

CASH RENTAL RATES FOR IOWA

2005 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.

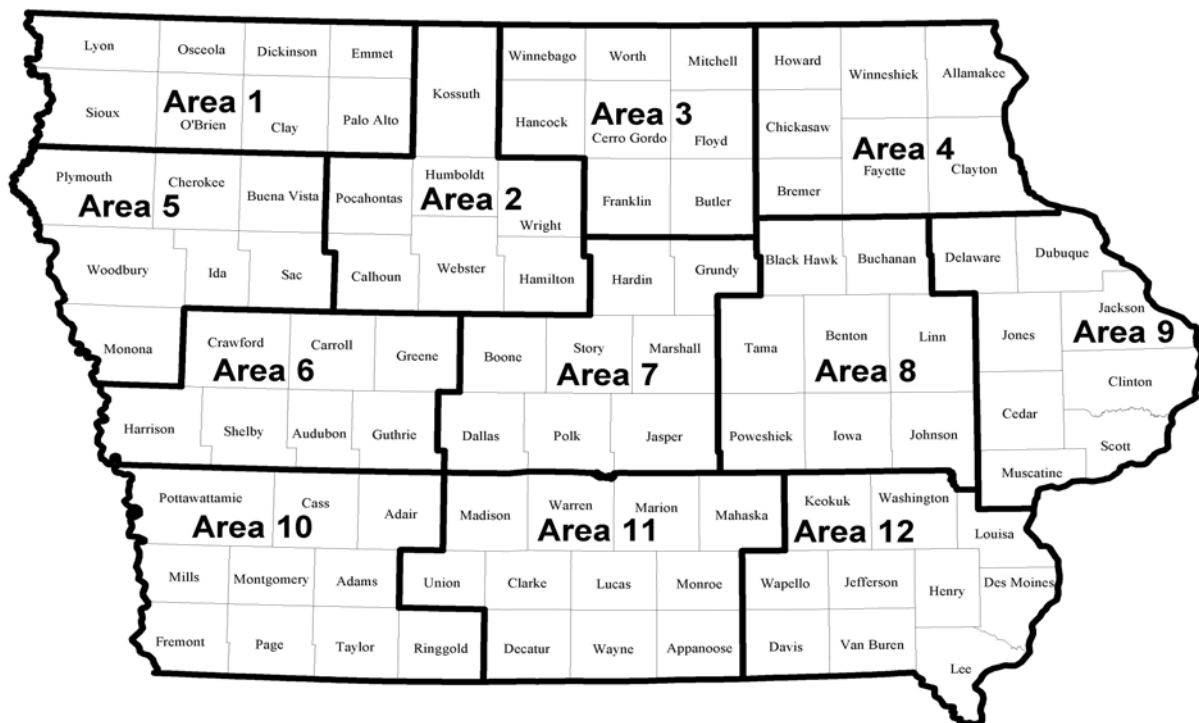
The information shown can be useful in comparing rental rates among counties and farms of different levels of productivity. However, actual rental terms for a particular farm should be set by mutual agreement between the owner and tenant, based on the productivity and other characteristics of the land 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.

The cooperation and assistance of the landowners, farmers, and agribusiness people who responded to this survey are greatly appreciated.



