Cash Rental Rates for Iowa 2010 Survey

Ag Decision Maker

File C2-10

he cash rental rates presented in this publication are the results of a survey of farmers, landowners, 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 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 reflect 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 1,249 responses was 45 percent farmers, 31 percent landowners, 9 percent professional managers, 11 percent lenders, and 4 percent other professions.

Circumstances such as the following may justify a higher or lower rent in specific 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 index
- Existence of contracts for growing seed or specialty grains, or application of manure
- 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

More Information About Setting Cash Rents

Additional information about cash rental rates by county is available from NASS at the following web site: www.nass.usda.gov/QuickStats/index2.jsp.

Details about setting a fair cash rent can be found in the following **Ag Decision Maker** facts sheets, located under **Whole Farm**, **Leasing**, at the following web site: 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

<u>Number of responses</u> – number of individuals who reported a typical rental rate for each county.

<u>2005-2009 average yields</u> – based on farm level data collected by National Agricultural Statistics Service (NASS).

Average row crop CSR index – average corn suitability rating (CSR) for the highest rated acres in each county, up to the number of acres planted to corn and soybeans.

<u>High</u>, medium and low quality third land – quality of land planted to corn and soybeans, using typical corn yields as a reference for land quality.

<u>Typical corn yields</u> – average yields for the high, medium and low third farms in each county reporting yields to NASS from 2004 through 2008.

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

<u>Improved permanent pasture</u> – pasture that contains both grasses and legumes and is regularly fertilized.

<u>Unimproved pasture</u> – pasture with mainly bluegrass that receives little fertilizer.

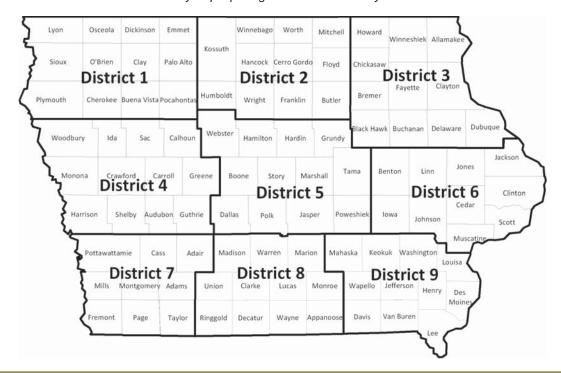
<u>Pasture</u>, \$\frac{\\$}AUM - rent charged per animal unit month. One AUM is equal to a beef cow and calf grazing for one month.

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Overall Average of Typical Cash Rents 2006-2010 Corn and Soybean Acres

	<u>2006</u>	2007	2008	2009	<u>2010</u>
District 1	\$136	\$149	\$174	\$187	\$188
District 2	139	155	183	196	191
District 3	144	157	190	186	192
District 4	140	151	179	196	195
District 5	144	157	191	197	195
District 6	154	166	186	193	196
District 7	122	135	161	170	176
District 8	115	126	155	146	151
District 9	124	134	161	173	169
State	\$135	\$148	\$176	\$183	\$184

Note: In 2010 counties were divided by crop reporting districts rather than by areas.



... and justice for all

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Prepared by William Edwards, extension economist (515) 294-6161, wedwards@iastate.edu and Ann Johanns, extension program specialist (641) 732-5574, aholste@iastate.edu Whitney White, student assistant

