

Cash Rental Rates for Iowa

2006 Survey

Ag Decision Maker

File C2-10

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.

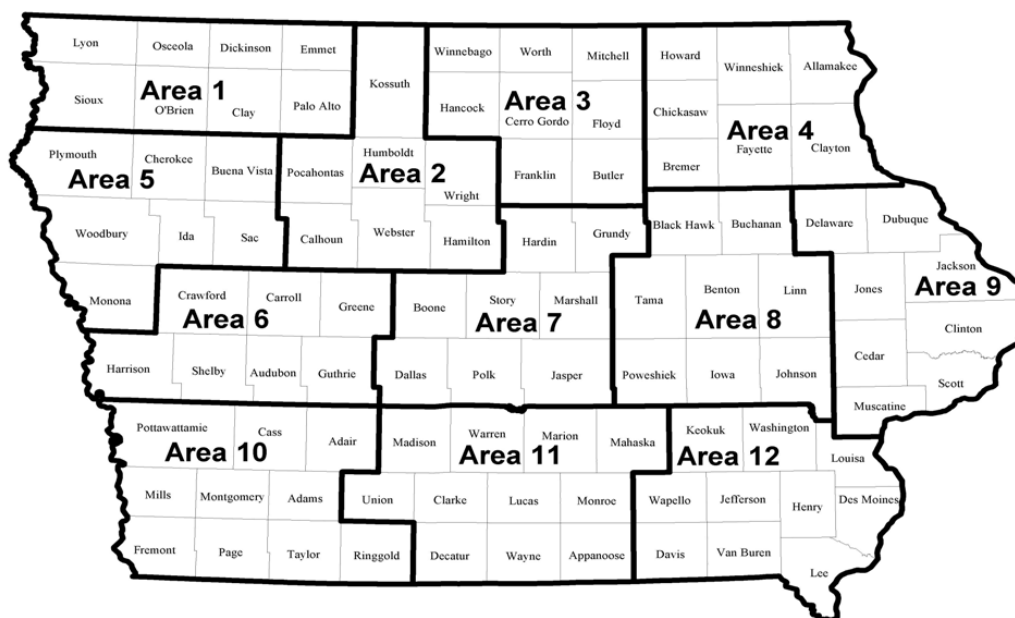
The information shown can be useful in comparing rental rates among counties and farms of different levels of productivity. However, actual rental terms for a particular farm should be set by mutual agreement between the owner and tenant, based on the productivity and other characteristics of the land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



<u>County</u>	<u>Area</u> <u>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	80	12	8	15	10	7	8	7	13
1996-05 Avg. Corn Yield	157	156	153	157	158	160	155	157	164
1996-05 Avg. Soybean Yield	46	45	44	43	48	49	46	44	51
Avg. Row Crop CSR Index	71	75	72	71	64	74	70	71	66

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

Overall average	\$135	\$135	\$124	\$128	\$133	\$143	\$134	\$135	\$148
High quality third									
Average response	\$154	\$150	\$144	\$142	\$154	\$165	\$160	\$150	\$169
Range of responses	119-220	130-165	130-162	120-160	119-185	150-185	140-175	140-175	125-220
Medium quality third									
Average response	\$135	\$135	\$126	\$130	\$132	\$142	\$132	\$136	\$145
Range of responses	105-180	120-145	110-150	105-145	110-150	130-150	120-150	125-150	120-180
Low quality third									
Average response	\$114	\$119	\$102	\$114	\$106	\$123	\$111	\$119	\$121
Range of responses	70-140	100-135	75-120	90-135	70-125	115-135	100-125	100-135	90-140

Typical Corn Yield, bu. per acre

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

Average Rents Per Unit

Rent per bu. of corn yld	\$0.86	\$0.87	\$0.81	\$0.82	\$0.84	\$0.89	\$0.87	\$0.86	\$0.91
Rent per bu. of bean yld	\$2.92	\$2.99	\$2.82	\$2.99	\$2.77	\$2.90	\$2.90	\$3.07	\$2.91
Rent per CSR index point	\$1.92	\$1.80	\$1.71	\$1.81	\$2.06	\$1.92	\$1.90	\$1.90	\$2.22

