

# Cash Rental Rates for Iowa

## 2015 Survey

*Ag Decision Maker*

File C2-10

The cash rental rate information presented in this publication is from a survey of farmers, landowners, agricultural lenders, 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 for land devoted to production of hay, oats, and pasture. **Information about rents for individual farms was not collected.** The rental rates summarized in this bulletin do not include the value of any buildings or storage structures, manure application contracts, or seed production contracts.

The cooperation and assistance of the landowners, farmers, and agribusiness people who responded to this survey are greatly appreciated. The distribution of the 1,437 responses was 49 percent from farmers, 27 percent from landowners, 12 percent from agricultural lenders, 10 percent from professional farm managers, and 2 percent from other professions.

### Determining Cash Rents

This summary can be used as a reference point for determining an appropriate cash rental rate for a particular farm. The following may justify a higher or lower than average rent in specific cases:

- Small size or unusual shape of fields
- Terraces or creeks that affect the time it takes to plant and harvest crops
- Difficult or restricted access to fields
- High or low fertility levels or pH index
- Existence of contracts for growing seed or specialty grains, or manure application
- Above-average local grain prices due to proximity to biofuel plants or feed mills
- USDA program variables, such as crop bases and assigned yields
- Longevity of the lease
- Other services performed by the tenant

Additional survey information about cash rental rates by county is available from USDA National Agricultural Statistics Service (NASS) at the following website: [www.nass.usda.gov/Statistics\\_by\\_State/Iowa/Publications/County\\_Estimates/index.asp](http://www.nass.usda.gov/Statistics_by_State/Iowa/Publications/County_Estimates/index.asp).

Details about setting a fair cash rent can be found in the following **Ag Decision Maker** information files, located under **Whole Farm, Leasing**, at the following website: [www.extension.iastate.edu/agdm/](http://www.extension.iastate.edu/agdm/).

- [Computing a Cropland Cash Rental Rate](#) (File C2-20)
- [Computing a Pasture Rental Rate](#) (File C2-23)
- [Flexible Farm Lease Agreements](#) (File C2-21)

### Definitions

**Number of responses** – number of individuals who reported typical rental rates for each county.

**2010-2014 average yields** – based on farm level data collected by National Agricultural Statistics Service (NASS) for each county.

**Average row crop CSR2 index** – average corn suitability rating 2 (CSR2) for the highest rated acres in each county, up to 110 percent of the number of acres planted to corn and soybeans in that county. **Note: values were converted to the CSR2 system in 2014.**

**High, medium, and low quality third land** – quality of land planted to corn and soybeans, using typical corn yields as a reference for land quality within the county.

**Typical corn yields** – average yields for the high third, medium third, and low third productivity farms in each county as reported to NASS.

**Average rents per unit** – overall average rent for corn/soybean land in each county, divided by the 5-year average corn yield, the five-year average soybean yield, and the average row crop CSR2 index value for each county.

**Improved permanent pasture** – pasture that contains both grasses and legumes and is regularly fertilized.

**Unimproved pasture** – pasture with mainly bluegrass that receives little fertilizer or renovation.

**Pasture, \$/AUM** – rent charged per animal unit month. One AUM is equal to a beef cow and calf or equivalent grazing for one month.

**Cornstalk grazing** – includes grazing of cornstalks in fall or winter, but not mechanical harvesting.

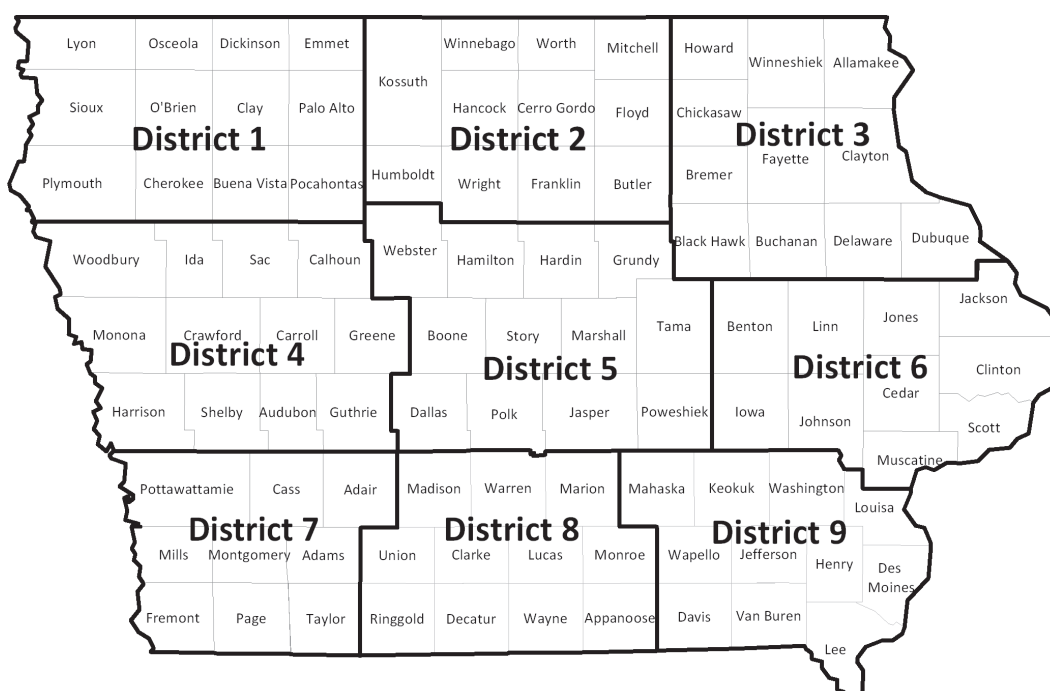
**Hunting rights** – rent charged to allow hunting on land, per year.