2005 CASH RENTAL SURVEY FOR AREA 1

<u>County</u>	<u>Area Average</u>	<u>Clay</u>	<u>Dickinson</u>	<u>Emmet</u>	<u>Lyon</u>	<u>O'Brien</u>	<u>Osceola</u>	<u>Palo Alto</u>	<u>Sioux</u>
Number of responses	83	14	5	9	12	11	10	10	12
1995 - 2004 Average Corn Yield	152	151	148	151	151	155	149	151	158
1995 - 2004 Average Soybean Yld	45	45	43	42	47	48	45	43	50
Average Row Crop CSR Index	71	75	72	71	64	74	70	71	66
<u>Typical Cash Rent for Corn and Soybeans, \$ per acre</u>									
Overall average	\$134	\$133	\$124	\$125	\$139	\$138	\$140	\$133	\$143
High quality third									
Average response	\$154	\$148	\$140	\$143	\$166	\$158	\$161	\$149	\$167
Range of responses	119 - 200	120 - 175	130 - 150	125 - 160	119 - 188	140 - 175	135 - 185	135 - 165	140 - 200
Medium quality third									
Average response	\$135	\$134	\$119	\$128	\$139	\$141	\$141	\$134	\$144
Range of responses	100 - 165	110 - 160	100 - 125	110 - 140	105 - 160	125 - 160	120 - 165	120 - 145	125 - 160
Low quality third									
Average response	\$113	\$115	\$102	\$103	\$113	\$117	\$117	\$116	\$118
Range of responses	80 - 140	100 - 135	95 - 110	80 - 120	90 - 140	100 - 135	90 - 135	100 - 135	100 - 135
<u>Typical Corn Yield, bu. per acre</u>									
High third	167	167	162	165	168	168	162	165	177
Middle third	154	154	149	152	153	157	149	154	160
Low third	135	133	131	138	132	140	133	136	137
<u>Average Rents Per Unit</u>									
Rent per bushel of corn yield	\$0.89	\$0.89	\$0.84	\$0.83	\$0.92	\$0.89	\$0.94	\$0.88	\$0.90
Rent per bushel of soybean yield	\$2.96	\$2.98	\$2.85	\$2.97	\$2.97	\$2.86	\$3.07	\$3.09	\$2.86
Rent per CSR index point	\$1.91	\$1.78	\$1.70	\$1.75	\$2.16	\$1.86	\$1.97	\$1.88	\$2.14
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>									
Alfalfa hay, established	\$115								
Grass hay, established	\$73								
Oats	\$118								
Tillable pasture	\$80								
Improved permanent pasture	\$56								
Unimproved permanent pasture	\$41								
Pasture, \$/AUM	\$7								
Cornstalks	\$5								

2005 CASH RENTAL SURVEY FOR AREA 2

<u>County</u>	<u>Area Average</u>	<u>Calhoun</u>	<u>Hamilton</u>	<u>Humboldt</u>	<u>Kossuth</u>	<u>Pocahontas</u>	<u>Webster</u>	<u>Wright</u>
Number of responses	109	17	13	11	11	17	20	20
1995 - 2004 Average Corn Yield	156	152	159	156	154	155	160	154
1995 - 2004 Average Soybean Yld	44	44	45	45	43	44	46	44
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	\$136	\$133	\$141	\$137	\$134	\$128	\$133	\$144
High quality third								
Average response	\$152	\$150	\$159	\$154	\$148	\$143	\$148	\$161
Range of responses	120 - 180	120 - 175	140 - 180	140 - 170	135 - 160	127 - 160	126 - 170	140 - 180
Medium quality third								
Average response	\$135	\$130	\$144	\$138	\$134	\$128	\$133	\$142
Range of responses	100 - 165	100 - 150	120 - 160	120 - 150	120 - 145	107 - 140	109 - 150	125 - 165
Low quality third								
Average response	\$118	\$117	\$120	\$118	\$119	\$112	\$119	\$123
Range of responses	90 - 140	90 - 135	100 - 130	100 - 125	105 - 130	95 - 135	100 - 135	110 - 140
<u>Typical Corn Yield, bu. per acre</u>								
High third	167	163	172	166	164	166	173	167
Middle third	157	153	160	157	155	156	160	155
Low third	143	139	146	144	142	142	145	140
<u>Average Rents Per Unit</u>								
Rent per bushel of corn yield	\$0.87	\$0.88	\$0.89	\$0.88	\$0.87	\$0.83	\$0.83	\$0.93
Rent per bushel of soybean yield	\$3.06	\$3.04	\$3.16	\$3.05	\$3.11	\$2.88	\$2.91	\$3.30
Rent per CSR index point	\$1.76	\$1.68	\$1.77	NA	\$1.86	\$1.73	\$1.62	\$1.89
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>								
Alfalfa hay, established	\$102							
Grass hay, established	\$75							
Oats	\$115							
Tillable pasture	\$91							
Improved permanent pasture	\$47							
Unimproved permanent pasture	\$35							
Pasture, \$/AUM	NA							
Cornstalks	NA							