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

Alfalfa hay, established	\$109	\$111
Grass hay, established	\$88	
Oats	\$110	
Tillable pasture	\$99	
Improved permanent pasture	\$59	\$44
Unimproved permanent pasture	\$38	\$31
Pasture, \$/AUM	NA	
Cornstalks		

2006 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	126	19	13	13	16	22	21	22
1996-05 Avg. Corn Yield	160	156	164	161	159	159	164	159
1996-05 Avg. Soybean Yield	45	44	45	45	44	45	46	44
Avg. Row Crop CSR Index	77	79	80	NA	72	74	82	76

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

Overall average	\$137	\$131	\$142	\$146	\$137	\$134	\$134	\$137
High quality third								
Average response	\$151	\$146	\$157	\$155	\$151	\$146	\$148	\$154
Range of responses	107-190	107-170	140-190	131-180	135-165	130-170	127-165	130-180
Medium quality third								
Average response	\$136	\$132	\$141	\$138	\$137	\$135	\$134	\$138
Range of responses	100-165	100-150	130-165	100-160	120-150	120-150	119-150	117-150
Low quality third								
Average response	\$122	\$117	\$127	\$126	\$124	\$120	\$119	\$120
Range of responses	85-150	90-130	110-140	90-150	105-140	85-135	100-135	100-140

Typical Corn Yield, bu. per acre

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

Average Rents Per Unit

Rent per bu. of corn yld	\$0.86	\$0.84	\$0.87	\$0.91	\$0.86	\$0.84	\$0.81	\$0.87
Rent per bu. of bean yld	\$3.08	\$2.97	\$3.15	\$3.24	\$3.12	\$3.00	\$2.92	\$3.12
Rent per CSR index point	\$1.77	\$1.65	\$1.78	NA	\$1.91	\$1.82	\$1.63	\$1.80

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

Alfalfa hay, established	\$118				\$131			
Grass hay, established	\$93							
Oats	\$111							
Tillable pasture	\$71							
Improved permanent pasture	\$48							
Unimproved permanent pasture	\$33	\$35			\$29			
Pasture, \$/AUM	NA							
Cornstalks	NA							

2006 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	97	16	12	13	12	14	9	12	9
1996-05 Avg. Corn Yield	158	159	156	158	160	158	159	157	156
1996-05 Avg. Soybean Yield	44	46	44	44	45	45	45	43	44
Avg. Row Crop CSR Index	79	80	78	82	81	77	83	73	81

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

Overall average	\$139	\$156	\$146	\$135	\$149	\$144	\$130	\$125	\$126
High quality third									
Average response	\$159	\$180	\$167	\$154	\$165	\$163	\$153	\$144	\$145
Range of responses	125-205	127-195	150-205	132-185	125-190	150-190	140-165	125-160	130-160
Medium quality third									
Average response	\$140	\$157	\$146	\$136	\$150	\$145	\$133	\$123	\$126
Range of responses	100-175	121-175	125-175	120-160	115-175	125-175	125-138	100-140	115-140
Low quality third									
Average response	\$117	\$132	\$124	\$114	\$129	\$125	\$99	\$104	\$107
Range of responses	70-150	116-145	105-140	85-130	100-150	105-150	70-125	85-125	100-120

Typical Corn Yield, bu. per acre

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

Average Rents Per Unit

Rent per bu. of corn yld	\$0.88	\$0.99	\$0.93	\$0.85	\$0.93	\$0.91	\$0.81	\$0.79	\$0.81
Rent per bu. of bean yld	\$3.12	\$3.42	\$3.34	\$3.03	\$3.34	\$3.24	\$2.88	\$2.88	\$2.87
Rent per CSR index point	\$1.75	\$1.95	\$1.87	\$1.65	\$1.84	\$1.88	\$1.54	\$1.72	\$1.55

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

Alfalfa hay, established	\$116								
Grass hay, established	\$87								
Oats									
Tillable pasture	\$66								
Improved permanent pasture	\$47	\$43	\$50						
Unimproved permanent pasture	\$33	\$28	\$31			\$37			
Pasture, \$/AUM	NA								
Cornstalks	NA								