FM 1851 Revised May 2015

## Overall Average of Typical Cash Rents 2011-2015

### Corn and Soybean Acres

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
District 1	\$224	\$267	\$283	\$270	\$259
District 2	220	277	294	270	254
District 3	223	266	281	277	273
District 4	227	279	294	288	265
District 5	226	275	297	284	261
District 6	219	252	284	273	255
District 7	213	246	257	249	242
District 8	177	193	210	202	187
District 9	198	217	229	229	217
<b>State</b>	<b>\$214</b>	<b>\$252</b>	<b>\$270</b>	<b>\$260</b>	<b>\$246</b>



#### ... and justice for all

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## 2015 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 1

County	District Average	Buena Vista	Cher- okee	Clay	Dickin- son	Emmet	Lyon	O'Brien	Osceola	Palo Alto	Plymouth	Poca- hontas	Sioux
Number of responses*	224	11	15	22	12	9	10	27	14	13	52	17	22
2010 - 2014 avg. corn yield	174	168	178	173	166	170	181	182	181	171	167	172	180
2010 - 2014 avg. bean yield	50	47	54	49	47	46	54	54	51	47	51	46	57
Avg. row crop CSR2 index	87	90	91	88	89	85	80	95	88	84	83	84	89

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

Overall average	\$259	\$260	\$294	\$233	\$213	\$223	\$279	\$258	\$265	\$249	\$277	\$260	\$297
Irrigated land average	\$279												
<b>High quality third</b>													
Average response	\$296	\$291	\$328	\$284	\$249	\$255	\$315	\$304	\$301	\$285	\$318	\$291	\$334
Range of responses		225-375	240-400	224-375	185-290	190-300	198-400	110-400	230-350	250-350	189-500	225-350	203-425
<b>Medium quality third</b>													
Average response	\$261	\$260	\$289	\$236	\$218	\$221	\$285	\$256	\$269	\$252	\$276	\$267	\$301
Range of responses		230-300	220-375	145-300	171-270	175-275	183-350	100-350	195-340	215-310	150-420	210-300	182-400
<b>Low quality third</b>													
Average response	\$220	\$228	\$264	\$178	\$172	\$195	\$238	\$214	\$226	\$212	\$237	\$220	\$257
Range of responses		200-275	195-340	100-250	125-200	168-250	158-325	80-325	150-315	180-270	125-315	165-255	157-350

### Typical Corn Yield, bu. per acre

High third	194	191	202	195	185	187	198	200	197	190	189	192	203
Middle third	178	175	183	178	171	172	183	186	182	173	168	177	182
Low third	156	153	161	150	155	158	158	166	165	153	143	157	157

### Average Rents per 5 Year Average Yield or CSR2

Rent per bu. of corn yield	\$1.49	\$1.55	\$1.65	\$1.35	\$1.28	\$1.31	\$1.54	\$1.42	\$1.46	\$1.46	\$1.66	\$1.51	\$1.65
Rent per bu. of bean yield	\$5.15	\$5.53	\$5.44	\$4.76	\$4.53	\$4.85	\$5.17	\$4.78	\$5.20	\$5.30	\$5.43	\$5.65	\$5.21
Rent per CSR2 index point	\$2.98	\$2.89	\$3.23	\$2.65	\$2.39	\$2.62	\$3.49	\$2.72	\$3.01	\$2.96	\$3.34	\$3.10	\$3.34

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

Alfalfa hay, established	\$192										\$172		
Grass hay, established	\$129										\$126		
Oats	\$186										\$174		
Improved perm. pasture	\$80			\$56				\$63			\$86		
Unimproved perm. pasture	\$52			\$37			\$77	\$45			\$60		
Pasture, \$/AUM	NA												
Cornstalk grazing	\$7										\$4		
Hunting rights	NA												

\* Number of responses is the number of individuals who provided information about typical rental rates in the county. Rental data was not collected by individual farm.

