

Cash Rental Rates for Iowa

2004 Survey

The cash rental rates presented in this publication are the result of a survey of farmers, landowners, agricultural lenders, real estate brokers, and professional farm managers. They supplied information based on their best judgments about typical cash rental rates for high, medium, and low quality cropland in their counties, as well as land devoted to hay production, oats, pasture, and cornstalk grazing.

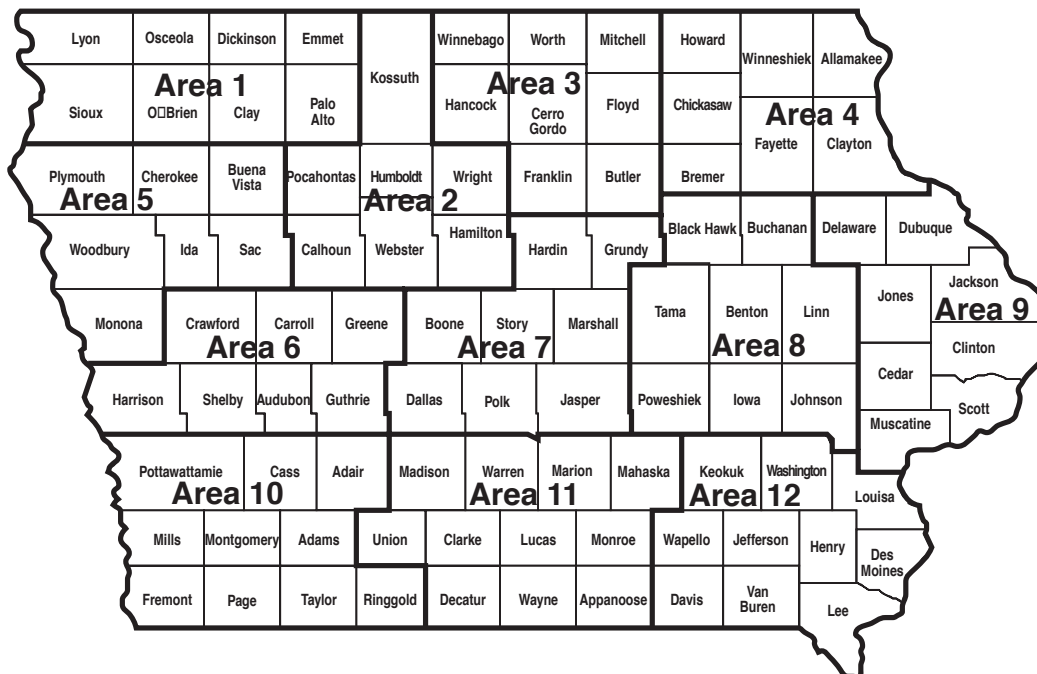
Land suitable for corn and soybeans was divided into high, medium, and low quality thirds, based on its expected corn yield. Estimates of expected corn yields were derived from actual farm yields submitted for crop insurance documentation. The rental rates summarized in this bulletin do not reflect the value of any buildings or storage structures, and assume that half the rent is paid before planting and the remainder following harvest.

The information shown can be useful in comparing rental rates among counties and farms of different levels of productivity. However, actual rental terms for a particular farm should be set by mutual agreement between the owner and tenant, based on the productivity and other characteristics of the land being leased. Extension publication FM 1801, *Estimating Cash Rental Rates for Farmland*, offers guidelines for determining a fair cash rent for a particular farm.

Circumstances such as the following may justify a higher or lower rent in certain cases:

- Small size or unusual shape of fields
- Presence of terraces or creeks that affect the time it takes to plant and harvest
- Difficult or restricted access to fields
- High or low fertility levels or Ph
- Existence of contracts for growing seed or specialty grains, or application of manure
- Above or below average local grain prices due to transportation costs, proximity to barge loading facilities or feed demand
- USDA program variables, such as corn base and assigned yields

Counties were grouped into areas as shown on the map below. Data for some similar counties were combined, when only a small number of responses was received. Rental rates for pasture and hayland are not shown for counties for which only a few responses were received. However, the average pasture and hayland rates reported for each area are shown.