2005 CASH RENTAL SURVEY FOR AREA 3

<u>County</u>	<u>Area Average</u>	<u>Butler</u>	<u>Cerro Gordo</u>	<u>Floyd</u>	<u>Franklin</u>	<u>Hancock</u>	<u>Mitchell</u>	<u>Winnebago</u>	<u>Worth</u>
Number of responses	74	8	8	11	11	12	8	8	8
1995 - 2004 Average Corn Yield	152	153	150	152	155	153	154	151	150
1995 - 2004 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	\$135	\$155	\$138	\$124	\$142	\$141	\$131	\$128	\$121
High quality third									
Average response	\$155	\$178	\$158	\$141	\$161	\$163	\$155	\$148	\$139
Range of responses	115 - 190	147 - 190	135 - 175	115 - 175	140 - 180	145 - 175	140 - 175	130 - 160	125 - 150
Medium quality third									
Average response	\$137	\$159	\$139	\$127	\$144	\$144	\$133	\$129	\$121
Range of responses	100 - 180	140 - 180	120 - 155	110 - 155	125 - 165	125 - 168	125 - 155	115 - 135	100 - 130
Low quality third									
Average response	\$114	\$128	\$118	\$109	\$120	\$118	\$107	\$107	\$103
Range of responses	75 - 140	120 - 135	100 - 135	100 - 125	105 - 140	100 - 135	100 - 130	90 - 120	75 - 120
<u>Typical Corn Yield, bu. per acre</u>									
High third	167	172	165	170	170	166	168	163	166
Middle third	154	157	153	153	156	155	156	153	150
Low third	135	130	133	133	139	137	137	138	133
<u>Average Rents Per Unit</u>									
Rent per bushel of corn yield	\$0.89	\$1.02	\$0.92	\$0.82	\$0.91	\$0.92	\$0.85	\$0.85	\$0.81
Rent per bushel of soybean yield	\$3.08	\$3.44	\$3.21	\$2.83	\$3.21	\$3.23	\$2.93	\$3.04	\$2.80
Rent per CSR index point	\$1.70	\$1.93	\$1.77	\$1.52	\$1.74	\$1.83	\$1.56	\$1.76	\$1.48
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>									
Alfalfa hay, established	\$111								
Grass hay, established	\$87								
Oats	\$104								
Tillable pasture	\$72								
Improved permanent pasture	\$50								
Unimproved permanent pasture	\$31								
Pasture, \$/AUM	NA								
Cornstalks	NA								

