{cc}	320
Henry	0.0782	21.5 ^{sc}	270

Jurisdiction	Capitalization Rate²	Cropland Rental Rate \$/acre¹	Cropland value \$/acre³
Isle of Wight	0.0794	52 ^{sec}	650
James City	0.0808	59.5 ^{ec}	740
King George	0.0786	59.5 ^{ec}	760
King William	0.0795	59.5 ^{ec}	750
Lancaster	0.0774	59.5 ^{ec}	770
Loudoun	0.0825	29 ^{nc}	350
Louisa	0.0792	24	300
Madison	0.0786	29 ^{nc}	370
Middlesex	0.0772	59.5 ^{ec}	770
Montgomery	0.0791	56	710
Nelson	0.0789	26 ^{cc}	330
New Kent	0.0798	59.5 ^{ec}	750
Northampton	0.0778	59.5 ^{ec}	760
Northumberland	0.0773	59.5 ^{ec}	770
Nottoway	0.0777	21.5 ^{sc}	280
Orange	0.0796	26 ^{cc}	330
Page	0.0784	32	410
Pittsylvania	0.0782	25	320
Powhatan	0.0806	26 ^{cc}	320
Prince Edward	0.0777	26 ^{cc}	330
Prince George	0.0813	52 ^{sec}	640
Prince William	0.0834	29 ^{nc}	350
Pulaski	0.0784	28.5 ^{swc}	360
Rappahannock	0.0795	29 ^{nc}	360
Richmond	0.0790	59.5 ^{ec}	750
Roanoke	0.0833	24.5 ^{wc}	290
Rockbridge	0.0783	23	290
Rockingham	0.0791	59	750
Russell	0.0781	40	510
Shenandoah	0.0783	28	360
Smyth	0.0789	26	330
Southampton	0.0787	59	750
Spotsylvania	0.0808	26 ^{cc}	320
Stafford	0.0818	29 ^{nc}	350
Suffolk City	0.0825	66	800
Tazewell	0.0786	28.5 ^{swc}	360
Virginia Beach City	0.0830	52 ^{sec}	630
Warren	0.0790	29 ^{nc}	370
Washington	0.0787	35	440

Jurisdiction	Capitalization Rate²	Cropland Rental Rate \$/acre¹	Cropland value \$/acre³
Westmoreland	0.0776	59.5 ^{ec}	770
Wise	0.0780	28.5 ^{swc}	370
Wythe	0.0781	33	420
York	0.0807	59.5 ^{ec}	740

¹National Agricultural Statistics Service (NASS) County-Level Cash Rent Data.
(<http://quickstats.nass.usda.gov>) Accessed 5/4/2009.

²Capitalization Rate (without risk) is a sum of the average interest rate component (interest rate component is 10-year state average (2 year lag) (from AgFirst)) and average property tax rate (property tax component is 10-year jurisdiction average (3-year lag) (from Dept of Taxation)).

³Cropland value \$/acre = Cropland Rental Rate \$/ac ÷ Capitalization Rate. Values rounded to the nearest \$10.

See Table 3 for a description of NASS Crop Reporting Districts listed below:

^{cc}Central District Other (Combined) Counties Cropland \$ / Acre = \$26

^{ec}Eastern District Cropland \$ / Acre = \$59.5

^{nc}Northern District Other (Combined) Counties Cropland \$ / Acre = \$29

^{sec}Southeastern District Other (Combined) Counties Cropland \$ / Acre = \$52

^{sc}Southern District Other (Combined) Counties Cropland \$ / Acre = \$21.5

^{swc}Southwester District Other (Combined) Counties Cropland \$ / Acre = \$28.5

^{wc}Western District Other (Combined) Counties Cropland \$ / Acre = \$24.5

Table 2: 2008 Pastureland values based on NASS¹ capitalized rental rates (see end of table for footnotes)