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2004 CASH RENTAL SURVEY FOR AREA 1

County	Area Average	Clay	Dickinson	Emmet	Lyon	O'Brien	Osceola	Palo Alto	Sioux
Number of responses	75	10	5	8	13	9	12	6	12
1994 - 2003 Average Corn Yield	148	148	144	148	148	151	145	148	155
1994 - 2003 Average Soybean Yld	46	45	44	43	47	48	45	43	50
Average Row Crop CSR Index	71	75	72	71	64	74	70	71	66

Typical Cash Rent for Corn and Soybeans, \$ per acre

Overall average	\$130	\$129	\$122	\$124	\$134	\$138	\$132	\$127	\$133
High quality third									
Average response	\$146	\$147	\$139	\$139	\$150	\$150	\$154	\$138	\$154
Range of responses	100 - 180	100 - 170	130 - 145	120 - 160	120 - 180	130 - 170	130 - 180	125 - 150	130 - 175
Medium quality third									
Average response	\$130	\$129	\$124	\$126	\$133	\$138	\$130	\$128	\$134
Range of responses	90 - 160	90 - 150	117 - 130	105 - 150	100 - 160	125 - 160	110 - 160	120 - 135	110 - 155
Low quality third									
Average response	\$111	\$111	\$104	\$108	\$111	\$121	\$106	\$114	\$111
Range of responses	80 - 145	80 - 140	100 - 110	90 - 125	80 - 145	105 - 140	85 - 135	100 - 120	90 - 135

Typical Corn Yield, bushels per acre

High third	151	151	143	148	152	153	146	150	162
Middle third	140	141	133	137	140	144	135	141	149
Low third	126	124	118	125	124	129	121	126	137

Average Rents Per Unit

Rent per bushel of corn yield	\$0.88	\$0.87	\$0.85	\$0.84	\$0.91	\$0.91	\$0.91	\$0.86	\$0.86
Rent per bushel of soybean yield	\$2.85	\$2.86	\$2.80	\$2.91	\$2.85	\$2.87	\$2.93	\$2.96	\$2.65
Rent per CSR index point	\$1.85	\$1.72	\$1.69	\$1.75	\$2.09	\$1.86	\$1.87	\$1.80	\$2.00

Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre

Alfalfa hay, established	\$103								
Grass hay, established	\$71								
Oats	\$108								
Tillable pasture	\$68								
Improved permanent pasture	\$48				\$46				
Unimproved permanent pasture	\$35	\$30			\$36				
Pasture, \$/AUM	NA								
Cornstalks	\$6								

2004 CASH RENTAL SURVEY FOR AREA 2

County	Area Average	Calhoun	Hamilton	Humboldt	Kossuth	Pocahontas	Webster	Wright
Number of responses	88	9	11	8	12	16	15	17
1994 - 2003 Average Corn Yield	153	150	158	153	152	152	158	151
1994 - 2003 Average Soybean Yld	45	45	45	45	43	45	46	43
Average Row Crop CSR Index	77	79	80	Not Avail.	72	74	82	76
<u>Typical Cash Rent for Corn and Soybeans, \$ per acre</u>								
Overall average	\$134	\$140	\$138	\$129	\$136	\$127	\$133	\$135
High quality third								
Average response	\$148	\$153	\$147	\$148	\$151	\$142	\$148	\$151
Range of responses	120 - 190	125 - 175	125 - 170	135 - 170	140 - 160	120 - 165	126 - 170	130 - 190
Medium quality third								
Average response	\$133	\$132	\$135	\$131	\$137	\$126	\$132	\$134
Range of responses	100 - 170	115 - 150	115 - 145	100 - 150	130 - 145	110 - 135	115 - 145	110 - 170
Low quality third								
Average response	\$117	\$123	\$123	\$108	\$120	\$111	\$118	\$117
Range of responses	90 - 150	110 - 140	90 - 135	90 - 125	110 - 130	100 - 120	95 - 135	95 - 150
<u>Typical Corn Yield, bushels per acre</u>								
High third	153	153	157	151	150	152	159	152
Middle third	144	144	147	143	142	144	148	142
Low third	131	132	136	131	130	128	133	127
<u>Average Rents Per Unit</u>								
Rent per bushel of corn yield	\$0.87	\$0.93	\$0.87	\$0.85	\$0.90	\$0.84	\$0.84	\$0.89
Rent per bushel of soybean yield	\$3.01	\$3.13	\$3.05	\$2.88	\$3.17	\$2.84	\$2.88	\$3.11
Rent per CSR index point	\$1.75	\$1.76	\$1.72	NA	\$1.90	\$1.72	\$1.62	\$1.77
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>								
Alfalfa hay, established	\$108							
Grass hay, established	\$91							
Oats	\$103							
Tillable pasture	\$71							
Improved permanent pasture	\$48							
Unimproved permanent pasture	\$36							
Pasture, \$/AUM	NA							
Cornstalks	NA							