2005 CASH RENTAL SURVEY FOR AREA 4

<u>County</u>	<u>Area</u> Average	<u>Allamakee</u>	<u>Bremer</u>	<u>Chickasaw</u>	<u>Clayton</u>	<u>Fayette</u>	<u>Howard</u>	<u>Winneshiek</u>
Number of responses	48	5	6	8	5	9	9	6
1995 - 2004 Average Corn Yield	150	146	157	148	151	152	146	148
1995 - 2004 Average Soybean Yld	45	45	47	43	49	46	42	44
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	\$131	\$121	\$146	\$117	\$144	\$143	\$118	\$138
High quality third								
Average response	\$154	\$153	\$163	\$136	\$168	\$166	\$139	\$164
Range of responses	110 - 200	135 - 175	145 - 180	120 - 150	150 - 180	150 - 200	110 - 160	130 - 180
Medium quality third								
Average response	\$132	\$127	\$146	\$114	\$145	\$146	\$116	\$138
Range of responses	90 - 162	115 - 158	135 - 160	100 - 125	130 - 155	130 - 162	90 - 135	100 - 160
Low quality third								
Average response	\$111	\$95	\$128	\$101	\$127	\$118	\$99	\$113
Range of responses	75 - 150	90 - 100	110 - 148	90 - 110	100 - 150	100 - 130	75 - 115	80 - 140
<u>Typical Corn Yield, bu. per acre</u>								
High third	165	156	179	164	167	164	161	158
Middle third	150	146	161	150	148	152	143	146
Low third	133	135	133	128	135	142	126	137
<u>Average Rents Per Unit</u>								
Rent per bushel of corn yield	\$0.87	\$0.83	\$0.93	\$0.79	\$0.95	\$0.94	\$0.81	\$0.94
Rent per bushel of soybean yield	\$2.89	\$2.69	\$3.10	\$2.70	\$2.94	\$3.11	\$2.82	\$3.15
Rent per CSR index point	\$1.68	\$1.50	\$1.77	\$1.51	\$1.94	\$1.84	\$1.54	\$1.80
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>								
Alfalfa hay, established	\$139							
Grass hay, established	\$115							
Oats	\$123							
Tillable pasture	\$95							
Improved permanent pasture	\$70							
Unimproved permanent pasture	\$42							
Pasture, \$/AUM	\$11							
Cornstalks	NA							

2005 CASH RENTAL SURVEY FOR AREA 5

<u>County</u>	<u>Area</u> Average	<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	109	9	10	8	8	48	15	11
1995 - 2004 Average Corn Yield	147	155	152	150	133	147	152	137
1995 - 2004 Average Soybean Yld	44	46	48	46	40	45	44	41
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	\$139	\$140	\$139	\$147	\$137	\$129	\$145	\$135
High quality third								
Average response	\$157	\$158	\$156	\$165	\$161	\$143	\$161	\$157
Range of responses	100 - 180	135 - 170	135 - 175	160 - 175	150 - 165	100 - 180	135 - 180	140 - 170
Medium quality third								
Average response	\$137	\$139	\$139	\$146	\$134	\$126	\$143	\$132
Range of responses	85 - 170	120 - 150	120 - 160	130 - 155	125 - 140	85 - 160	115 - 170	120 - 150
Low quality third								
Average response	\$120	\$124	\$121	\$130	\$116	\$110	\$124	\$111
Range of responses	80 - 150	105 - 135	105 - 140	118 - 140	110 - 120	80 - 150	90 - 150	80 - 135
<u>Typical Corn Yield, bu. per acre</u>								
High third	162	168	165	164	152	164	166	156
Middle third	147	156	154	149	133	149	152	136
Low third	130	140	138	135	113	130	136	119
<u>Average Rents Per Unit</u>								
Rent per bushel of corn yield	\$0.95	\$0.91	\$0.91	\$0.98	\$1.03	\$0.87	\$0.95	\$0.98
Rent per bushel of soybean yield	\$3.15	\$3.08	\$2.88	\$3.23	\$3.39	\$2.88	\$3.28	\$3.29
Rent per CSR index point	\$2.04	\$1.84	\$2.01	\$2.25	NA	\$2.02	\$1.91	\$2.18
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>								
Alfalfa hay, established	\$116					\$111		\$122
Grass hay, established	\$88					\$71		\$100
Oats	\$108					\$100		
Tillable pasture	\$79					\$71		\$84
Improved permanent pasture	\$54			\$55		\$56		\$56
Unimproved permanent pasture	\$40					\$43		\$39
Pasture, \$/AUM	NA							
Cornstalks	\$7					\$4		\$10