2006 CASH RENTAL SURVEY FOR AREA 4

<u>County</u>	<u>Area Average</u>	<u>Allamakee</u>	<u>Bremer</u>	<u>Chickasaw</u>	<u>Clayton</u>	<u>Fayette</u>	<u>Howard</u>	<u>Winneshiek</u>
Number of responses	71	10	14	11	9	10	9	8
1996-05 Avg. Corn Yield	156	152	163	154	158	158	152	154
1996-05 Avg. Soybean Yield	46	46	48	44	50	47	43	45
Avg. Row Crop CSR Index	78	80	82	77	74	77	76	77

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

Overall average	\$135	\$129	\$132	\$126	\$155	\$150	\$121	\$143
High quality third								
Average response	\$156	\$155	\$148	\$141	\$179	\$173	\$140	\$167
Range of responses	118-200	135-180	118-190	120-170	160-200	150-200	120-167	130-200
Medium quality third								
Average response	\$136	\$132	\$133	\$125	\$157	\$150	\$120	\$139
Range of responses	105-173	120-160	110-165	115-145	140-170	130-173	105-145	115-165
Low quality third								
Average response	\$115	\$103	\$116	\$109	\$131	\$128	\$103	\$123
Range of responses	80-155	80-130	100-140	100-120	110-145	110-155	90-130	100-140

Typical Corn Yield, bu. per acre

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

Average Rents Per Unit

Rent per bu. of corn yld	\$0.87	\$0.85	\$0.81	\$0.81	\$0.98	\$0.95	\$0.80	\$0.93
Rent per bu. of bean yld	\$2.93	\$2.78	\$2.76	\$2.86	\$3.12	\$3.21	\$2.83	\$3.20
Rent per CSR index point	\$1.74	\$1.60	\$1.60	\$1.62	\$2.09	\$1.93	\$1.58	\$1.87

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

Alfalfa hay, established	\$143	\$123						\$154
Grass hay, established	\$110	\$99						\$120
Oats	\$115	\$93						
Tillable pasture	\$89							
Improved permanent pasture	\$51							
Unimproved permanent pasture	\$43							
Pasture, \$/AUM	\$12	\$12						
Cornstalks	NA							

2006 CASH RENTAL SURVEY FOR AREA 5

<u>County</u>	<u>Area 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	132	7	12	8	11	65	18	11
1996-05 Avg. Corn Yield	152	159	158	155	139	153	157	144
1996-05 Avg. Soybean Yield	45	46	49	46	41	45	45	42
Avg. Row Crop CSR Index	69	76	69	66	NA	64	75	62

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

Overall average	\$143	\$147	\$141	\$156	\$139	\$135	\$145	\$138
High quality third								
Average response	\$164	\$168	\$159	\$179	\$162	\$152	\$166	\$161
Range of responses	95-205	150-200	135-190	160-205	135-200	95-200	135-190	126-185
Medium quality third								
Average response	\$142	\$144	\$140	\$155	\$139	\$133	\$145	\$135
Range of responses	85-185	130-155	120-160	145-185	128-155	85-175	118-160	115-155
Low quality third								
Average response	\$121	\$129	\$119	\$136	\$113	\$114	\$123	\$116
Range of responses	80-165	120-135	95-135	125-160	95-130	80-165	90-150	90-135
Irrigated								
Average response	\$156				\$156			\$152
Range of responses	125-170				125-170			125-160

Typical Corn Yield, bu. per acre

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

Average Rents Per Unit

Rent per bu. of corn yld	\$0.94	\$0.92	\$0.89	\$1.01	\$1.00	\$0.89	\$0.92	\$0.96
Rent per bu. of bean yld	\$3.19	\$3.20	\$2.87	\$3.39	\$3.37	\$3.00	\$3.21	\$3.30
Rent per CSR index point	\$2.10	\$1.93	\$2.03	\$2.39	NA	\$2.12	\$1.91	\$2.24

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

Alfalfa hay, established	\$112					\$129		
Grass hay, established	\$88					\$92		
Oats	\$110					\$108		
Tillable pasture	\$80			\$83	\$85	\$76		
Improved permanent pasture	\$60		\$54	\$64	\$63	\$63		\$61
Unimproved permanent pasture	\$43		\$37	\$47	\$40	\$45		\$43
Pasture, \$/AUM	NA							
Cornstalks	\$7			\$4	\$12	\$6		\$5

2006 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	64	14	8	6	8	10	10	8
1996-05 Avg. Corn Yield	148	144	154	150	158	142	145	145
1996-05 Avg. Soybean Yield	44	43	45	45	45	42	42	45
Avg. Row Crop CSR Index	71	68	72	67	80	75	66	66