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<u>County</u>	Area Average	Buena <u>Vista</u>	Cher- okee	<u>Clay</u>	Dickinson	Emmet	<u>Lyon</u>	O'Brien	Osceola	Palo Alto	Plymouth	Poca- hontas	Sioux
Number of responses	195	15	7	18	12	10	10	7	10	8	62	20	16
2005 - 2009 Avg. Corn Yield	176	173	, 179	173	170	177	179	183	179	177	170	177	181
2005 - 2009 Avg. Com Heid 2005 - 2009 Avg. Bean Yield	52	51	56	50	48	50	54	55	52	50	52	51	55
Avg. Row Crop CSR Index	70	75	68	73	71	69	64	74	68	72	62	75	66
Typical Cash Rent for Corn and							•			. –	0_	. •	
Overall average	\$188	\$190	\$195	\$175	\$166	\$170	\$206	\$219	\$201	\$169	\$188	\$177	\$200
High quality third													
Average response	\$221	\$229	\$218	\$207	\$197	\$196	\$244	\$258	\$244	\$203	\$218	\$194	\$238
Range of responses		185 - 300	200 - 260	160 - 250	150 - 235	180 - 210	190 - 300	200 - 329	195 - 300	180 - 230	150 - 325	145 - 225	190 - 300
Medium quality third						.				.			
Average response	\$190	\$192	\$206	\$180	\$165	\$171	\$202	\$219	\$200	\$171	\$192	\$179	\$199
Range of responses		140 - 220	165 - 260	135 - 240	125 - 190	145 - 190	125 - 260	180 - 250	169 - 260	150 - 200	140 - 275	150 - 205	160 - 230
Low quality third	0.4.5.4	D440	A 400	# 400			0.474	0.100	0.450	0.40.4	0.450	0.450	*
Average response	\$154	\$148	\$160	\$138	\$136	\$144	\$171	\$180	\$159	\$134	\$156	\$159	\$164
Range of responses		110 - 175	140 - 180	90 - 180	110 - 160	120 - 180	140 - 215	150 - 225	125 - 210	110 - 150	110 - 200	130 - 190	150 - 190
Typical Corn Yield, bu. per acre			-				-						
High third	192	189	195	191	182	189	197	197	196	191	186	191	198
Middle third	174	170	177	170	165	172	177	182	178	172	166	175	178
Low third	146	138	151	136	142	145	148	155	156	141	137	150	151
Average Rents per 5 Year Aver	age Yield	or CSR											
Rent per bu. of corn yield	\$1.07	\$1.10	\$1.09	\$1.01	\$0.98	\$0.96	\$1.15	\$1.20	\$1.13	\$0.96	\$1.11	\$1.00	\$1.11
Rent per bu. of soybean yield	\$3.62	\$3.70	\$3.51	\$3.52	\$3.43	\$3.44	\$3.82	\$3.97	\$3.90	\$3.36	\$3.66	\$3.49	\$3.61
Rent per CSR index point	\$2.71	\$2.53	\$2.86	\$2.40	\$2.34	\$2.47	\$3.21	\$2.96	\$2.96	\$2.35	\$3.04	\$2.36	\$3.04
Typical Cash Rent for Oats, Ha	v. and Pa	sture. \$ pe	er acre										
Alfalfa hay, established	\$139										\$153		
Grass hay, established	\$94										\$92		
Oats	\$147										\$164		
Improved permanent pasture	\$58			\$44	\$54						\$68		
Unimproved perm. pasture	\$43				\$37		\$39				\$47		
Pasture, \$/AUM	NA												
Cornstalk grazing	\$9										\$5		

	Area		Cerro							Winne-		
County	<u>Average</u>	<u>Butler</u>	<u>Gordo</u>	Floyd	<u>Franklin</u>	<u>Hancock</u>	<u>Humboldt</u>	<u>Kossuth</u>	<u>Mitchell</u>	<u>bago</u>	<u>Worth</u>	Wright
Number of responses	163	12	12	15	17	13	16	14	16	15	7	26
2005 - 2009 Avg. Corn Yield	178	179	173	173	175	178	182	181	176	182	178	178
2005 - 2009 Avg. Bean Yield	50	51	49	50	50	51	52	52	50	52	48	51
Avg. Row Crop CSR Index	76	79	76	80	80	75	76	72	81	70	78	74
Typical Cash Rent for Corn and	Soybean	s, \$ per tilla	able acre									
Overall average	\$191	\$207	\$199	\$169	\$206	\$196	\$196	\$191	\$175	\$182	\$169	\$207
High quality third												
Average response	\$221	\$245	\$228	\$199	\$244	\$230	\$225	\$218	\$205	\$211	\$190	\$235
Range of responses		190 - 315	170 - 280	150 - 300	180 - 300	195 - 265	193 - 260	160 - 260	150 - 280	160 - 260	155 - 260	175 - 30
Medium quality third												
Average response	\$192	\$209	\$203	\$167	\$202	\$193	\$202	\$193	\$181	\$183	\$168	\$210
Range of responses		175 - 250	160 - 240	140 - 225	150 - 260	160 - 230	175 - 240	165 - 225	140 - 225	150 - 210	145 - 200	160 - 25
Low quality third												
Average response	\$159	\$168	\$168	\$140	\$171	\$165	\$161	\$163	\$141	\$152	\$149	\$177
Range of responses		130 - 210	140 - 210	125 - 180	140 - 220	125 - 190	110 - 200	112 - 195	100 - 180	110 - 185	125 - 175	135 - 22
Typical Corn Yield, bu. per acre	(based or	n individual f	arm yields	supplied to	USDA, 200	04-2008)						
High third	192	194	190	189	192	191	196	193	191	194	190	190
Middle third	175	177	171	169	176	176	180	178	173	175	170	178
Low third	150	145	146	144	155	155	160	157	141	153	138	157
Average Rents per 5 Year Avera	ge Yield	or CSR										
Rent per bu. of corn yield	\$1.07	\$1.15	\$1.15	\$0.98	\$1.17	\$1.10	\$1.08	\$1.06	\$0.99	\$1.00	\$0.95	\$1.16
Rent per bu. of soybean yield	\$3.78	\$4.08	\$4.08	\$3.41	\$4.13	\$3.81	\$3.78	\$3.67	\$3.51	\$3.53	\$3.50	\$4.09
Rent per CSR index point	\$2.50	\$2.62	\$2.62	\$2.11	\$2.57	\$2.61	\$2.58	\$2.66	\$2.17	\$2.60	\$2.16	\$2.80