2005 CASH RENTAL SURVEY FOR AREA 6

<u>County</u>	<u>Area Average</u>	<u>Audubon</u>	<u>Carroll</u>	<u>Crawford</u>	<u>Greene</u>	<u>Guthrie</u>	<u>Harrison</u>	<u>Shelby</u>
Number of responses	55	9	9	6	8	9	6	8
1995 - 2004 Average Corn Yield	143	139	150	143	154	137	140	139
1995 - 2004 Average Soybean Yld	43	42	44	44	45	41	41	44
Average Row Crop CSR Index	71	68	72	67	80	75	66	66
<u>Typical Cash Rent for Corn and Soybeans, \$ per acre</u>								
Overall average	\$138	\$131	\$152	\$138	\$142	\$125	\$141	\$135
High quality third								
Average response	\$158	\$152	\$173	\$159	\$159	\$146	\$163	\$154
Range of responses	120 - 200	130 - 175	155 - 200	150 - 175	140 - 180	128 - 165	152 - 180	120 - 170
Medium quality third								
Average response	\$137	\$131	\$151	\$137	\$143	\$124	\$140	\$134
Range of responses	106 - 175	120 - 150	140 - 175	130 - 140	125 - 160	106 - 135	132 - 150	125 - 140
Low quality third								
Average response	\$117	\$110	\$132	\$118	\$123	\$106	\$119	\$114
Range of responses	95 - 145	90 - 125	110 - 145	110 - 125	100 - 140	100 - 115	110 - 130	100 - 125
<u>Typical Corn Yield, bu. per acre</u>								
High third	158	154	163	159	165	154	156	151
Middle third	144	139	150	144	154	140	141	139
Low third	128	121	135	127	141	118	124	127
<u>Average Rents Per Unit</u>								
Rent per bushel of corn yield	\$0.96	\$0.95	\$1.02	\$0.96	\$0.92	\$0.91	\$1.00	\$0.97
Rent per bushel of soybean yield	\$3.20	\$3.14	\$3.42	\$3.15	\$3.17	\$3.05	\$3.41	\$3.05
Rent per CSR index point	\$1.96	\$1.87	\$2.10	\$2.06	\$1.76	\$1.67	\$2.14	\$2.09
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>								
Alfalfa hay, established	\$100	\$85						
Grass hay, established	\$84	\$69						
Oats	\$105	\$79						
Tillable pasture	\$69	\$68				\$58		
Improved permanent pasture	\$55	\$56			\$54	\$52		
Unimproved permanent pasture	\$40	\$42				\$39		
Pasture, \$/AUM	NA							
Cornstalks	\$6	\$8				\$7		

2005 CASH RENTAL SURVEY FOR AREA 7

	Area								
<u>County</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	137	18	7	15	18	10	19	23	27
1995 - 2004 Average Corn Yield	156	160	150	153	157	157	156	159	158
1995 - 2004 Average Soybean Yld	46	45	44	50	46	48	49	44	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	\$146	\$140	\$133	\$167	\$145	\$148	\$145	\$142	\$144
High quality third									
Average response	\$162	\$156	\$150	\$182	\$167	\$164	\$164	\$154	\$161
Range of responses	125 - 205	135 - 185	135 - 160	150 - 205	140 - 190	140 - 180	145 - 180	125 - 185	135 - 195
Medium quality third									
Average response	\$144	\$141	\$132	\$165	\$146	\$144	\$144	\$139	\$144
Range of responses	105 - 190	125 - 175	120 - 145	135 - 190	130 - 175	105 - 160	125 - 160	115 - 175	120 - 180
Low quality third									
Average response	\$125	\$122	\$115	\$145	\$123	\$126	\$124	\$122	\$123
Range of responses	90 - 170	100 - 150	100 - 125	135 - 170	95 - 140	90 - 140	100 - 150	105 - 155	100 - 140

Typical Corn Yield, bu. per acre

High third	170	173	163	165	171	174	171	173	171
Middle third	157	161	149	152	159	158	156	163	159
Low third	140	141	136	141	140	138	140	141	142

Average Rents Per Unit

Rent per bushel of corn yield	\$0.93	\$0.88	\$0.89	\$1.09	\$0.93	\$0.94	\$0.93	\$0.90	\$0.91
Rent per bushel of soybean yield	\$3.15	\$3.16	\$3.05	\$3.37	\$3.18	\$3.09	\$2.97	\$3.20	\$3.20
Rent per CSR index point	\$1.75	\$1.75	\$1.61	\$1.91	\$1.78	\$1.83	\$1.70		\$1.70