\*\* No values are reported if fewer than five responses were received.

## 2015 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 2

County	District Average	Butler	Cerro Gordo	Floyd	Franklin	Hancock	Humboldt	Kossuth	Mitchell	Winne- bago	Worth	Wright
Number of responses*	222	16	16	18	23	22	15	24	18	23	20	27
2010 - 2014 avg. corn yield	167	167	160	163	171	169	163	175	168	169	168	166
2010 - 2014 avg. bean yield	47	49	46	48	48	47	46	48	48	47	47	45
Avg. row crop CSR2 index	84	84	83	86	85	81	86	83	87	81	83	84
<b>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre</b>												
Overall average	\$254	\$277	\$260	\$228	\$273	\$259	\$258	\$261	\$240	\$248	\$233	\$253
<b>High quality third</b>												
Average response	\$297	\$323	\$306	\$276	\$314	\$304	\$310	\$300	\$277	\$283	\$274	\$298
Range of responses		190-385	190-380	185-450	225-380	200-450	275-400	230-375	190-380	200-350	185-380	210-425
<b>Medium quality third</b>												
Average response	\$254	\$278	\$257	\$230	\$272	\$262	\$256	\$260	\$246	\$248	\$236	\$250
Range of responses		175-350	175-300	155-325	200-350	180-375	200-300	185-340	180-300	175-300	175-300	190-335
<b>Low quality third</b>												
Average response	\$210	\$230	\$217	\$180	\$232	\$212	\$209	\$223	\$198	\$212	\$189	\$212
Range of responses		140-320	140-280	100-250	150-350	125-325	175-260	150-315	165-235	125-275	135-280	165-300
<b>Typical Corn Yield, bu. per acre</b>												
High third	184	181	177	180	184	183	187	188	184	190	189	180
Middle third	167	164	161	163	166	169	170	175	166	172	169	164
Low third	146	138	141	144	147	150	143	160	140	153	143	145
<b>Average Rents per 5 Year Average Yield or CSR2</b>												
Rent per bu. of corn yield	\$1.52	\$1.66	\$1.63	\$1.40	\$1.60	\$1.53	\$1.58	\$1.49	\$1.43	\$1.47	\$1.39	\$1.52
Rent per bu. of bean yield	\$5.38	\$5.65	\$5.65	\$4.75	\$5.69	\$5.51	\$5.61	\$5.44	\$5.00	\$5.28	\$4.96	\$5.62
Rent per CSR2 index point	\$3.02	\$3.30	\$3.13	\$2.65	\$3.21	\$3.20	\$3.00	\$3.14	\$2.76	\$3.06	\$2.81	\$3.01
<b>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre**</b>												
Alfalfa hay, established	\$221											
Grass hay, established	\$154											
Oats	NA											
Improved perm. pasture	\$61		\$60									
Unimproved perm. pasture	\$45		\$44								\$41	
Pasture, \$/AUM	NA											
Cornstalk grazing	NA											
Hunting rights	\$11											

\* Number of responses is the number of individuals who provided information about typical rental rates in the county. Rental data was not collected by individual farm.

\*\* No values are reported if fewer than five responses were received.

## 2015 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 3

County	District Average	Alla- makee	Black Hawk	Bremer	Buchanan	Chick- asaw	Clayton	Delaware	Dubuque	Fayette	Howard	Winne- shiek
Number of responses*	140	8	13	10	17	13	11	16	8	11	20	13
2010 - 2014 avg. corn yield	170	168	163	168	167	165	175	170	177	171	168	175
2010 - 2014 avg. bean yield	51	52	50	51	50	49	55	53	56	52	48	50
Avg. row crop CSR2 index	81	79	85	87	84	85	74	79	71	83	83	80