Alfalfa hay, established	\$141		
Grass hay, established	\$117		
Oats	\$171		
Improved permanent pasture	\$53		
Unimproved perm. pasture	\$40	\$30	\$43
Pasture, \$/AUM	NA		
Cornstalk grazing	NA		

County	Area Average	Alla- makee	Black <u>Hawk</u>	<u>Bremer</u>	Buchanan	Chick- asaw	Clayton	Delaware	Dubuque	Fayette	Howard	Winne- shiek
Number of responses	110	5	7	16	12	7	8	20	8	8	12	7
2005 - 2009 Avg. Corn Yield	175	172	176	182	174	, 172	175	175	178	172	171	175
2005 - 2009 Avg. Bean Yield	51	48	52	52	49	50	53	52	53	50	48	49
Avg. Row Crop CSR Index	76	77	81	82	79	76	69	74	68	76	76	75
Typical Cash Rent for Corn and												
Overall average High quality third	\$192	\$158	\$218	\$215	\$194	\$189	\$178	\$198	\$217	\$184	\$167	\$190
Average response Range of responses	\$229	\$198 180 - 210	\$261 200 - 300	\$240 210 - 275	\$227 170 - 280	\$232 220 - 250	\$218 180 - 250	\$235 170 - 300	\$269 200 - 325	\$221 180 - 270	\$190 150 - 238	\$227 185 - 275
Medium quality third	\$190	\$154	\$219	\$214	\$192	\$180	\$183	\$197	\$214	\$179	\$168	\$189
Average response Range of responses	\$190	140 - 165	180 - 250							140 - 215		
Low quality third Average response	\$156	\$123	\$173	\$191	\$164	\$156	\$132	\$161	\$169	\$153	\$142	\$154
Range of responses	Φ100	پر ع 100 - 135	130 - 200			150 - 175				120 - 190		
Typical Corn Yield, bu. per acre	(based or	n individual 1	farm vields	supplied to	USDA. 20	04-2008)						
High third	192	189	198	195	190	188	193	192	198	190	186	193
Middle third	170	167	178	177	170	156	168	171	175	171	165	173
Low third	139	133	145	143	137	136	134	142	142	145	129	145
Average Rents per 5 Year Average	age Yield	or CSR										
Rent per bu. of corn yield	\$1.10	\$0.92	\$1.24	\$1.19	\$1.11	\$1.10	\$1.02	\$1.13	\$1.22	\$1.07	\$0.98	\$1.08
Rent per bu. of soybean yield	\$3.79	\$3.28	\$4.22	\$4.12	\$3.92	\$3.80	\$3.38	\$3.78	\$4.10	\$3.68	\$3.49	\$3.87
Rent per CSR index point	\$2.54	\$2.06	\$2.69	\$2.62	\$2.46	\$2.49	\$2.58	\$2.67	\$3.20	\$2.43	\$2.20	\$2.53
Typical Cash Rent for Oats, Ha	v. and Pas	sture. \$ per	acre									
Alfalfa hay, established	\$185							\$201	\$192		\$175	
Grass hay, established	\$140							\$147	*		****	
Oats	\$152											
Improved permanent pasture	\$59							\$68				
Unimproved perm. pasture	\$38							\$50				
Pasture, \$/AUM	NA							Ŧ				
Cornstalk grazing	\$15											