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

Overall average	\$139	\$134	\$149	\$144	\$141	\$128	\$140	\$136
High quality third								
Average response	\$158	\$153	\$168	\$164	\$158	\$148	\$163	\$153
Range of responses	130-180	135-175	160-175	146-175	145-175	130-165	150-180	145-165
Medium quality third								
Average response	\$140	\$134	\$151	\$145	\$143	\$133	\$140	\$136
Range of responses	120-165	120-160	135-165	127-150	130-153	120-150	125-150	130-155
Low quality third								
Average response	\$120	\$115	\$130	\$124	\$125	\$109	\$117	\$119
Range of responses	95-145	90-140	120-145	118-130	110-140	95-120	95-135	100-145

Typical Corn Yield, bu. per acre

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

Average Rents Per Unit

Rent per bu. of corn yld	\$0.94	\$0.93	\$0.97	\$0.96	\$0.89	\$0.90	\$0.97	\$0.94
Rent per bu. of bean yld	\$3.16	\$3.10	\$3.30	\$3.21	\$3.10	\$3.04	\$3.37	\$3.01
Rent per CSR index point	\$1.98	\$1.93	\$2.06	\$2.16	\$1.75	\$1.71	\$2.14	\$2.11

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

Alfalfa hay, established	\$112	\$102						
Grass hay, established	\$97	\$84						
Oats	\$127							
Tillable pasture	\$78	\$53						
Improved permanent pasture	\$61	\$49		\$67				
Unimproved permanent pasture	\$41	\$41		\$39		\$38	\$40	
Pasture, \$/AUM	NA							
Cornstalks	\$5	\$6					\$4	

2006 CASH RENTAL SURVEY FOR AREA 7

<u>County</u>	<u>Area 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	142	15	9	17	22	8	22	20	29
1996-05 Avg. Corn Yield	161	164	154	159	161	162	162	162	163
1996-05 Avg. Soybean Yield	47	45	45	50	46	49	50	45	46
Avg. Row Crop CSR Index	83	80	82	87	81	81	85	NA	84

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

Overall average	\$144	\$136	\$124	\$167	\$146	\$146	\$149	\$138	\$149
High quality third									
Average response	\$162	\$156	\$138	\$182	\$165	\$166	\$167	\$156	\$163
Range of responses	120-200	145-170	125-150	170-200	140-200	120-185	147-185	120-185	125-190
Medium quality third									
Average response	\$144	\$138	\$122	\$167	\$147	\$146	\$148	\$137	\$148
Range of responses	100-180	120-152	100-135	156-180	130-180	100-165	130-160	110-150	120-175
Low quality third									
Average response	\$125	\$116	\$113	\$150	\$123	\$127	\$128	\$119	\$129
Range of responses	85-165	100-132	100-128	130-165	90-160	85-145	100-150	95-135	100-150

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 bu. of corn yld	\$0.90	\$0.83	\$0.81	\$1.05	\$0.90	\$0.90	\$0.92	\$0.85	\$0.92
Rent per bu. of bean yld	\$3.08	\$3.01	\$2.76	\$3.33	\$3.17	\$3.00	\$3.00	\$3.10	\$3.25
Rent per CSR index point	\$1.75	\$1.70	\$1.51	\$1.92	\$1.79	\$1.81	\$1.74	NA	\$1.76

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

Alfalfa hay, established	\$110				\$134	\$104	\$114	\$90	\$122
Grass hay, established	\$85					\$85	\$94	\$65	
Oats	\$114					\$111	\$122		
Tillable pasture	\$87					\$78	\$96		
Improved permanent pasture	\$53				\$51	\$52	\$61		
Unimproved permanent pasture	\$35			\$34	\$33	\$35	\$42	\$30	
Pasture, \$/AUM	\$12								
Cornstalks	\$8						\$7		

2006 CASH RENTAL SURVEY FOR AREA 8

<u>County</u>	<u>Area 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	95	13	14	9	6	12	17	10	14
1996-05 Avg. Corn Yield	155	159	157	157	152	148	155	159	157
1996-05 Avg. Soybean Yield	47	48	47	46	46	45	46	47	49
Avg. Row Crop CSR Index	82	81	80	80	78	86	83	84	86