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

Overall average	\$273	\$223	\$290	\$300	\$279	\$279	\$260	\$281	\$311	\$290	\$237	\$252
<b>High quality third</b>												
Average response	\$325	\$271	\$352	\$353	\$322	\$337	\$332	\$336	\$359	\$342	\$277	\$301
Range of responses		210-375	275-450	290-400	200-475	275-400	270-400	250-400	300-400	300-385	165-400	200-425
<b>Medium quality third</b>												
Average response	\$274	\$218	\$294	\$302	\$286	\$282	\$253	\$281	\$313	\$295	\$235	\$253
Range of responses		175-275	249-380	260-350	225-325	200-350	200-300	200-350	260-375	250-325	155-320	175-300
<b>Low quality third</b>												
Average response	\$220	\$181	\$225	\$246	\$230	\$219	\$194	\$227	\$262	\$233	\$198	\$202
Range of responses		150-200	175-255	180-300	166-290	175-300	150-250	170-300	200-300	150-290	120-275	125-250

### Typical Corn Yield, bu. per acre

High third	186	184	187	191	185	182	191	184	189	184	185	189
Middle third	165	165	162	171	164	161	164	164	166	168	163	168
Low third	134	140	131	139	137	139	124	138	135	126	135	135

### Average Rents per 5 Year Average Yield or CSR2

Rent per bu. of corn yield	\$1.61	\$1.33	\$1.78	\$1.79	\$1.67	\$1.69	\$1.49	\$1.65	\$1.76	\$1.70	\$1.41	\$1.44
Rent per bu. of bean yield	\$5.31	\$4.29	\$5.80	\$5.88	\$5.58	\$5.69	\$4.73	\$5.30	\$5.55	\$5.58	\$4.94	\$5.04
Rent per CSR2 index point	\$3.39	\$2.82	\$3.41	\$3.45	\$3.32	\$3.28	\$3.51	\$3.56	\$4.38	\$3.49	\$2.86	\$3.15

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

Alfalfa hay, established	\$290											
Grass hay, established	\$188	\$141										
Oats	\$219											
Improved perm. pasture	\$89							\$110				\$79
Unimproved perm. pasture	\$64							\$80			\$47	\$39
Pasture, \$/AUM	\$17											
Cornstalk grazing	\$7											
Hunting rights	\$24											

\* Number of responses is the number of individuals who provided information about typical rental rates in the county. Rental data was not collected by individual farm.

\*\* No values are reported if fewer than five responses were received.

## 2015 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 4

County	District Average	Audu- bon	Calhoun	Carroll	Crawford	Greene	Guthrie	Harrison	Ida	Monona	Sac	Shelby	Wood- bury
Number of responses*	163	10	18	11	13	10	16	15	9	12	16	19	14
2010 - 2014 avg. corn yield	162	159	162	159	168	159	146	160	179	155	165	170	163
2010 - 2014 avg. bean yield	48	50	45	49	52	45	46	46	53	46	49	51	48
Avg. row crop CSR2 index	79	78	87	83	76	86	83	74	83	69	89	73	71
<b>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre</b>													
Overall average	\$265	\$256	\$245	\$267	\$291	\$252	\$226	\$263	\$301	\$269	\$256	\$259	\$293
Irrigated land average	\$316							\$312					
<b>High quality third</b>													
Average response	\$309	\$298	\$272	\$312	\$335	\$298	\$260	\$308	\$341	\$341	\$297	\$301	\$347
Range of responses		265-352	185-330	275-350	300-375	225-350	140-360	250-425	300-375	250-400	195-375	220-350	300-425
<b>Medium quality third</b>													
Average response	\$266	\$252	\$246	\$271	\$288	\$260	\$224	\$267	\$303	\$266	\$259	\$258	\$294
Range of responses		200-319	175-300	225-310	250-350	200-310	136-300	230-350	260-350	140-350	180-300	200-300	230-375
<b>Low quality third</b>													
Average response	\$220	\$219	\$216	\$218	\$251	\$200	\$194	\$215	\$259	\$199	\$212	\$218	\$239
Range of responses		190-280	160-270	135-295	180-300	125-295	130-250	120-275	220-300	120-225	145-280	175-280	185-275
<b>Typical Corn Yield, bu. per acre</b>													
High third	187	178	188	186	197	181	166	185	202	180	193	193	193
Middle third	169	165	171	168	178	165	149	166	182	160	174	175	174
Low third	144	143	147	144	152	140	121	143	161	138	143	152	145
<b>Average Rents per 5 Year Average Yield or CSR2</b>													
Rent per bu. of corn yield	\$1.63	\$1.61	\$1.51	\$1.68	\$1.73	\$1.58	\$1.55	\$1.64	\$1.68	\$1.74	\$1.55	\$1.52	\$1.80
Rent per bu. of bean yield	\$5.48	\$5.12	\$5.44	\$5.45	\$5.60	\$5.60	\$4.91	\$5.72	\$5.68	\$5.85	\$5.22	\$5.08	\$6.10
Rent per CSR2 index point	\$3.37	\$3.28	\$2.82	\$3.22	\$3.83	\$2.93	\$2.72	\$3.55	\$3.63	\$3.90	\$2.88	\$3.55	\$4.13
<b>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre**</b>													
Alfalfa hay, established	\$190						\$115	\$220					
Grass hay, established	\$140							\$183					
Oats	\$161												
Improved perm. pasture	\$94						\$80	\$99				\$106	
Unimproved perm. pasture	\$64						\$59	\$71				\$69	
Pasture, \$/AUM	\$23												
Cornstalk grazing	\$7							\$6					
Hunting rights	\$12												