County	Area Average	Audubon	Calhoun	Carroll	Crawford	Greene	Guthrie	Harrison	lda	Monona	Sac	Shelby	Wood- bury
	_						·	·				-	•
Number of responses	146	14	17	11	5	12	14	8	7	8	19	12	19
2005 - 2009 Avg. Corn Yield	172	176	175	177	174	177	165	166 46	174	157	172	180	166
2005 - 2009 Avg. Bean Yield	50	53 69	50	51 72	53 63	51 80	48 74	46 65	51 63	47 59	51 74	53 68	47 56
Avg. Row Crop CSR Index	69		79		63	80	74	65	63	59	74	68	56
Typical Cash Rent for Corn and	d Soybea	ns, \$ per t	illable acre	2									
Overall average High quality third	\$195	\$186	\$195	\$198	\$177	\$177	\$176	\$196	\$232	\$197	\$198	\$197	\$205
Average response	\$227	\$222	\$220	\$228	\$205	\$204	\$215	\$233	\$259	\$234	\$216	\$238	\$245
Range of responses	Ψ				200 - 220								
Medium quality third		100 210	101 200	100 200	200 220	100 210	.00 200	200 2.0		100 270	.00 200	200	.00 00
Average response	\$196	\$186	\$193	\$195	\$178	\$178	\$176	\$199	\$232	\$206	\$207	\$191	\$207
Range of responses	,			165 - 210	160 - 195		150 - 200	170 - 240	165 - 260		180 - 248	140 - 225	177 - 240
Low quality third													
Average response	\$162	\$150	\$171	\$171	\$149	\$150	\$138	\$158	\$205	\$153	\$171	\$161	\$163
Range of responses	·				140 - 160								125 - 200
Typical Corn Yield, bu. per acre	(based o	on individua	al farm viel	ds supplie	d to USDA	. 2004-200	08)						
High third	187	185	193	195	185	191	182	182	186	179	194	192	185
Middle third	167	168	177	175	164	176	160	162	164	149	171	173	159
Low third	138	146	158	139	138	147	126	133	137	118	139	142	134
Average Rents per 5 Year Average	age Yield	or CSR											
Rent per bu. of corn yield	\$1.14	\$1.06	\$1.11	\$1.12	\$1.02	\$1.00	\$1.07	\$1.18	\$1.33	\$1.26	\$1.15	\$1.09	\$1.24
Rent per bu. of soybean yield	\$3.90	\$3.51	\$3.92	\$3.85	\$3.38	\$3.48	\$3.68	\$4.31	\$4.59	\$4.20	\$3.85	\$3.74	\$4.33
Rent per CSR index point	\$2.88	\$2.70	\$2.46	\$2.75	\$2.81	\$2.21	\$2.38	\$3.02	\$3.68	\$3.35	\$2.67	\$2.89	\$3.66
Typical Cash Rent for Oats, Ha	v. and Pa	sture. \$ po	er acre										
Alfalfa hay, established	\$145	\$114	<u> </u>	\$146			\$125						
Grass hay, established	\$107	Ψ···		\$118			\$86						
Oats	\$141			Ψιισ			ΨΟΟ						
Improved permanent pasture	\$68	\$63		\$73			\$67						\$73
Unimproved perm. pasture	\$48	\$47		\$56			\$49						\$50
Pasture, \$/AUM	\$23	T		+			Ŧ · -						T
Cornstalk grazing	\$7												