2004 CASH RENTAL SURVEY FOR AREA 3

County	Area Average	Butler	Cerro Gordo	Floyd	Franklin	Hancock	Mitchell	Winnebago	Worth
Number of responses	85	15	7	12	17	9	8	12	5
1994 - 2003 Average Corn Yield	149	148	148	149	151	151	151	148	148
1994 - 2003 Average Soybean Yld	44	45	43	44	44	44	45	42	43
Average Row Crop CSR Index	79	80	78	82	81	77	83	73	81
<u>Typical Cash Rent for Corn and Soybeans, \$ per acre</u>									
Overall average	\$132	\$146	\$139	\$129	\$139	\$135	\$129	\$120	\$116
High quality third									
Average response	\$152	\$170	\$159	\$151	\$156	\$156	\$151	\$138	\$137
Range of responses	110 - 199	144 - 190	130 - 190	125 - 199	120 - 190	150 - 160	130 - 170	110 - 160	125 - 150
Medium quality third									
Average response	\$132	\$147	\$140	\$128	\$138	\$137	\$132	\$118	\$117
Range of responses	100 - 165	130 - 165	110 - 165	110 - 145	100 - 165	130 - 145	110 - 155	100 - 140	110 - 127
Low quality third									
Average response	\$109	\$120	\$119	\$109	\$117	\$112	\$104	\$101	\$93
Range of responses	80 - 140	110 - 135	90 - 140	100 - 135	90 - 135	100 - 120	85 - 135	80 - 130	80 - 100
<u>Typical Corn Yield, bushels per acre</u>									
High third	150	152	148	152	151	151	150	147	148
Middle third	139	140	138	138	139	141	140	138	135
Low third	123	120	122	123	126	125	125	124	121
<u>Average Rents Per Unit</u>									
Rent per bushel of corn yield	\$0.88	\$0.98	\$0.94	\$0.87	\$0.92	\$0.90	\$0.86	\$0.81	\$0.78
Rent per bushel of soybean yield	\$3.00	\$3.23	\$3.22	\$2.94	\$3.14	\$3.09	\$2.89	\$2.83	\$2.67
Rent per CSR index point	\$1.66	\$1.81	\$1.79	\$1.58	\$1.71	\$1.75	\$1.54	\$1.65	\$1.42
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>									
Alfalfa hay, established	\$104				\$92				
Grass hay, established	\$77								
Oats	\$108								
Tillable pasture	\$67								
Improved permanent pasture	\$41								
Unimproved permanent pasture	\$31								
Pasture, \$/AUM	NA								
Cornstalks	NA								

2004 CASH RENTAL SURVEY FOR AREA 4

County	Area Average	Allamakee	Bremer	Chickasaw	Clayton	Fayette	Howard	Winneshiek
Number of responses	66	9	16	6	12	8	9	6
1994 - 2003 Average Corn Yield	147	144	154	145	148	150	144	145
1994 - 2003 Average Soybean Yld	46	46	47	44	49	46	43	45
Average Row Crop CSR Index	78	80	82	77	74	77	76	77
<u>Typical Cash Rent for Corn and Soybeans, \$ per acre</u>								
Overall average	\$129	\$125	\$127	\$123	\$146	\$140	\$110	\$129
High quality third								
Average response	\$149	\$147	\$142	\$146	\$175	\$160	\$126	\$149
Range of responses	100 - 205	125 - 175	117 - 180	135 - 160	155 - 205	135 - 193	100 - 158	130 - 163
Medium quality third								
Average response	\$129	\$124	\$129	\$126	\$144	\$138	\$111	\$130
Range of responses	90 - 160	110 - 150	112 - 150	115 - 140	125 - 160	120 - 159	90 - 145	115 - 140
Low quality third								
Average response	\$107	\$103	\$111	\$98	\$119	\$119	\$93	\$108
Range of responses	70 - 135	80 - 130	90 - 125	90 - 115	100 - 135	110 - 130	70 - 125	80 - 115
<u>Typical Corn Yield, bushels per acre</u>								
High third	149	144	161	147	151	149	144	143
Middle third	136	134	147	135	134	139	128	133
Low third	122	123	126	117	123	130	114	120
<u>Average Rents Per Unit</u>								
Rent per bushel of corn yield	\$0.87	\$0.87	\$0.83	\$0.85	\$0.98	\$0.94	\$0.76	\$0.89
Rent per bushel of soybean yield	\$2.81	\$2.74	\$2.69	\$2.83	\$2.98	\$3.04	\$2.59	\$2.89
Rent per CSR index point	\$1.65	\$1.56	\$1.55	\$1.59	\$1.96	\$1.81	\$1.44	\$1.68
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>								
Alfalfa hay, established	\$143	\$127			\$149			
Grass hay, established	\$119	\$109			\$124			
Oats	\$110				\$121			
Tillable pasture	\$59							
Improved permanent pasture	\$51				\$54			
Unimproved permanent pasture	\$33				\$34			
Pasture, \$/AUM	\$10							
Cornstalks	NA							