\* Number of responses is the number of individuals who provided information about typical rental rates in the county. Rental data was not collected by individual farm.

\*\* No values are reported if fewer than five responses were received.

## 2015 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 5

County	District Average	Boone	Dallas	Grundy	Hamilton	Hardin	Jasper	Marshall	Polk	Powe- shiek	Story	Tama	Webster
Number of responses*	246	21	20	25	18	23	12	17	21	27	26	19	17
2010 - 2014 avg. corn yield	165	165	157	178	159	172	165	172	155	166	158	168	167
2010 - 2014 avg. bean yield	50	47	47	56	46	51	50	55	48	51	47	53	47
Avg. row crop CSR2 index	86	88	90	88	86	86	80	85	91	82	87	86	85

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

Overall average	\$261	\$245	\$250	\$316	\$267	\$273	\$227	\$250	\$258	\$248	\$263	\$270	\$259
<b>High quality third</b>													
Average response	\$304	\$280	\$291	\$373	\$312	\$321	\$269	\$295	\$305	\$286	\$307	\$320	\$293
Range of responses		225-335	180-400	300-500	250-400	250-400	220-350	194-415	250-430	180-395	220-425	180-400	225-375
<b>Medium quality third</b>													
Average response	\$261	\$251	\$254	\$314	\$265	\$278	\$223	\$254	\$253	\$253	\$261	\$270	\$260
Range of responses		200-300	150-325	270-390	200-340	200-350	175-280	170-350	200-350	150-340	200-375	160-350	200-285
<b>Low quality third</b>													
Average response	\$216	\$204	\$206	\$262	\$223	\$220	\$188	\$203	\$216	\$205	\$220	\$220	\$224
Range of responses		150-250	120-275	200-325	175-275	150-300	155-240	140-275	150-300	100-280	170-325	140-290	175-255

### Typical Corn Yield, bu. per acre

High third	186	181	176	204	183	194	183	193	174	183	184	192	187
Middle third	167	164	157	181	163	173	167	172	154	164	170	168	170
Low third	140	145	134	138	138	146	141	144	133	136	142	136	151

### Average Rents per 5 Year Average Yield or CSR2

Rent per bu. of corn yield	\$1.58	\$1.48	\$1.59	\$1.78	\$1.68	\$1.59	\$1.38	\$1.45	\$1.66	\$1.49	\$1.66	\$1.61	\$1.55
Rent per bu. of bean yield	\$5.24	\$5.21	\$5.32	\$5.64	\$5.80	\$5.35	\$4.54	\$4.55	\$5.38	\$4.86	\$5.60	\$5.09	\$5.51
Rent per CSR2 index point	\$3.02	\$2.78	\$2.78	\$3.59	\$3.10	\$3.17	\$2.84	\$2.94	\$2.84	\$3.02	\$3.02	\$3.14	\$3.05

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

Alfalfa hay, established	\$176		\$138						\$210	\$151		\$232	
Grass hay, established	\$118									\$98			
Oats	\$147												
Improved perm. pasture	\$74		\$77	\$58						\$77	\$75		
Unimproved perm. pasture	\$47		\$54	\$40					\$42		\$49		
Pasture, \$/AUM	NA												
Cornstalk grazing	\$16												
Hunting rights	\$20												

\* Number of responses is the number of individuals who provided information about typical rental rates in the county. Rental data was not collected by individual farm.

\*\* No values are reported if fewer than five responses were received.