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

Overall average	\$147	\$147	\$157	\$148	\$145	\$141	\$141	\$148	\$149
High quality third									
Average response	\$168	\$163	\$178	\$173	\$165	\$165	\$161	\$170	\$169
Range of responses	125-200	130-185	160-200	160-180	155-180	135-200	125-200	130-200	125-200
Medium quality third									
Average response	\$145	\$146	\$158	\$149	\$148	\$133	\$137	\$144	\$147
Range of responses	100-175	115-170	130-170	140-155	135-160	115-150	110-170	110-175	100-170
Low quality third									
Average response	\$124	\$124	\$136	\$122	\$123	\$115	\$118	\$125	\$125
Range of responses	90-150	100-140	110-150	110-135	115-135	100-130	100-150	90-150	90-145

Typical Corn Yield, bu. per acre

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

Average Rents Per Unit

Rent per bu. of corn yld	\$0.95	\$0.92	\$1.00	\$0.94	\$0.96	\$0.96	\$0.90	\$0.93	\$0.95
Rent per bu. of bean yld	\$3.15	\$3.09	\$3.34	\$3.21	\$3.12	\$3.16	\$3.07	\$3.13	\$3.05
Rent per CSR index point	\$1.79	\$1.81	\$1.97	\$1.85	\$1.86	\$1.63	\$1.70	\$1.75	\$1.73

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

Alfalfa hay, established	\$110	\$117	\$166					\$77	
Grass hay, established	\$90		\$130						
Oats	\$109								
Tillable pasture	\$69		\$104		\$50			\$58	
Improved permanent pasture	\$53		\$67		\$48			\$48	
Unimproved permanent pasture	\$39	\$29	\$55					\$36	
Pasture, \$/AUM	\$11								
Cornstalks	\$6								

2006 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	104	20	15	15	7	14	6	13	14
1996-05 Avg. Corn Yield	157	163	156	161	160	146	157	150	165
1996-05 Avg. Soybean Yield	49	48	48	50	51	47	48	45	51
Avg. Row Crop CSR Index	80	85	77	77	72	73	87	81	86

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

Overall average	\$161	\$155	\$169	\$155	\$162	\$156	\$161	\$154	\$174
High quality third									
Average response	\$185	\$177	\$193	\$182	\$186	\$181	\$188	\$183	\$193
Range of responses	130-225	130-220	150-220	140-210	160-210	160-210	180-210	160-200	151-225
Medium quality third									
Average response	\$159	\$154	\$171	\$155	\$163	\$154	\$161	\$152	\$161
Range of responses	100-200	110-185	130-200	120-185	150-175	120-190	150-180	115-180	100-195
Low quality third									
Average response	\$132	\$124	\$143	\$125	\$135	\$131	\$135	\$119	\$141
Range of responses	80-190	85-175	90-190	100-160	110-150	100-165	115-170	90-165	80-185

Typical Corn Yield, bu. per acre

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

Average Rents Per Unit

Rent per bu. of corn yld	\$1.02	\$0.95	\$1.09	\$0.96	\$1.01	\$1.07	\$1.03	\$1.03	\$1.05
Rent per bu. of bean yld	\$3.31	\$3.20	\$3.55	\$3.10	\$3.18	\$3.31	\$3.35	\$3.40	\$3.40
Rent per CSR index point	\$2.02	\$1.83	\$2.21	\$2.00	\$2.24	\$2.13	\$1.85	\$1.90	\$2.01

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

Alfalfa hay, established	\$143	\$126	\$145	\$169	\$174	\$128			
Grass hay, established	\$116		\$130	\$129	\$126	\$103			
Oats	\$124			\$142		\$114			
Tillable pasture	\$77	\$63	\$88			\$73			
Improved permanent pasture	\$57	\$48	\$63	\$71		\$55			
Unimproved permanent pasture	\$43	\$40	\$40			\$40		\$45	
Pasture, \$/AUM	\$12					\$12			
Cornstalks	\$9					\$8			