2004 CASH RENTAL SURVEY FOR AREA 5

<u>County</u> <u>County</u>	<u>Area</u> <u>Average</u>	<u>Buena Vista</u>	<u>Cherokee</u>	<u>Ida</u>	<u>Monona</u>	<u>Plymouth</u>	<u>Sac</u>	<u>Woodbury</u>
Number of responses	103	7	7	8	6	49	19	7
1994 - 2003 Average Corn Yield	143	151	149	146	130	144	149	135
1994 - 2003 Average Soybean Yld	45	46	48	46	41	45	45	42
Average Row Crop CSR Index	69	76	69	66	Not Avail.	64	75	62
<u>Typical Cash Rent for Corn and Soybeans, \$ per acre</u>								
Overall average	\$136	\$143	\$133	\$145	\$136	\$129	\$138	\$130
High quality third								
Average response	\$157	\$164	\$150	\$165	\$168	\$145	\$156	\$149
Range of responses	115 - 185	155 - 175	135 - 165	150 - 180	150 - 175	115 - 180	120 - 185	125 - 175
Medium quality third								
Average response	\$134	\$140	\$136	\$144	\$132	\$127	\$134	\$128
Range of responses	89 - 155	125 - 147	125 - 150	130 - 150	125 - 145	100 - 150	89 - 155	105 - 140
Low quality third								
Average response	\$115	\$119	\$110	\$127	\$108	\$109	\$119	\$114
Range of responses	80 - 145	100 - 130	100 - 130	110 - 145	90 - 130	80 - 140	80 - 140	90 - 125
<u>Typical Corn Yield, bushels per acre</u>								
High third	149	154	151	150	142	149	154	144
Middle third	136	144	141	136	125	137	141	126
Low third	122	130	127	124	106	121	128	118
<u>Average Rents Per Unit</u>								
Rent per bushel of corn yield	\$0.95	\$0.94	\$0.90	\$0.99	\$1.05	\$0.90	\$0.92	\$0.97
Rent per bushel of soybean yield	\$3.06	\$3.11	\$2.79	\$3.17	\$3.29	\$2.87	\$3.08	\$3.14
Rent per CSR index point	\$2.00	\$1.87	\$1.92	\$2.22	NA	\$2.03	\$1.83	\$2.12
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>								
Alfalfa hay, established	\$112					\$120		
Grass hay, established	\$85					\$84		
Oats	\$100					\$99		
Tillable pasture	\$70					\$79		
Improved permanent pasture	\$55				\$53	\$61	\$41	
Unimproved permanent pasture	\$40				\$34	\$45	\$33	
Pasture, \$/AUM	\$6					\$5		
Cornstalks	\$4					\$3		

2004 CASH RENTAL SURVEY FOR AREA 6

County	Area Average	Audubon	Carroll	Crawford	Greene	Guthrie	Harrison	Shelby
Number of responses	63	7	11	10	13	9	5	8
1994 - 2003 Average Corn Yield	140	136	147	141	151	136	137	136
1994 - 2003 Average Soybean Yld	43	42	45	44	45	41	42	45
Average Row Crop CSR Index	71	68	72	67	80	75	66	66

Typical Cash Rent for Corn and Soybeans, \$ per acre

Overall average	\$133	\$133	\$141	\$134	\$138	\$124	\$131	\$131
High quality third								
Average response	\$153	\$152	\$161	\$155	\$155	\$143	\$157	\$149
Range of responses	125 - 175	132 - 175	140 - 170	140 - 170	135 - 175	125 - 153	130 - 170	140 - 160
Medium quality third								
Average response	\$134	\$134	\$142	\$134	\$139	\$127	\$131	\$132
Range of responses	110 - 155	125 - 150	130 - 155	120 - 150	120 - 155	110 - 140	120 - 145	125 - 140
Low quality third								
Average response	\$113	\$111	\$119	\$115	\$122	\$102	\$106	\$113
Range of responses	90 - 140	100 - 125	100 - 140	90 - 130	95 - 140	90 - 125	90 - 120	100 - 130

Typical Corn Yield, bushels per acre

High third	146	143	148	145	153	146	147	142
Middle third	134	130	136	131	143	133	133	131
Low third	119	114	123	117	132	113	117	114