## 2015 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 6

County	District Average	Benton	Cedar	Clinton	Iowa	Jackson	Johnson	Jones	Linn	Muscatine	Scott
Number of responses*	172	23	22	16	18	14	16	14	18	15	16
2010 - 2014 avg. corn yield	166	163	174	175	165	162	164	165	164	162	164
2010 - 2014 avg. bean yield	53	51	56	55	51	52	50	54	51	52	56
Avg. row crop CSR2 index	82	85	87	73	80	71	86	79	87	84	89
<b>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre</b>											
Overall average	\$255	\$280	\$247	\$263	\$226	\$258	\$234	\$264	\$271	\$230	\$273
Irrigated land average	\$250										
<b>High quality third</b>											
Average response	\$307	\$329	\$303	\$309	\$267	\$312	\$275	\$328	\$331	\$289	\$328
Range of responses		245-400	180-400	200-400	170-315	250-350	160-350	245-450	275-400	175-350	200-425
<b>Medium quality third</b>											
Average response	\$255	\$281	\$242	\$265	\$229	\$257	\$241	\$260	\$271	\$232	\$271
Range of responses		195-360	145-300	170-350	145-350	200-300	150-275	200-350	225-325	145-290	180-350
<b>Low quality third</b>											
Average response	\$202	\$230	\$196	\$216	\$181	\$205	\$187	\$205	\$210	\$169	\$221
Range of responses		125-325	112-250	150-300	105-245	150-260	110-245	175-280	175-290	105-215	150-300
<b>Typical Corn Yield, bu. per acre</b>											
High third	182	183	195	191	176	172	172	180	181	182	186
Middle third	161	164	176	169	158	150	147	161	158	156	169
Low third	132	135	153	139	129	126	110	131	132	131	137
<b>Average Rents per 5 Year Average Yield or CSR2</b>											
Rent per bu. of corn yield	\$1.54	\$1.72	\$1.42	\$1.50	\$1.37	\$1.59	\$1.43	\$1.60	\$1.65	\$1.42	\$1.66
Rent per bu. of bean yield	\$4.83	\$5.49	\$4.41	\$4.78	\$4.43	\$4.96	\$4.68	\$4.89	\$5.31	\$4.42	\$4.88
Rent per CSR2 index point	\$3.12	\$3.29	\$2.84	\$3.60	\$2.83	\$3.63	\$2.72	\$3.34	\$3.11	\$2.74	\$3.07
<b>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre**</b>											
Alfalfa hay, established	\$198			\$205	\$156	\$241		\$245			
Grass hay, established	\$142			\$162	\$101			\$179			
Oats	\$169					\$150					
Improved perm. pasture	\$88					\$72		\$108			
Unimproved perm. pasture	\$56		\$54	\$53		\$50	\$47	\$72		\$57	
Pasture, \$/AUM	\$20										
Cornstalk grazing	\$12										
Hunting rights	\$15										

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## 2015 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 7

County	District Average	Adair	Adams	Cass	Fremont	Mills	Montgomery	Page	Pottawat- tamie	Taylor
Number of responses*	98	17	6	10	7	10	12	14	14	8
2010 - 2014 avg. corn yield	151	141	144	157	158	160	152	148	163	134
2010 - 2014 avg. bean yield	46	45	45	48	47	48	47	46	49	43
Avg. row crop CSR2 index	80	78	72	81	83	84	80	83	79	79

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

Overall average	\$242	\$183	\$246	\$239	\$264	\$264	\$253	\$236	\$260	\$231
<b>High quality third</b>										
Average response	\$285	\$215	\$302	\$300	\$307	\$309	\$295	\$277	\$302	\$262
Range of responses		140-300	230-350	235-350	269-350	200-400	225-400	220-325	250-350	200-350
<b>Medium quality third</b>										
Average response	\$241	\$185	\$240	\$240	\$261	\$266	\$250	\$236	\$256	\$236
Range of responses		136-230	190-285	200-280	230-300	225-300	200-350	180-280	200-300	175-300
<b>Low quality third</b>										
Average response	\$199	\$149	\$197	\$176	\$225	\$217	\$214	\$195	\$222	\$195
Range of responses		117-185	170-235	100-240	200-250	175-250	170-250	150-240	150-275	130-250

### Typical Corn Yield, bu. per acre

High third	169	165	163	176	174	175	174	161	186	151
Middle third	148	145	139	156	154	156	150	139	167	123
Low third	121	125	113	135	126	130	122	109	142	88

### Average Rents per 5 Year Average Yield or CSR2

Rent per bu. of corn yield	\$1.60	\$1.30	\$1.71	\$1.52	\$1.67	\$1.65	\$1.66	\$1.59	\$1.60	\$1.72
Rent per bu. of bean yield	\$5.20	\$4.07	\$5.47	\$4.98	\$5.62	\$5.50	\$5.38	\$5.13	\$5.31	\$5.37
Rent per CSR2 index point	\$3.03	\$2.35	\$3.42	\$2.95	\$3.18	\$3.14	\$3.16	\$2.84	\$3.29	\$2.92

