

2025 LEASING ARRANGEMENTS SURVEY SUMMARY

**K-State Extension
Post Rock District**

Full summary reports for
individual counties are
available on our website:
postrock.ksu.edu



**Pasture
Leasing**



**Crop Residue/Forage
Crop Grazing**



**Dryland/Irrigated
Crop Share
and Cash Rent**

This fact sheet contains summarized data from each of our Post Rock District counties (Jewell, Lincoln, Mitchell, Osborne, and Smith) individually as well as averages for the district.

DATA COLLECTION PROCESS

Post Rock Extension District surveyed each of it's five counties in December 2025.

Each county randomly mailed or emailed 50 - 75 surveys to landowners and tenants in each of the county townships.

Responses were kept confidential and were then summarized.

Additional Leasing Resources

NC Farm Management Extension Committee

Contains a library full of regional lease publications.

www.aglease101.org

K-State Research and Extension Ag Economics

This website has tools including the Non-irrigated Cash Lease Arrangements in Kansas publication as well as Farm Management Guides.

www.agmanager.info

Average cash rental rates/acre for 2025

County	Cropland	Pasture	Crop Residue
Jewell	\$88 Range: \$75 - \$120	\$34 Range: \$20 - \$50	\$15 Range: \$10 - \$20
Lincoln	\$72 Range: \$55 - \$90	\$27 Range: \$20 - \$32	not enough responses
Mitchell	\$79 Range: \$35 - \$130	\$29 Range: \$25 - \$35	\$17.50 Range: \$10 - \$25
Osborne	\$65 Range: \$30 - \$145	\$26 Range: \$15 - \$45	\$20 Range: \$10 - \$30
Smith	\$73 Range: \$30 - \$100	\$24.50 Range: \$12 - \$30	\$12 Range: \$9 - \$16
District-wide	\$75	\$28	\$16

Flexible Cash Rents

Recently, flexible cash rents have become much more common. Flexible cash rents refer to land rental arrangements where the amount of cash rent paid can vary based upon 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 best in all cases!

Communication is the key to developing effective working relationships between the landlord and the tenant.

Crop Share Summary

The survey included a crop share summary and a summary of how inputs were divided between landlord and tenant. The table to the right shows the share arrangement average of all 5 counties for various crops.

Survey results also indicated a sharing cost of the fertilizer, herbicide, and insecticide between the landowner and the tenant.

Crop **1/3** **2/5** **30%**

Corn	83%	28%	20%
Grain Sorghum	75%	30%	33%
Soybeans	86%	23%	20%
Wheat	75%	33%	25%