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. These include fixed and flexible cash rents and crop share to pasture rental arrangements, farm buildings and livestock facilities.

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 2018 Projected KS County land values and cash rent publication, along with the Farm Management Guides.
The survey results indicated a sharing cost of the fertilizer, herbicide and the insecticide between the landlord and the tenant.

Flexible Cash Rents

Flexible cash rents simply refer to land rental arrangements where the amount of cash rent paid can vary based upon pre-determined factors such as yield or price.

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 the tenant.

The following is a table of the share arrangement average results for corn, grain sorghum, soybeans and wheat. For a complete copy of the results, go to our website: www.postrock.ksu.edu or stop by any Post Rock Extension District Office in Beloit, Lincoln, Mankato, Osborne or Smith Center.

Flexible Cash Rents

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!