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

Alfalfa hay, established	\$102			\$105		\$108		
Grass hay, established	\$79					\$90		
Oats	\$120					\$111		
Tillable pasture	\$74					\$72	\$77	
Improved permanent pasture	\$55		\$45	\$56		\$65	\$46	
Unimproved permanent pasture	\$38	\$36		\$33		\$39	\$35	\$45
Pasture, \$/AUM	\$16							
Cornstalks	\$10						\$10	\$10

2005 CASH RENTAL SURVEY FOR AREA 8

<u>County</u>	<u>Area</u> <u>Average</u>	<u>Benton</u>	<u>Black Hawk</u>	<u>Buchanan</u>	<u>Iowa</u>	<u>Johnson</u>	<u>Linn</u>	<u>Poweshiek</u>	<u>Tama</u>
Number of responses	85	10	5	9	7	8	24	8	14
1995 - 2004 Average Corn Yield	150	153	152	151	147	145	152	152	151
1995 - 2004 Average Soybean Yld	46	47	47	45	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	\$148	\$151	\$157	\$147	\$144	\$141	\$143	\$148	\$149
High quality third									
Average response	\$167	\$169	\$177	\$171	\$165	\$149	\$161	\$176	\$169
Range of responses	120 - 200	146 - 190	165 - 190	150 - 180	145 - 185	120 - 180	125 - 190	150 - 200	142 - 200
Medium quality third									
Average response	\$146	\$151	\$156	\$146	\$145	\$139	\$139	\$144	\$150
Range of responses	100 - 175	125 - 175	145 - 170	125 - 160	135 - 160	115 - 160	100 - 170	120 - 160	120 - 165
Low quality third									
Average response	\$124	\$131	\$138	\$123	\$123	\$118	\$114	\$122	\$123
Range of responses	70 - 160	110 - 160	125 - 150	110 - 140	115 - 130	85 - 140	70 - 150	90 - 150	85 - 145
<u>Typical Corn Yield, bu. per acre</u>									
High third	167	168	170	165	164	166	170	167	168
Middle third	150	152	151	155	147	146	153	151	150
Low third	131	136	133	129	130	122	130	135	131
<u>Average Rents Per Unit</u>									
Rent per bushel of corn yield	\$0.98	\$0.99	\$1.03	\$0.98	\$0.98	\$0.97	\$0.94	\$0.97	\$0.99
Rent per bushel of soybean yield	\$3.23	\$3.25	\$3.37	\$3.28	\$3.18	\$3.19	\$3.18	\$3.21	\$3.13
Rent per CSR index point	\$1.79	\$1.87	\$1.97	\$1.84	\$1.85	\$1.63	\$1.72	\$1.74	\$1.74
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>									
Alfalfa hay, established	\$105								\$97
Grass hay, established	\$85								\$78
Oats	\$95								
Tillable pasture	\$75								
Improved permanent pasture	\$58				\$49		\$63		
Unimproved permanent pasture	\$41				\$38		\$38	\$40	\$44
Pasture, \$/AUM	\$10								
Cornstalks	\$11								