Average Rents Per Unit

Rent per bushel of corn yield	\$0.95	\$0.99	\$0.97	\$0.95	\$0.92	\$0.91	\$0.96	\$0.96
Rent per bushel of soybean yield	\$3.08	\$3.19	\$3.17	\$3.05	\$3.07	\$3.00	\$3.14	\$2.94
Rent per CSR index point	\$1.89	\$1.88	\$1.95	\$2.00	\$1.73	\$1.66	\$1.99	\$2.04

Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre

Alfalfa hay, established	\$103	\$103						
Grass hay, established	\$79	\$82						
Oats	\$116							
Tillable pasture	\$71	\$61						\$67
Improved permanent pasture	\$51	\$46		\$55	\$46	\$49		\$58
Unimproved permanent pasture	\$37	\$37	\$39	\$38	\$35	\$40		\$41
Pasture, \$/AUM	NA							
Cornstalks	\$5	\$6				\$5		

2004 CASH RENTAL SURVEY FOR AREA 7

<u>County</u>	<u>Area</u>								
	<u>Average</u>	<u>Boone</u>	<u>Dallas</u>	<u>Grundy</u>	<u>Hardin</u>	<u>Jasper</u>	<u>Marshall</u>	<u>Polk</u>	<u>Story</u>
Number of responses	135	21	13	10	16	8	18	19	30
1994 - 2003 Average Corn Yield	153	157	146	149	153	153	153	157	155
1994 - 2003 Average Soybean Yld	46	45	44	49	46	48	49	45	45
Average Row Crop CSR Index	83	80	82	87	81	81	85	Not Avail.	84

Typical Cash Rent for Corn and Soybeans, \$ per acre

Overall average	\$139	\$135	\$123	\$155	\$142	\$137	\$140	\$140	\$141
High quality third									
Average response	\$156	\$152	\$140	\$170	\$164	\$152	\$158	\$156	\$159
Range of responses	120 - 205	135 - 180	120 - 165	155 - 185	126 - 190	140 - 160	145 - 175	130 - 190	130 - 205
Medium quality third									
Average response	\$139	\$136	\$125	\$154	\$140	\$135	\$141	\$140	\$139
Range of responses	106 - 165	115 - 160	110 - 160	145 - 165	106 - 165	112 - 150	130 - 150	120 - 165	110 - 165
Low quality third									
Average response	\$119	\$118	\$102	\$136	\$117	\$121	\$121	\$119	\$122
Range of responses	70 - 150	90 - 150	70 - 120	130 - 140	90 - 140	100 - 140	103 - 135	100 - 140	100 - 140

Typical Corn Yield, bushels per acre

High third	154	158	152	148	153	155	152	159	156
Middle third	143	149	140	136	143	143	140	151	146
Low third	129	132	128	126	128	127	127	138	127

Average Rents Per Unit

Rent per bushel of corn yield	\$0.91	\$0.86	\$0.84	\$1.04	\$0.93	\$0.90	\$0.92	\$0.89	\$0.91
Rent per bushel of soybean yield	\$3.01	\$3.04	\$2.82	\$3.14	\$3.09	\$2.87	\$2.85	\$3.12	\$3.11
Rent per CSR index point	\$1.67	\$1.69	\$1.49	\$1.77	\$1.74	\$1.70	\$1.64	NA	\$1.67

Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre

Alfalfa hay, established	\$87		\$71						
Grass hay, established	\$65		\$55						
Oats	\$99								
Tillable pasture	\$49		\$47						
Improved permanent pasture	\$40		\$37					\$42	
Unimproved permanent pasture	\$30		\$26		\$30		\$32	\$30	
Pasture, \$/AUM	NA								
Cornstalks	\$7								\$9

