

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.
- Additional resources for leasing arrangement information includes the K-State Research and Extension Agriculture Economics Dept. (www.agmanager.info) and the NC Farm Management Extension Committee (www.aglease101.org).



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*"Knowledge
for Life"*

2016 Leasing Arrangements Survey Summary

January 2017

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 completed in Nov./Dec. 2016.

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, Osborne 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

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

Additional leasing arrangements are available from K-State Research and Extension Agriculture Economics Department and the North Central (NC) Farm Management Extension Committee.

- ◆ The **K-State Research and Extension Agriculture Economics** website is:

www.agmanager.info.

At this website there are several tools available for the tenant/landowner including the Projected 2016 KS County land values and cash rent publications along with the Farm Management Guides.

- ◆ The **NC Farm Management Extension Committee** contains a library full of the NC regional lease publications at the following website:

www.aglease101.org.

The publications provide not only a sample lease form, but explanations of the different leasing arrangements including fixed and flexible cash rents and crop share to pasture rental arrangements and farm buildings and livestock facilities.





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



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Crop Production Agent

Average cash rental rates/acre for 2016 (dryland)

County	Cropland Average Rent per/acre	Pasture Average Rent per/acre	Crop Residue Average Rent per/acre
Jewell	\$79.00 Range: \$50-\$115	\$25.00 Range: \$16-\$45	\$10.75 Range: \$4-\$18
Lincoln	\$63.00 Range: \$35-\$95	\$20.00 Range: \$12-\$30	Not enough responses
Mitchell	\$71.00 Range: \$66-\$80	\$22.00 Range: \$13-\$30	Not enough responses
Osborne	\$49.00 Range: \$30-\$75	\$18.00 Range: \$10-\$30	\$9.50 Range: \$5-\$12
Smith	\$62.00 Range: \$30-\$100	\$24.00 Range: \$17-\$35	\$10.00 Range: \$5-\$15
Averages	\$65.00	\$22.00	\$10.00

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, soybeans and wheat. For a complete copy of the results, go to the website: 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
Corn	78%	22%
Grain Sorghum	83%	17%
Soybeans	85%	15%
Wheat	85%	15%

Flexible Cash Rents

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.