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

Alfalfa hay, established	\$136	\$100					\$150	\$141	\$216	
Grass hay, established	\$103	\$79	\$90							
Oats	\$117	\$103								
Improved perm. pasture	\$96	\$82	\$88					\$84	\$156	\$86
Unimproved perm. pasture	\$66	\$60	\$63				\$68	\$62	\$98	
Pasture, \$/AUM	NA									
Cornstalk grazing	\$15	\$10								
Hunting rights	\$20									

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## 2015 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 8

County	District Average	Appanoose, Decatur, Wayne	Clarke	Lucas	Madison	Marion	Monroe	Ringgold	Union	Warren
Number of responses*	77	15	7	8	14	8	5	6	6	8
2010 - 2014 avg. corn yield	121	110	112	109	137	142	110	114	129	130
2010 - 2014 avg. bean yield	41	38	40	40	43	47	40	41	44	45
Avg. row crop CSR2 index	78	72	76	77	87	81	79	73	84	86
<b>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre</b>										
Overall average	\$187	\$169	\$169	\$178	\$207	\$206	\$151	\$187	\$210	\$205
<b>High quality third</b>										
Average response	\$228	\$201	\$208	\$214	\$243	\$256	\$205	\$225	\$247	\$256
Range of responses		180-225	180-240	160-260	144-360	180-300	170-250	185-300	215-315	200-308
<b>Medium quality third</b>										
Average response	\$187	\$171	\$167	\$181	\$206	\$209	\$143	\$183	\$208	\$216
Range of responses		150-210	140-200	135-220	122-300	140-250	125-150	150-235	162-260	158-250
<b>Low quality third</b>										
Average response	\$145	\$133	\$132	\$139	\$171	\$151	\$106	\$153	\$174	\$145
Range of responses		110-175	90-170	120-190	92-250	110-200	100-125	125-225	121-220	109-200
<b>Typical Corn Yield, bu. per acre</b>										
High third	138	126	123	124	160	156	130	122	153	147
Middle third	112	95	98	96	136	131	102	98	127	122
Low third	84	71	71	76	102	102	82	75	90	87
<b>Average Rents per 5 Year Average Yield or CSR2</b>										
Rent per bu. of corn yield	\$1.54	\$1.54	\$1.51	\$1.63	\$1.51	\$1.45	\$1.37	\$1.64	\$1.63	\$1.58
Rent per bu. of bean yield	\$4.44	\$4.45	\$4.23	\$4.45	\$4.81	\$4.38	\$3.78	\$4.56	\$4.77	\$4.56
Rent per CSR2 index point	\$2.35	\$2.35	\$2.22	\$2.31	\$2.38	\$2.54	\$1.91	\$2.56	\$2.50	\$2.38
<b>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre**</b>										
Alfalfa hay, established	\$101	\$78			\$115					
Grass hay, established	\$73	\$54			\$84					
Oats	\$113									
Improved perm. pasture	\$72	\$65	\$76	\$67	\$80	\$51		\$73	\$101	
Unimproved perm. pasture	\$46	\$40	\$43	\$47	\$57					
Pasture, \$/AUM	\$26									
Cornstalk grazing	\$12				\$17					
Hunting rights	\$15				\$21					

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## 2015 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 9