2004 CASH RENTAL SURVEY FOR AREA 8

County	Area Average	Benton	Black Hawk	Buchanan	Iowa	Johnson	Linn	Poweshiek	Tama
Number of responses	85	8	10	11	5	9	19	10	13
1994 - 2003 Average Corn Yield	148	151	149	150	144	143	150	149	146
1994 - 2003 Average Soybean Yld	46	47	47	46	45	44	45	46	48
Average Row Crop CSR Index	82	81	80	80	78	86	83	84	86
<u>Typical Cash Rent for Corn and Soybeans, \$ per acre</u>									
Overall average	\$141	\$145	\$148	\$146	\$135	\$136	\$137	\$136	\$143
High quality third									
Average response	\$159	\$160	\$169	\$167	\$154	\$151	\$152	\$158	\$163
Range of responses	120 - 210	140 - 190	140 - 200	150 - 180	140 - 170	120 - 180	120 - 175	120 - 175	135 - 210
Medium quality third									
Average response	\$139	\$147	\$147	\$146	\$137	\$130	\$130	\$136	\$144
Range of responses	96 - 180	140 - 160	115 - 180	140 - 150	120 - 150	105 - 160	96 - 155	105 - 150	120 - 165
Low quality third									
Average response	\$119	\$128	\$126	\$121	\$114	\$115	\$114	\$114	\$122
Range of responses	80 - 150	100 - 140	100 - 150	100 - 140	100 - 130	80 - 135	80 - 140	85 - 140	100 - 140
<u>Typical Corn Yield, bushels per acre</u>									
High third	149	150	154	150	144	146	152	147	149
Middle third	136	137	138	142	131	131	139	134	134
Low third	120	123	125	121	117	113	121	121	120
<u>Average Rents Per Unit</u>									
Rent per bushel of corn yield	\$0.95	\$0.96	\$0.99	\$0.97	\$0.94	\$0.96	\$0.91	\$0.92	\$0.98
Rent per bushel of soybean yield	\$3.06	\$3.11	\$3.17	\$3.19	\$2.97	\$3.07	\$3.03	\$2.96	\$3.00
Rent per CSR index point	\$1.71	\$1.79	\$1.86	\$1.82	\$1.73	\$1.57	\$1.65	\$1.61	\$1.67
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>									
Alfalfa hay, established	\$95			\$123			\$79	\$86	
Grass hay, established	\$74			\$97				\$62	
Oats	\$88								
Tillable pasture	\$53							\$55	
Improved permanent pasture	\$47					\$49	\$44	\$43	
Unimproved permanent pasture	\$33					\$33		\$36	\$35
Pasture, \$/AUM	\$6								
Cornstalks	\$13								

2004 CASH RENTAL SURVEY FOR AREA 9

County	Area Average	Cedar	Clinton	Delaware	Dubuque	Jackson	Jones	Muscatine	Scott
Number of responses	90	16	12	15	7	11	9	11	9
1994 - 2003 Average Corn Yield	152	157	156	153	151	143	153	147	161
1994 - 2003 Average Soybean Yld	48	49	49	49	50	46	48	45	52
Average Row Crop CSR Index	80	85	77	77	72	73	87	81	86
Typical Cash Rent for Corn and Soybeans, \$ per acre									
Overall average	\$151	\$145	\$162	\$144	\$156	\$146	\$146	\$143	\$163
High quality third									
Average response	\$178	\$170	\$192	\$176	\$187	\$174	\$176	\$171	\$181
Range of responses	120 - 235	130 - 200	175 - 235	135 - 225	170 - 200	120 - 190	150 - 210	150 - 190	155 - 200
Medium quality third									
Average response	\$149	\$145	\$159	\$148	\$153	\$145	\$141	\$142	\$161
Range of responses	100 - 180	100 - 175	130 - 180	100 - 175	130 - 170	110 - 170	120 - 165	125 - 170	150 - 170
Low quality third									
Average response	\$123	\$121	\$138	\$118	\$126	\$120	\$116	\$114	\$134
Range of responses	70 - 165	75 - 165	115 - 150	80 - 150	115 - 135	90 - 150	100 - 130	70 - 160	110 - 150
Typical Corn Yield, bushels per acre									
High third	157	160	160	156	154	144	157	157	164
Middle third	141	143	146	143	140	130	139	136	149
Low third	123	126	128	124	121	114	124	115	135
Average Rents Per Unit									
Rent per bushel of corn yield	\$0.99	\$0.92	\$1.04	\$0.94	\$1.03	\$1.03	\$0.95	\$0.97	\$1.01
Rent per bushel of soybean yield	\$3.11	\$2.96	\$3.33	\$2.91	\$3.14	\$3.15	\$3.04	\$3.17	\$3.17
Rent per CSR index point	\$1.89	\$1.71	\$2.12	\$1.86	\$2.14	\$1.99	\$1.67	\$1.76	\$1.89
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre									
Alfalfa hay, established	\$135			\$145		\$136			
Grass hay, established	\$112			\$116		\$119			
Oats	\$105			\$145		\$95			
Tillable pasture	\$69			\$91		\$64			
Improved permanent pasture	\$51	\$47		\$57	\$54	\$49			
Unimproved permanent pasture	\$35			\$41		\$33			
Pasture, \$/AUM	\$11					\$11			
Cornstalks	\$7					\$8			

