

2011-2012 FARMLAND LEASING ARRANGEMENT SURVEY

For DRYLAND CROPS

Norton County

K-State Research and Extension



CASH RENT LEASES (For Dryland Crops)

Please indicate the CASH RENTAL RATES paid to landowners in 2011-2012 in the following table.

Dryland Crop Enterprise	Average Rent Per Acre	Range of Cash Rents (Low - High)	Other Comments on Dryland Cash Rental Rates
Cropland (non-irrigated)	\$42.83/A	\$30.00- \$50.00	<u>45 responses</u>
Native pasture	\$14.40/A	\$8.00- \$22.00	<u>38 responses</u>
Native or tame hay land	\$20.00/A	\$10.00- \$30.00	<u>9 responses</u>
Winter stalks	\$ 6.50/A	\$5.00- \$8.00	<u>8 entries</u>

Estimated Trend for 2013 DRYLAND CROP LEASES in Norton County: *(Select One)*

Higher 46%; No Change 39%; Lower 0; Unsure of 2013 Trend 15%

What is the trend in your area regarding the number of CASH RENT or CROP SHARE leasing arrangements?

(Select One) More cash rent 48%; More crop share 8%; No change 44%

50% more are cash rent than previous survey

More listed cash rent than other area

What is the percentage of WRITTEN and of ORAL farmland leases among those you are involved in?

Written leases: 82%; Oral leases: 75%

18 of 22 have a (majority) leases written

15 of 20 were(majority) oral

About equal divide between oral and written leases compared to previous years but more going to a written contract.

What adjustments have been made to cash rent payments due to the rising costs of fuel and fertilizer?

85%no adjustments

15 percent increase

0 percent decrease

OF the acres you manage, what is the percentage of acres in the following tillage systems?

72% no-till

28%minimum till

14% increase in no till

28% were in a minimal or conventional system involving some summer fallow.

Other Observations Regarding Dryland Rental Arrangements:

\$40/acre base pay plus a flexible lease cash rent increase so does land value

Need more share considerations on unconventional inputs

CROP SHARE LEASES (For Dryland Crops)

A. Crop Share Percentages for Landowners in Crop Share Leases

For any crop share leases you are involved with, please indicate Crop Share Percentage (33%, 40%, 50%, etc.) paid TO LANDOWNERS in 2011-2012 in the following table.

Dryland Crop Enterprise	% Share Paid To land owner	Other Comments About Land owner's Crop Share
Wheat	33 %	<u>25 responses</u>
Grain Sorghum	33 %	25 responses
Corn	33 %	25 responses
Sunflowers	33 %	10 responses
Soybeans	33 %	10 responses
Alfalfa	33 %	50% if I plant & pay seed
Other Dryland Crops: _____	33 %	2 responses
Crop Insurance Proceeds	33 %	12 responses
Government Program Payments	33 %	12 responses Zero unless they buy their own. Owner may have separate insurance.

B. Crop Input Costs Shared By Landowners in Crop Share Leases

Which crop input costs are shared by landowners in dryland crop share leasing arrangements in 2011, and in what percentages?

Types of Dryland Crop Production Expenses	Landowner's % Share of Crop Expenses	Comments About landowner's Share Crop Expenses
Fertilizer	2 of 21 Landlords paid none 19 out of 21 Landlords paid 1/3 share	
Fertilizer Application	12 of 16 Landlords paid none 4 Landlords paid 1/3	
Herbicides	5 out of 18 Landlords paid none 13 out of 18 Landlords paid 1/3	
Herbicide Application	10 out of 15 Landlords paid none 5 out of 15 Landlords paid 1/3	
Insecticides	5 out of 11 Landlords paid none 6 out of 11 Landlords paid 1/3	
Insecticide Application	<u>0</u> %	
Harvesting Costs	<u>100% Tenant</u>	
Drying Costs after Harvest	3 out of 10 paid 1/3	
Hauling Grain to Storage	<u>100% Tenant</u>	
Crop Insurance Costs	14 of 17 Landlords pay their 1/3	
Other Production Costs (seed, fungicide, crop consulting, etc.)	Some pay 1/3 technical fess on seed	
Terrace/Structure Maintenance (Annual upkeep costs)	30% pay all 70% pay some or none	
Terrace/Structure Construction (Long term major land investments)	Most pay for major land improvement	

If no till or reduced till are there other items being shared outside of the usual ones in a conventional system are:

Tenant pays all weed control in no till after harvest. Landlord pays 1/3 herbicide material in the spring and summer of fall crop. The application of herbicide, insect & fertilizer tends to be on tenant.