Jurisdiction	Capitalization Rate²	Pastureland Rental Rate \$/acre¹	Pastureland value \$/acre⁴
Accomack	0.0777	No data	^{ep}
Albemarle	0.0799	19.5 ^{cp}	240
Alleghany	0.0792	17.5 ^{wp}	220
Amelia	0.0772	19.5 ^{cp}	250
Amherst	0.0783	15.5	200
Appomattox	0.0784	19.5 ^{cp}	250
Augusta	0.0783	25.5	330
Bath	0.0774	17.5 ^{wp}	230
Bedford	0.0788	13.5	170
Bland	0.0785	18.5 ^{swp}	240
Botetourt	0.0795	17.5 ^{wp}	220
Campbell	0.0781	19.5 ^{cp}	250
Caroline	0.0791	19.5 ^{cp}	250
Carroll	0.0783	24.5	310
Chesapeake City	0.0854	No data	^{sep}
Chesterfield	0.0825	19.5 ^{cp}	240
Clarke	0.0792	18 ^{np}	230
Culpeper	0.0798	18 ^{np}	230
Cumberland	0.0790	19.5 ^{cp}	250
Dinwiddie	0.0799	No data	^{sep}
Essex	0.0781	No data	^{ep}
Fairfax	0.0827	18 ^{np}	220
Fauquier	0.0807	18	220
Floyd	0.0779	27.5	350
Fluvanna	0.0786	19.5 ^{cp}	250
Franklin	0.0778	20.5	260
Frederick	0.0784	18 ^{np}	230
Giles	0.0786	18.5 ^{swp}	240
Gloucester	0.0806	No data	^{ep}
Goochland	0.0793	19.5 ^{cp}	250
Greene	0.0796	19.5 ^{cp}	240
Greensville	0.0782	No data	^{sep}
Halifax	0.0770	17.5 ^{sp}	230
Hanover	0.0802	19.5 ^{cp}	240
Henrico	0.0814	19.5 ^{cp}	240
Henry	0.0782	17.5 ^{sp}	220

Jurisdiction	Capitalization Rate²	Pastureland Rental Rate \$/acre¹	Pastureland value \$/acre⁴
Isle of Wight	0.0794	No data	sep
James City	0.0808	No data	ep
King George	0.0786	No data	ep
King William	0.0795	No data	ep
Lancaster	0.0774	No data	ep
Loudoun	0.0825	18 ^{np}	220
Louisa	0.0792	19.5 ^{cp}	250
Madison	0.0786	18 ^{np}	230
Middlesex	0.0772	No data	ep
Montgomery	0.0791	18	230
Nelson	0.0789	19.5 ^{cp}	250
New Kent	0.0798	No data	ep
Northampton	0.0778	No data	ep
Northumberland	0.0773	No data	ep
Nottoway	0.0777	17.5 ^{sp}	230
Orange	0.0796	19.5 ^{cp}	240
Page	0.0784	21	270
Pittsylvania	0.0782	18.5	240
Powhatan	0.0806	19.5 ^{cp}	240
Prince Edward	0.0777	19.5 ^{cp}	250
Prince George	0.0813	No data	sep
Prince William	0.0834	18 ^{np}	220
Pulaski	0.0784	17	220
Rappahannock	0.0795	18 ^{np}	230
Richmond	0.0790	No data	ep
Roanoke	0.0833	17.5 ^{wp}	210
Rockbridge	0.0783	17.5	220
Rockingham	0.0791	35	440
Russell	0.0781	20.5	260
Shenandoah	0.0783	21	270
Smyth	0.0789	23.5	300
Southampton	0.0787	No data	sep
Spotsylvania	0.0808	19.5 ^{cp}	240
Stafford	0.0818	18 ^{np}	220
Suffolk City	0.0825	No data	sep
Tazewell	0.0786	14	180
Virginia Beach City	0.0830	No data	sep
Warren	0.0790	18 ^{np}	230
Washington	0.0787	27	340

Jurisdiction	Capitalization Rate²	Pastureland Rental Rate \$/acre¹	Pastureland value \$/acre⁴
Westmoreland	0.0776	No data	^{ep}
Wise	0.0780	18.5 ^{swp}	240
Wythe	0.0781	28	360
York	0.0807	No data	^{ep}

¹National Agricultural Statistics Service (NASS) County-Level Cash Rent Data. (<http://quickstats.nass.usda.gov>) Accessed 5/4/2009.

²Capitalization Rate (without risk) is a sum of the average interest rate component (interest rate component is 10-year state average (2 year lag) (from AgFirst)) and average property tax rate (property tax component is 10-year jurisdiction average (3-year lag) (from Dept of Taxation)).

⁴Pastureland value \$/acre = Pastureland Rental Rate \$/ac ÷ Capitalization Rate. Values rounded to the nearest \$10.

See Table 3 for a description of NASS Crop Reporting Districts listed below:

