

## POST ROCK EXTENSION DISTRICT

### OFFICE LOCATIONS:

Beloit 785-738-3597  
Lincoln 785-524-4432  
Mankato 785-378-3174  
Osborne 785-346-2521  
Smith Center 785-282-6823

### Special points of interest:

- Each county in the Post Rock Extension District (Jewell, Lincoln, Mitchell, Osborne and Smith) conducted a leasing survey.
- This report is a summary of the results that were compiled.
- If you would like the summary reports from each of the counties, the summarized reports are available on the Post Rock Extension District website: [www.postrock.ksu.edu](http://www.postrock.ksu.edu).
- Additional resources for Leasing arrangements include the Kansas Agriculture Statistics Service along with K-State Research and Extension Agriculture Economics Department. For copies of these reports, stop by any Post Rock Extension District Office in Beloit, Lincoln, Mankato, Osborne or Smith Center.



*"Knowledge  
for Life"*

# 2015 Leasing Arrangements Survey

## Collection Process

The Post Rock Extension District conducted a **Leasing Arrangements Survey** in the counties of Jewell, Lincoln, Mitchell, Osborne, and Smith counties. This was done December 2015. Each county randomly mailed/emailed 40-75 surveys to landowners/tenants in each of the county townships.

The online surveys were also conducted in Jewell, Lincoln, Mitchell and Smith counties and were summarized with the overall report.

The surveys were then compiled and summarized in individualized county reports.

## Content of Fact Sheet

The fact sheet contains summarized survey data from each of the county leasing surveys. The summarized data includes compiling each of the averages, from each of the five counties, along with providing averages for the entire district.

The different components of the survey included arrangements for dryland cropland crop share and cash rent leases, pasture, crop residue, and recreational hunting.

The summarized data includes averages for the entire **Post Rock Extension District** along with individual counties.



## Additional leasing arrangements resources available

The Post Rock Extension District Leasing Arrangement surveys are only one source of information for leasing arrangements.

Additional leasing arrangements are available from the Kansas Agriculture Statistics Service (KASS) along with K-State Research and Extension Agriculture Economics Department.

- The **Kansas Agriculture Statistics Service (KASS)** website is: [http://www.nass.usda.gov/Statistics\\_by\\_State/Kansas/Publications/Economics\\_and\\_Misc/Landval/index.asp](http://www.nass.usda.gov/Statistics_by_State/Kansas/Publications/Economics_and_Misc/Landval/index.asp)

This publication includes cash rental rates for each county, if enough data is collected, along with land values.

- The **K-State Research and Extension Agriculture Economics department** website is: <http://www.agmanager.info/farmmgmt/land/lease/default.asp>

At this website there are several tools available for the tenant/landowner including Lease Workshop Presentations (2015-16); Ag Land Leasing Basics and Cover Crops; Kansas County land values and cash rent publication; Frequently Asked Questions on Crop leases (document and recorded video); Frequently Asked Questions on Pasture leases; along with the Farm Management Guide: Kansas Land Prices and Cash Rental rates completed in February 2015.



**The survey results also indicated a sharing cost of the fertilizer, herbicide and the insecticide between the landlord and the tenant.**



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Post Rock District  
Crop Production Agent

## Average cash rental rates/acre for 2015

County	Cropland Average Rent per/acre	Pasture Average Rent per/acre	Crop Residue Average Rent per/acre
<b>Jewell</b>	\$75.00 Range: \$45-\$125	\$31.00 Range: \$15-\$85	\$7.50 Range: \$5-\$15
<b>Lincoln</b>	\$59.00 Range: \$55-\$75	\$20.00 Range: \$15-\$25	Not enough responses
<b>Mitchell</b>	\$72.00 Range: \$60-\$125	\$23.00 Range: \$14-\$35	\$11.50 Range: \$5-\$25
<b>Osborne</b>	\$48.00 Range: \$36-\$63	\$20.00 Range: \$10-\$50	\$8.50 Range: \$6-\$10
<b>Smith</b>	\$66.00 Range: \$37-\$100	\$23.00 Range: \$15-\$30	\$8.50 Range: \$6-\$10
<b>Averages</b>	<b>\$64.00</b>	<b>\$23.00</b>	<b>\$9.00</b>

## Crop Share Summary

A component of the survey also included a crop share summary and a summary of how the inputs were divided between the landlord and tenant. The following is a table of the share arrangement average results for wheat, milo and soybeans. For a complete copy of the results, go to the website: [www.postrock.ksu.edu](http://www.postrock.ksu.edu) or stop by any Post Rock Extension District Office in Beloit, Lincoln, Mankato, Osborne or Smith Center.

## Share paid to Landlord (percent of all 5 county surveys)

Crop	1/3	2/5
<b>Wheat</b>	81%	19%
<b>Grain Sorghum</b>	84%	16%
<b>Soybeans</b>	84%	16%

## Flexible Cash Rents

Recently, flexible cash rents have become a hot topic. Flexible cash rents simply refer to land rental arrangements where the amount of cash rent paid can vary based upon some pre-determined factors such as yield or price.

Flexible cash leases are a way of sharing risks of unpredictable markets and yields. There are many types of flex leases.....no one method is right or best in all cases.

**COMMUNICATION** is the key to develop effective working relationships between the landlord and the tenant.