2004 CASH RENTAL SURVEY FOR AREA 10

<u>County</u>	<u>Area</u>	<u>Adair</u>	<u>Adams</u>	<u>Cass</u>	<u>Fremont</u>	<u>Mills</u>	<u>Montgomery</u>	<u>Page</u>	<u>Pottawattamie</u>	<u>Ringgold</u>	<u>Taylor</u>
	<u>Average</u>										
Number of responses	78	14	6	8	7	6	6	8	11	6	6
1994 - 2003 Average Corn Yield	127	130	127	131	130	128	130	124	135	117	117
1994 - 2003 Average Soybean Yld	40	40	40	41	41	40	41	40	43	37	37
Average Row Crop CSR Index	74	73	76	73	75	75	72	75	71	73	74
<u>Typical Cash Rent for Corn and Soybeans, \$ per acre</u>											
Overall average	\$118	\$114	\$121	\$132	\$114	\$119	\$111	\$112	\$132	\$108	\$113
High quality third											
Average response	\$138	\$134	\$143	\$152	\$131	\$140	\$134	\$131	\$151	\$126	\$135
Range of responses	95 - 180	95 - 150	135 - 160	132 - 175	118 - 140	120 - 160	105 - 160	110 - 150	135 - 180	120 - 135	120 - 150
Medium quality third											
Average response	\$120	\$116	\$121	\$134	\$114	\$127	\$118	\$111	\$133	\$111	\$114
Range of responses	75 - 160	75 - 140	115 - 130	125 - 150	100 - 120	115 - 140	95 - 140	100 - 125	120 - 160	100 - 120	100 - 120
Low quality third											
Average response	\$98	\$92	\$98	\$109	\$98	\$101	\$91	\$94	\$113	\$86	\$95
Range of responses	65 - 135	65 - 120	90 - 105	103 - 110	85 - 110	95 - 110	85 - 100	85 - 110	100 - 135	70 - 100	70 - 110
<u>Typical Corn Yield, bushels per acre</u>											
High third	137	139	136	144	146	138	138	139	145	121	126
Middle third	124	126	125	128	132	127	127	125	132	108	111
Low third	109	107	107	111	116	116	114	109	114	96	95
<u>Average Rents Per Unit</u>											
Rent per bushel of corn yield	\$0.93	\$0.88	\$0.96	\$1.00	\$0.88	\$0.94	\$0.85	\$0.91	\$0.98	\$0.92	\$0.96
Rent per bushel of soybean yield	\$2.95	\$2.87	\$3.06	\$3.25	\$2.77	\$2.98	\$2.72	\$2.84	\$3.08	\$2.91	\$3.06
Rent per CSR index point	\$1.60	\$1.56	\$1.59	\$1.80	\$1.53	\$1.60	\$1.55	\$1.50	\$1.88	\$1.47	\$1.51
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>											
Alfalfa hay, established	\$72	\$75									
Grass hay, established	\$57	\$57									
Oats	\$68	\$66									
Tillable pasture	\$47	\$48						\$46			
Improved permanent pasture	\$44	\$38	\$45	\$49				\$48			
Unimproved permanent pasture	\$33	\$29		\$38				\$33			
Pasture, \$/AUM	\$8										
Cornstalks	\$5	\$7									

2004 CASH RENTAL SURVEY FOR AREA 11

<u>County</u>	<u>Area Average</u>	<u>Appanoose & Wayne</u>	<u>Clarke & Decatur</u>	<u>Lucas & Monroe</u>	<u>Madison</u>	<u>Mahaska & Marion</u>	<u>Union</u>	<u>Warren</u>
Number of responses	43	5	10	6	5	6	6	5
1994 - 2003 Average Corn Yield	128	119	117	120	136	141	125	139
1994 - 2003 Average Soybean Yld	40	37	37	38	42	45	38	42
Average CSR Index	77	69	73	74	82	82	79	83

Typical Cash Rent for Corn and Soybeans, \$ per acre

Overall average	\$110	\$94	\$94	\$101	\$108	\$120	\$126	\$123
High quality third								
Average response	\$132	\$111	\$112	\$124	\$130	\$145	\$153	\$146
Range of responses	90 - 165	95 - 125	90 - 125	110 - 130	105 - 145	120 - 150	140 - 165	140 - 160
Medium quality third								
Average response	\$108	\$93	\$93	\$100	\$110	\$119	\$124	\$119
Range of responses	75 - 135	75 - 110	75 - 110	85 - 115	85 - 125	95 - 135	115 - 130	100 - 130
Low quality third								
Average response	\$88	\$79	\$76	\$80	\$85	\$97	\$99	\$98
Range of responses	55 - 115	60 - 95	55 - 95	70 - 85	60 - 95	75 - 115	90 - 105	90 - 100