^{cp}Central District Other (Combined) Counties Pasture \$ / Acre = \$19.5

^{ep}Eastern District - No Reported Pasture Rental Rates

^{np}Northern District Other (Combined) Counties Pasture \$ / Acre = \$18

^{sep}Southeastern District - No Reported Pasture Rental Rates

^{sp}Southern District Other (Combined) Counties Pasture \$ / Acre = \$17.5

^{swp}Southwestern District Other (Combined) Counties Pasture \$ / Acre = \$18.5

^{wpp}Western District Other (Combined) Counties Pasture \$ / Acre = \$17.5

Table 3: Jurisdictions within NASS crop reporting districts

Districts	----- Jurisdictions -----		
Central	Albemarle	Caroline	Henrico
	Amelia	Chesterfield	Louisa
	Amherst	Cumberland	Nelson
	Appomattox	Fluvanna	Orange
	Bedford	Goochland	Powhatan
	Buckingham	Greene	Prince Edward
	Campbell	Hanover	Spotsylvania
Eastern	Accomack	King George	Northampton
	Charles City	King William	Northumberland
	Essex	Lancaster	Richmond
	Gloucester	Mathews	Westmoreland
	James City	Middlesex	York
	King and Queen	New Kent	
Northern	Arlington	Frederick	Rappahannock
	Clarke	Loudoun	Rockingham
	Culpeper	Madison	Shenandoah
	Fairfax	Page	Stafford
	Fauquier	Prince William	Warren
Southeastern	Brunswick	Mecklenburg	Sussex
	Dinwiddie	Prince George	Chesapeake City
	Greensville	Southampton	Suffolk City
	Isle of Wight	Surry	Virginia Beach City
Southern	Charlotte	Henry	Patrick
	Franklin	Lunenburg	Pittsylvania
	Halifax	Nottoway	
Southwestern	Bland	Grayson	Smyth
	Buchanan	Lee	Tazewell
	Carroll	Montgomery	Washington
	Dickenson	Pulaski	Wise
	Floyd	Russell	Wythe
	Giles	Scott	
Western	Alleghany	Botetourt	Roanoke
	Augusta	Craig	Rockbridge
	Bath	Highland	

Table 4: NASS Data (<http://quickstats.nass.usda.gov> - Accessed 5/4/2009)

County	Ag. District	Data Item	Value
Amelia	Central	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$25.0
Amherst	Central	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$15.5
Appomattox	Central	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$24.0
Augusta	Western	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$25.5
Augusta	Western	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$40.0
Bedford	Central	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$13.5
Bedford	Central	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$31.0
Campbell	Central	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$28.0
Carroll	Southwestern	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$24.5
Carroll	Southwestern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$30.0
Charlotte	Southern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$22.0
Culpeper	Northern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$29.0
Dinwiddie	Southeastern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$26.0
Fauquier	Northern	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$18.0
Fauquier	Northern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$29.0
Floyd	Southwestern	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$27.5
Floyd	Southwestern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$26.0
Franklin	Southern	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$20.5
Franklin	Southern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$31.0
Frederick	Northern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$33.0
Grayson	Southwestern	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$24.5
Grayson	Southwestern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$32.0
Halifax	Southern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$18.0
Hanover	Central	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$43.0
Lee	Southwestern	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$17.0
Lee	Southwestern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$26.0

County	Ag. District	Data Item	Value
Louisa	Central	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$24.0
Mecklenburg	Southeastern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$17.0
Montgomery	Southwestern	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$18.0
Montgomery	Southwestern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$56.0
Other (Combined) Counties	Central District	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$19.5
Other (Combined) Counties	Central District	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$26.0
Other (Combined) Counties	Eastern District	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$59.5
Other (Combined) Counties	Northern District	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$18.0
Other (Combined) Counties	Northern District	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$29.0
Other (Combined) Counties	Southeastern District	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$52.0
Other (Combined) Counties	Southern District	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$17.5
Other (Combined) Counties	Southern District	Rent, Cash, Cropland, Irrigated - Expense, Measured In \$ / Acre	\$28.0
Other (Combined) Counties	Southern District	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$21.5
Other (Combined) Counties	Southwestern District	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$18.5
Other (Combined) Counties	Southwestern District	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$28.5
Other (Combined) Counties	Western District	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$17.5
Other (Combined) Counties	Western District	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$24.5
Page	Northern	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$21.0
Page	Northern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$32.0
Pittsylvania	Southern	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$18.5
Pittsylvania	Southern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$25.0
Pulaski	Southwestern	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$17.0
Rockbridge	Western	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$17.5
Rockbridge	Western	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$23.0
Rockingham	Northern	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$35.0
Rockingham	Northern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$59.0
Russell	Southwestern	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$20.5
Russell	Southwestern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$40.0

County	Ag. District	Data Item	Value
Scott	Southwestern	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$18.0
Scott	Southwestern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$28.0
Shenandoah	Northern	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$21.0
Shenandoah	Northern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$28.0
Smyth	Southwestern	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$23.5
Smyth	Southwestern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$26.0
Southampton	Southeastern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$59.0
Suffolk City	Southeastern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$66.0
Tazewell	Southwestern	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$14.0
Washington	Southwestern	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$27.0
Washington	Southwestern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$35.0
Wythe	Southwestern	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$28.0
Wythe	Southwestern	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$33.0
Virginia averages			
State	Virginia	Rent, Cash - For Pasture - Expense, Measured In \$ / Acre	\$21.0
State	Virginia	Rent, Cash, Cropland, Irrigated - Expense, Measured In \$ / Acre	\$63.0
State	Virginia	Rent, Cash, Cropland, Non-Irrigated - Expense, Measured In \$ / Acre	\$40.0