2006 CASH RENTAL SURVEY FOR AREA 10

<u>County</u>	<u>Area Average</u>	<u>Adair</u>	<u>Adams</u>	<u>Cass</u>	<u>Fremont</u>	<u>Mills</u>	<u>Mont- gomery</u>	<u>Page</u>	<u>Pottawat- tamic</u>	<u>Ringgold</u>	<u>Taylor</u>
Number of responses	87	13	8	6	6	7	7	14	9	10	7
1996-05 Avg. Corn Yield	137	140	136	142	140	137	142	136	145	127	128
1996-05 Avg. Soybean Yield	42	42	42	42	43	42	43	42	44	40	40
Avg. Row Crop CSR Index	74	73	76	73	75	75	72	75	71	73	74

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

Overall average	\$121	\$114	\$123	\$128	\$117	\$120	\$122	\$120	\$134	\$109	\$119
High quality third											
Average response	\$140	\$133	\$145	\$146	\$133	\$140	\$142	\$139	\$153	\$131	\$142
Range of responses	100-175	100-150	120-175	135-155	119-140	120-160	118-160	125-150	135-165	110-145	125-160
Medium quality third											
Average response	\$121	\$114	\$124	\$129	\$119	\$123	\$124	\$119	\$133	\$110	\$116
Range of responses	85-145	90-130	110-140	120-135	110-130	105-133	105-140	110-130	120-145	85-125	100-145
Low quality third											
Average response	\$101	\$95	\$102	\$110	\$98	\$103	\$101	\$104	\$116	\$87	\$99
Range of responses	70-130	75-110	85-110	90-125	85-110	95-110	90-115	90-113	100-130	70-105	85-130

Typical Corn Yield, bu. per acre

High third	145	150	143	154	150	142	148	144	152	132	135
Middle third	131	136	132	137	135	131	135	129	139	118	119
Low third	114	114	111	118	119	120	121	111	124	103	101

Average Rents Per Unit

Rent per bu. of corn yld	\$0.88	\$0.81	\$0.91	\$0.90	\$0.83	\$0.88	\$0.86	\$0.89	\$0.92	\$0.86	\$0.93
Rent per bu. of bean yld	\$2.87	\$2.72	\$2.94	\$3.01	\$2.72	\$2.89	\$2.83	\$2.84	\$3.01	\$2.75	\$3.00
Rent per CSR index point	\$1.64	\$1.56	\$1.62	\$1.75	\$1.56	\$1.61	\$1.70	\$1.61	\$1.90	\$1.48	\$1.60

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

Alfalfa hay, established	\$69	\$69						\$67		\$53	
Grass hay, established	\$54	\$54						\$55		\$36	
Oats	\$71										
Tillable pasture	\$51	\$44						\$55		\$48	
Improved permanent pasture	\$48	\$42	\$46				\$45	\$49		\$44	
Unimproved permanent	\$35	\$31	\$36				\$33	\$38	\$44	\$31	
Pasture, \$/AUM	\$12										
Cornstalks	\$5	\$4						\$8		\$3	

			Clarke, Lucas, &							
<u>County</u>	<u>Area</u>	<u>Appanoose</u>	<u>Monroe</u>	<u>Decatur</u>	<u>Madison</u>	<u>Mahaska</u>	<u>Marion</u>	<u>Union</u>	<u>Wayne</u>	<u>Warren</u>
Number of responses	60	5	8	7	5	5	9	7	7	7
1996-05 Avg. Corn Yield	138	133	129	134	143	152	144	135	129	145
1996-05 Avg. Soybean Yield	42	40	39	40	43	47	44	41	40	43
Avg. Row Crop CSR Index	77	72	74	70	82	82	81	79	67	83

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

Overall average	\$118	\$106	\$110	\$102	\$125	\$125	\$131	\$136	\$99	\$130
High quality third										
Average response	\$139	\$124	\$140	\$124	\$136	\$148	\$155	\$160	\$115	\$149
Range of responses	85-180	115-130	140-140	110-145	100-150	130-180	140-175	135-170	85-140	125-175
Medium quality third										
Average response	\$119	\$108	\$110	\$106	\$118	\$127	\$133	\$137	\$100	\$132
Range of responses	75-155	100-115	110-110	95-125	80-140	115-150	120-150	120-155	75-120	110-150
Low quality third										
Average response	\$96	\$87	\$80	\$83	\$101	\$101	\$106	\$111	\$83	\$110
Range of responses	60-140	75-105	80-80	70-90	90-115	90-115	80-125	100-140	60-105	100-125