2005 CASH RENTAL SURVEY FOR AREA 9

<u>County</u>	<u>Area Average</u>	<u>Cedar</u>	<u>Clinton</u>	<u>Delaware</u>	<u>Dubuque</u>	<u>Jackson</u>	<u>Jones</u>	<u>Muscatine</u>	<u>Scott</u>
Number of responses	96	20	13	15	5	13	6	11	13
1995 - 2004 Average Corn Yield	155	160	157	155	154	145	154	148	164
1995 - 2004 Average Soybean Yld	48	48	48	49	50	47	47	45	51
Average Row Crop CSR Index	80	85	77	77	72	73	87	81	86
<u>Typical Cash Rent for Corn and Soybeans, \$ per acre</u>									
Overall average	\$155	\$150	\$171	\$154	\$152	\$158	\$151	\$142	\$159
High quality third									
Average response	\$183	\$174	\$203	\$188	\$183	\$185	\$181	\$176	\$173
Range of responses	129 - 235	135 - 220	175 - 220	150 - 235	150 - 210	160 - 210	129 - 220	130 - 200	130 - 210
Medium quality third									
Average response	\$152	\$149	\$173	\$149	\$147	\$156	\$148	\$145	\$148
Range of responses	100 - 190	100 - 175	150 - 190	110 - 170	120 - 185	120 - 180	102 - 170	100 - 165	115 - 175
Low quality third									
Average response	\$123	\$121	\$139	\$121	\$112	\$130	\$125	\$106	\$130
Range of responses	63 - 165	75 - 165	125 - 160	80 - 150	80 - 145	120 - 150	86 - 140	63 - 140	100 - 150
<u>Typical Corn Yield, bu. per acre</u>									
High third	175	180	176	174	174	162	176	178	182
Middle third	155	159	158	158	156	144	153	150	163
Low third	132	138	135	135	130	123	134	122	142
<u>Average Rents Per Unit</u>									
Rent per bushel of corn yield	\$1.00	\$0.94	\$1.09	\$0.99	\$0.99	\$1.09	\$0.98	\$0.96	\$0.97
Rent per bushel of soybean yield	\$3.21	\$3.11	\$3.55	\$3.14	\$3.07	\$3.39	\$3.19	\$3.15	\$3.10
Rent per CSR index point	\$1.94	\$1.77	\$2.23	\$1.98	\$2.09	\$2.15	\$1.73	\$1.74	\$1.83
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>									
Alfalfa hay, established	\$137	\$111	\$126	\$167		\$137			
Grass hay, established	\$111	\$93	\$110	\$124		\$111			
Oats	\$124	\$108	\$121	\$140		\$123			
Tillable pasture	\$79		\$75	\$84		\$75			
Improved permanent pasture	\$58	\$50	\$51	\$76		\$51			
Unimproved permanent pasture	\$42	\$38	\$40	\$51		\$37			
Pasture, \$/AUM	\$11								
Cornstalks	\$13		\$10			\$8			

2005 CASH RENTAL SURVEY FOR AREA 10

[illegible]

2005 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 & Warren</u>	<u>Mahaska & Marion</u>	<u>Union</u>
Number of responses	47	8	6	7	9	9	8
1995 - 2004 Average Corn Yield	129	122	121	123	139	143	127
1995 - 2004 Average Soybean Yld	40	38	37	38	42	44	39
Average CSR Index	77	69	73	74	83	82	79
<u>Typical Cash Rent for Corn and Soybeans, \$ per acre</u>							
Overall average	\$113	\$100	\$102	\$93	\$122	\$131	\$132
High quality third							
Average response	\$134	\$120	\$123	\$117	\$146	\$144	\$152
Range of responses	85 - 165	85 - 140	115 - 130	95 - 135	125 - 165	120 - 160	125 - 160
Medium quality third							
Average response	\$113	\$101	\$101	\$99	\$121	\$126	\$129
Range of responses	70 - 150	70 - 120	90 - 120	75 - 125	95 - 140	105 - 150	115 - 140
Low quality third							
Average response	\$91	\$81	\$83	\$71	\$94	\$111	\$109
Range of responses	50 - 130	50 - 105	75 - 100	50 - 80	75 - 110	100 - 130	100 - 120
<u>Typical Corn Yield, bu. per acre</u>							
High third	148	137	134	142	158	162	144
Middle third	131	121	122	124	140	144	126
Low third	111	105	105	99	117	124	109
<u>Average Rents Per Unit</u>							
Rent per bushel of corn yield	\$0.88	\$0.83	\$0.82	\$0.76	\$0.88	\$0.93	\$1.04
Rent per bushel of soybean yield	\$2.86	\$2.65	\$2.70	\$2.43	\$2.93	\$3.02	\$3.42
Rent per CSR index point	\$1.48	\$1.47	\$1.44	\$1.25	\$1.47	\$1.61	\$1.66
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>							
Alfalfa hay, established	\$57	\$49	\$49	\$50			\$71
Grass hay, established	\$44	\$39	\$39	\$40			
Oats	\$54						
Tillable pasture	\$43	\$40		\$37	\$44		
Improved permanent pasture	\$40	\$39	\$36	\$38			\$52
Unimproved permanent pasture	\$28	\$27	\$25	\$23	\$27	\$28	\$40
Pasture, \$/AUM							
Cornstalks	\$4	\$3		\$3			\$5