Typical Corn Yield, bushels per acre

High third	136	122	118	127	144	146	132	146
Middle third	121	108	109	112	129	131	117	132
Low third	104	93	95	92	109	115	101	114

Average Rents Per Unit

Rent per bushel of corn yield	\$0.85	\$0.79	\$0.78	\$0.84	\$0.80	\$0.87	\$1.00	\$0.89
Rent per bushel of soybean yield	\$2.76	\$2.53	\$2.52	\$2.68	\$2.58	\$2.75	\$3.27	\$2.95
Rent per CSR index point	\$1.41	\$1.36	\$1.31	\$1.36	\$1.31	\$1.47	\$1.58	\$1.47

Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre

Alfalfa hay, established	\$61		\$51					
Grass hay, established	\$44		\$37					
Oats	\$51		\$44					
Tillable pasture	\$44		\$36					
Improved permanent pasture	\$39		\$33				\$48	
Unimproved permanent pasture	\$26		\$22			\$31		
Pasture, \$/AUM	\$4							
Cornstalks	\$5							

2004 CASH RENTAL SURVEY FOR AREA 12

<u>County</u>	<u>Area Average</u>	<u>Davis</u>	<u>Des Moines</u>	<u>Henry</u>	<u>Keokuk</u>	<u>Lee & Van Buren</u>	<u>Louisa</u>	<u>Jefferson & Wapello</u>	<u>Washington</u>
Number of responses	50	7	5	7	6	5	7	8	5
1994 - 2003 Average Corn Yield	136	123	144	142	138	131	139	130	144
1994 - 2003 Average Soybean Yld	42	39	44	45	43	41	43	40	45
Average Row Crop CSR Index	76	67	83	80	80	71	80	78	82
<u>Typical Cash Rent for Corn and Soybeans, \$ per acre</u>									
Overall average	\$118	\$104	\$131	\$119	\$126	\$111	\$129	\$131	\$133
High quality third									
Average response	\$142	\$124	\$158	\$147	\$145	\$135	\$157	\$152	\$161
Range of responses	110 - 170	110 - 135	150 - 165	130 - 155	135 - 160	130 - 140	145 - 170	130 - 170	150 - 168
Medium quality third									
Average response	\$120	\$106	\$130	\$122	\$127	\$114	\$131	\$132	\$130
Range of responses	95 - 150	95 - 120	125 - 135	115 - 125	115 - 140	110 - 120	120 - 150	120 - 145	125 - 135
Low quality third									
Average response	\$94	\$81	\$106	\$91	\$108	\$85	\$101	\$110	\$107
Range of responses	70 - 125	70 - 90	95 - 115	80 - 100	90 - 120	80 - 95	80 - 125	90 - 130	100 - 115
<u>Typical Corn Yield, bushels per acre</u>									
High third	145	127	149	151	143	138	149	141	148
Middle third	130	118	134	134	127	123	129	125	132
Low third	113	101	122	110	112	107	113	107	112
<u>Average Rents Per Unit</u>									
Rent per bushel of corn yield	\$0.88	\$0.85	\$0.91	\$0.84	\$0.92	\$0.87	\$0.93	\$0.96	\$0.92
Rent per bushel of soybean yield	\$2.80	\$2.66	\$3.00	\$2.66	\$2.92	\$2.78	\$3.02	\$3.10	\$2.92
Rent per CSR index point	\$1.54	\$1.54	\$1.57	\$1.48	\$1.58	\$1.54	\$1.60	\$1.61	\$1.60
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>									
Alfalfa hay, established	\$67							\$115	
Grass hay, established	\$53							\$95	
Oats	\$77								
Tillable pasture	\$44	\$50						\$69	
Improved permanent pasture	\$39	\$42						\$58	
Unimproved permanent pasture	\$24	\$25			\$23			\$38	
Pasture, \$/AUM	\$7								
Cornstalks	\$8							\$3	

Overall Average of Typical Cash Rents for Row Cropland 2000-2004

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>
Area 1	\$117	\$121	\$122	\$126	\$130
Area 2	126	128	128	131	134
Area 3	121	123	123	129	132
Area 4	117	118	122	126	129
Area 5	123	123	130	133	136
Area 6	122	126	126	132	133
Area 7	126	129	132	136	139
Area 8	129	131	132	137	141
Area 9	138	137	143	152	151
Area 10	106	110	110	114	118
Area 11	100	102	103	106	110
Area 12	113	111	113	121	118
State	\$120	\$122	\$124	\$128	\$131

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File: Economics 1-8

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