Typical Corn Yield, bu. per acre

High third	149	140	139	136	157	167	157	144	134	159
Middle third	133	121	123	125	139	149	138	126	122	142
Low third	113	105	100	110	115	126	121	109	105	118

Average Rents Per Unit

Rent per bu. of corn yld	\$0.85	\$0.80	\$0.80	\$0.78	\$0.87	\$0.82	\$0.91	\$1.01	\$0.77	\$0.90
Rent per bu. of bean yld	\$2.79	\$2.62	\$2.60	\$2.55	\$2.90	\$2.67	\$2.95	\$3.29	\$2.49	\$3.01
Rent per CSR index point	\$1.51	\$1.47	\$1.38	\$1.37	\$1.51	\$1.51	\$1.61	\$1.71	\$1.49	\$1.56

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

Alfalfa hay, established	\$64	\$55	\$82	\$67	
Grass hay, established	\$49	\$45		\$55	
Oats	\$66			\$64	
Tillable pasture	\$49	\$43		\$54	
Improved permanent pasture	\$45	\$42	\$42	\$59	\$54
Unimproved permanent	\$31	\$28	\$29	\$48	\$33
Pasture, \$/AUM	\$7				
Cornstalks	\$6			\$6	\$8

2006 CASH RENTAL SURVEY FOR AREA 12

<u>County</u>	<u>Area Average</u>	<u>Davis & Van Buren</u>	<u>Des Moines, Lee & Louisa</u>	<u>Henry</u>	<u>Keokuk</u>	<u>Jefferson & Wapello</u>	<u>Washington</u>
Number of responses	57	7	9	7	9	14	7
1996-05 Avg. Corn Yield	142	132	145	148	145	136	151
1996-05 Avg. Soybean Yield	44	41	44	46	44	42	46
Avg. Row Crop CSR Index	76	67	78	80	80	78	82

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

Overall average	\$124	\$109	\$132	\$123	\$134	\$110	\$150
High quality third							
Average response	\$148	\$132	\$155	\$148	\$156	\$134	\$171
Range of responses	120-190	120-140	150-160	130-165	135-170	120-145	155-185
Medium quality third							
Average response	\$124	\$108	\$132	\$125	\$133	\$112	\$146
Range of responses	85-170	100-125	130-133	85-150	110-150	100-130	127-160
Low quality third							
Average response	\$101	\$87	\$109	\$98	\$111	\$89	\$129
Range of responses	60-140	70-115	108-110	60-120	95-125	70-115	120-140

Typical Corn Yield, bu. per acre

High third	164	143	162	169	161	154	167
Middle third	143	131	142	146	141	135	146
Low third	121	108	123	117	123	112	125

Average Rents Per Unit

Rent per bu. of corn yld	\$0.88	\$0.82	\$0.93	\$0.84	\$0.92	\$0.93	\$1.00
Rent per bu. of bean yld	\$2.84	\$2.64	\$3.05	\$2.69	\$3.02	\$3.04	\$3.27
Rent per CSR index point	\$1.62	\$1.61	\$1.67	\$1.54	\$1.66	\$1.65	\$1.83

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

Alfalfa hay, established	\$59	\$58				\$51	
Grass hay, established	\$45						
Oats	\$74						
Tillable pasture	\$50						
Improved permanent pasture	\$44						
Unimproved permanent pasture	\$30				\$34		
Pasture, \$/AUM	\$10						
Cornstalks	\$9						

Overall Average of Typical Cash Rents for Row Cropland 2002 - 2006

	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
Area 1	\$122	\$126	\$130	\$134	\$135
Area 2	128	131	134	136	137
Area 3	123	129	132	135	139
Area 4	122	126	129	131	135
Area 5	130	133	136	139	143
Area 6	126	132	133	138	139
Area 7	132	136	139	146	144
Area 8	132	137	141	148	147
Area 9	143	152	151	155	161
Area 10	110	114	118	122	121
Area 11	103	106	110	115	118
Area 12	113	121	118	124	124
State	\$124	\$128	\$131	\$135	\$137

... and justice for all

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Prepared by William Edwards, extension economist
(515) 294-6161, wedwards@iastate.edu and
Darnell Smith, extension associate
(515) 294-8122, darnell@iastate.edu.

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