2005 CASH RENTAL SURVEY FOR AREA 12

<u>County</u>	<u>Area</u> <u>Average</u>	<u>Davis</u>	<u>Des Moines &</u> <u>Louisa</u>	<u>Henry</u>	<u>Keokuk</u>	<u>Lee &</u> <u>Van Buren</u>	<u>Jefferson &</u> <u>Wapello</u>	<u>Washington</u>
Number of responses	47	5	8	8	7	5	9	5
1995 - 2004 Average Corn Yield	138	127	144	144	142	134	131	146
1995 - 2004 Average Soybean Yld	43	40	43	45	43	42	40	45
Average Row Crop CSR Index	76	67	82	80	80	71	78	82
<u>Typical Cash Rent for Corn and Soybeans, \$ per acre</u>								
Overall average	\$124	\$111	\$136	\$132	\$127	\$115	\$113	\$141
High quality third								
Average response	\$148	\$134	\$161	\$157	\$149	\$137	\$135	\$165
Range of responses	124 - 180	124 - 141	135 - 180	130 - 175	135 - 175	125 - 150	124 - 150	145 - 176
Medium quality third								
Average response	\$125	\$114	\$136	\$133	\$126	\$113	\$114	\$131
Range of responses	100 - 150	106 - 125	115 - 150	115 - 150	110 - 150	100 - 125	100 - 125	105 - 150
Low quality third								
Average response	\$98	\$85	\$112	\$98	\$104	\$91	\$88	\$113
Range of responses	60 - 135	80 - 90	98 - 130	60 - 115	90 - 125	80 - 100	80 - 100	90 - 135
<u>Typical Corn Yield, bu. per acre</u>								
High third	162	143	164	169	161	153	154	167
Middle third	141	131	142	146	141	134	135	146
Low third	120	108	125	117	123	113	112	125
<u>Average Rents Per Unit</u>								
Rent per bushel of corn yield	\$0.90	\$0.87	\$0.96	\$0.91	\$0.89	\$0.86	\$0.95	\$0.96
Rent per bushel of soybean yield	\$2.92	\$2.77	\$3.18	\$2.93	\$2.93	\$2.77	\$3.10	\$3.12
Rent per CSR index point	\$1.63	\$1.64	\$1.68	\$1.64	\$1.58	\$1.59	\$1.62	\$1.70
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>								
Alfalfa hay, established	\$87							
Grass hay, established	\$76							
Oats	\$92							
Tillable pasture	\$62							
Improved permanent pasture	\$41							
Unimproved permanent pasture	\$29							
Pasture, \$/AUM	\$11							
Cornstalks	\$9							

Overall Average of Typical Cash Rents for Row Cropland 2001 - 2005

	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
Area 1	\$121	\$122	\$126	\$130	\$134
Area 2	128	128	131	134	136
Area 3	123	123	129	132	135
Area 4	118	122	126	129	131
Area 5	123	130	133	136	139
Area 6	126	126	132	133	138
Area 7	129	132	136	139	146
Area 8	131	132	137	141	148
Area 9	137	143	152	151	155
Area 10	110	110	114	118	122
Area 11	102	103	106	110	115
Area 12	111	113	121	118	124
State	\$122	\$124	\$128	\$131	\$135

File:Economics 1-8

Prepared by William Edwards, extension economist
and Darnell Smith, extension associate.

... and justice for all

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