County	District Average	Davis & Van Buren	Des Moines	Henry	Jefferson	Keokuk & Mahaska	Lee	Louisa	Wapello	Wash- ington
Number of responses*	95	10	9	13	9	14	11	10	7	12
2010 - 2014 avg. corn yield	142	120	153	144	132	150	134	157	133	154
2010 - 2014 avg. bean yield	47	41	50	49	44	48	45	49	44	51
Avg. row crop CSR2 index	81	75	84	82	81	82	78	79	81	83
<b>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre</b>										
Overall average	\$217	\$158	\$235	\$226	\$208	\$241	\$178	\$208	\$222	\$276
<b>High quality third</b>										
Average response	\$271	\$196	\$288	\$275	\$264	\$309	\$229	\$261	\$270	\$345
Range of responses		145-250	220-350	220-350	150-350	250-400	135-300	200-385	225-325	300-450
<b>Medium quality third</b>										
Average response	\$224	\$158	\$236	\$225	\$199	\$241	\$180	\$201	\$235	\$279
Range of responses		95-200	180-260	150-275	125-225	200-300	100-225	150-250	200-300	220-350
<b>Low quality third</b>										
Average response	\$169	\$119	\$182	\$179	\$162	\$174	\$127	\$161	\$160	\$204
Range of responses		90-175	150-225	125-200	100-205	135-200	65-175	125-185	150-190	160-275
<b>Typical Corn Yield, bu. per acre</b>										
High third	162	128	170	160	152	166	159	176	142	170
Middle third	135	103	147	134	118	143	127	152	118	143
Low third	101	71	119	100	87	113	92	123	81	95
<b>Average Rents per 5 Year Average Yield or CSR2</b>										
Rent per bu. of corn yield	\$1.55	\$1.32	\$1.54	\$1.57	\$1.58	\$1.61	\$1.33	\$1.32	\$1.67	\$1.79
Rent per bu. of bean yield	\$4.71	\$3.85	\$4.70	\$4.61	\$4.73	\$5.02	\$3.96	\$4.24	\$5.05	\$5.41
Rent per CSR2 index point	\$2.76	\$2.11	\$2.80	\$2.76	\$2.57	\$2.94	\$2.28	\$2.63	\$2.74	\$3.33
<b>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre**</b>										
Alfalfa hay, established	\$132					\$132				
Grass hay, established	\$93	\$57				\$105				
Oats	\$107									
Improved perm. pasture	\$73	\$71				\$73				
Unimproved perm. pasture	\$46	\$40				\$50				
Pasture, \$/AUM	NA									
Cornstalk grazing	\$11									
Hunting rights	\$17									

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## 2015 CASH RENTAL SURVEY SUMMARY BY CROP REPORTING DISTRICT

County	State Average	Northwest District 1 Average	North Central District 2 Average	Northeast District 3 Average	West Central District 4 Average	Central District 5 Average	East Central District 6 Average	Southwest District 7 Average	South Central District 8 Average	Southeast District 9 Average
Number of responses*	1,437	224	222	140	163	246	172	98	77	95
2010 - 2014 avg. corn yield	163	174	167	170	162	165	166	151	121	142
2010 - 2014 avg. bean yield	49	50	47	51	48	50	53	46	41	47
Avg. row crop CSR2 index	82	87	84	81	79	86	82	80	78	81
<b>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre</b>										
Overall average	\$246	\$259	\$254	\$273	\$265	\$261	\$255	\$242	\$187	\$217
Irrigated land average		\$279			\$316		\$250			
<b>High quality third</b>										
Average response	\$292	\$296	\$297	\$325	\$309	\$304	\$307	\$285	\$228	\$271
<b>Medium quality third</b>										
Average response	\$247	\$261	\$254	\$274	\$266	\$261	\$255	\$241	\$187	\$224
<b>Low quality third</b>										
Average response	\$200	\$220	\$210	\$220	\$220	\$216	\$202	\$199	\$145	\$169
<b>Typical Corn Yield, bu. per acre</b>										
High third	176	194	184	186	187	186	182	169	138	162
Middle third	156	178	167	165	169	167	161	148	112	135
Low third	129	156	146	134	144	140	132	121	84	101
<b>Average Rents per 5 Year Average Yield or CSR2</b>										
Rent per bu. of corn yield	\$1.56	\$1.49	\$1.52	\$1.61	\$1.63	\$1.58	\$1.54	\$1.60	\$1.54	\$1.55
Rent per bu. of bean yield	\$5.08	\$5.15	\$5.38	\$5.31	\$5.48	\$5.24	\$4.83	\$5.20	\$4.44	\$4.71
Rent per CSR2 index point	\$3.00	\$2.98	\$3.02	\$3.39	\$3.37	\$3.02	\$3.12	\$3.03	\$2.35	\$2.76
<b>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre**</b>										
Alfalfa hay, established	\$182	\$192	\$221	\$290	\$190	\$176	\$198	\$136	\$101	\$132
Grass hay, established	\$127	\$129	\$154	\$188	\$140	\$118	\$142	\$103	\$73	\$93
Oats	\$156	\$186	NA	\$219	\$161	\$147	\$169	\$117	\$113	\$107
Improved perm. pasture	\$81	\$80	\$61	\$89	\$94	\$74	\$88	\$96	\$72	\$73
Unimproved perm. pasture	\$54	\$52	\$45	\$64	\$64	\$47	\$56	\$66	\$46	\$46
Pasture, \$/AUM	\$22	NA	NA	\$17	\$23	NA	\$20	NA	\$26	NA
Cornstalk grazing	\$13	\$7	NA	\$7	\$7	\$16	\$12	\$15	\$12	\$11
Hunting rights	\$16	NA	\$11	\$24	\$12	\$20	\$15	\$20	\$15	\$17

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