County	Area Average	<u>Boone</u>	<u>Dallas</u>	Grundy	Hamilton	<u>Hardin</u>	<u>Jasper</u>	<u>Marshall</u>	<u>Polk</u>	Powe- shiek	Story	<u>Tama</u>	Webster
Number of responses	208	18	14	17	11	19	10	18	22	14	30	16	19
2005 - 2009 Avg. Corn Yield	178	180	174	181	176	175	182	185	172	180	178	179	179
2005 - 2009 Avg. Bean Yield	53	51	53	55	49	52	55	56	50	55	53	54	49
Avg. Row Crop CSR Index	82	82	85	85	79	80	78	82	88	79	83	83	79
Typical Cash Rent for Corn and	d Soybea	ns, \$ per t	illable acre	<u>e</u>									
Overall average High quality third	\$195	\$182	\$178	\$226	\$218	\$196	\$180	\$200	\$185	\$184	\$199	\$189	\$205
Average response	\$229	\$213	\$217	\$257	\$255	\$227	\$213	\$232	\$219	\$216	\$236	\$229	\$236
Range of responses		150 - 275	150 - 300	180 - 300	220 - 300	163 - 310	178 - 245	200 - 275	175 - 300	150 - 290	170 - 300	185 - 325	185 - 300
Medium quality third													
Average response	\$195	\$181	\$176	\$227	\$223	\$194	\$179	\$200	\$184	\$183	\$198	\$188	\$204
Range of responses		150 - 200	120 - 250	175 - 280	190 - 250	152 - 225	140 - 200	159 - 250	150 - 250	130 - 237	155 - 250	150 - 230	175 - 275
Low quality third													
Average response	\$162	\$151	\$142	\$194	\$176	\$166	\$149	\$168	\$151	\$155	\$162	\$151	\$176
Range of responses		125 - 180	100 - 175	150 - 240	110 - 225	120 - 200	105 - 185	130 - 200	100 - 200	100 - 200	125 - 200	125 - 180	125 - 220
Typical Corn Yield, bu. per acre	e (based o	on individua	ıl farm yield	ds supplie	d to USDA	, 2004-200	08)						
High third	195	192	191	206	196	196	197	200	189	192	197	195	194
Middle third	178	177	174	186	179	178	179	182	169	174	180	173	182
Low third	150	155	146	158	158	151	147	149	143	147	152	137	161
Average Rents per 5 Year Aver	age Yield	or CSR											
Rent per bu. of corn yield	\$1.10	\$1.01	\$1.02	\$1.25	\$1.24	\$1.12	\$0.99	\$1.08	\$1.07	\$1.03	\$1.12	\$1.06	\$1.15
Rent per bu. of soybean yield	\$3.71	\$3.54	\$3.40	\$4.08	\$4.47	\$3.77	\$3.25	\$3.55	\$3.68	\$3.37	\$3.78	\$3.49	\$4.15
Rent per CSR index point	\$2.39	\$2.22	\$2.10	\$2.66	\$2.76	\$2.45	\$2.31	\$2.44	\$2.10	\$2.34	\$2.39	\$2.28	\$2.60
Typical Cash Rent for Oats, Ha	v. and Pa	sture. \$ pe	er acre										
Alfalfa hay, established	\$118		\$95				\$130	\$149	\$96	\$106	\$118		
Grass hay, established	\$86		\$75				\$102	\$115	\$69	\$81	\$83		
Oats	\$111												
Improved permanent pasture	\$58		\$62				\$52	\$63		\$73	\$64		
Unimproved perm. pasture	\$37		\$36	\$41			\$40	\$40	\$27	\$49		\$46	
Pasture, \$/AUM	\$10												
Cornstalk grazing	\$9									\$8			

County	Area <u>Average</u>	<u>Benton</u>	<u>Cedar</u>	Clinton	<u>lowa</u>	<u>Jackson</u>	<u>Johnson</u>	<u>Jones</u>	<u>Linn</u>	Muscatine	Scott
Number of responses	127	10	21	19	8	16	12	7	17	10	17
2005 - 2009 Avg. Corn Yield	169	177	176	169	171	160	164	173	173	163	174
2005 - 2009 Avg. Bean Yield	50	53	51	49	51	50	48	51	49	48	53
Avg. Row Crop CSR Index	79	80	85	72	77	67	85	75	82	80	86
Typical Cash Rent for Corn and	d Soybeans	s, \$ per tillab	le acre								
Overall average High quality third	\$196	\$208	\$188	\$200	\$193	\$180	\$182	\$211	\$206	\$190	\$213
Average response	\$235	\$247	\$223	\$240	\$224	\$224	\$204	\$261	\$240	\$235	\$261
Range of responses		210 - 285	165 - 305	180 - 300	200 - 263	170 - 285	160 - 240	225 - 300	190 - 320	165 - 300	200 - 300
Medium quality third											
Average response	\$195	\$209	\$189	\$198	\$195	\$181	\$181	\$213	\$202	\$185	\$214
Range of responses		168 - 250	120 - 275	140 - 250	165 - 237	155 - 200	165 - 200	190 - 240	150 - 280	125 - 225	180 - 250
Low quality third											
Average response	\$157	\$169	\$151	\$162	\$161	\$135	\$160	\$158	\$177	\$151	\$163
Range of responses		145 - 200	100 - 200	110 - 220	115 - 200	100 - 170	145 - 170	140 - 180	145 - 230	105 - 200	100 - 200
Typical Corn Yield, bu. per acre	(based on	individual far	m yields su	oplied to US	DA, 2004-20	08)					
High third	187	194	195	184	185	181	180	186	185	188	197
Middle third	164	176	173	161	167	155	152	166	164	165	174
Low third	132	140	145	131	143	120	119	135	130	135	132
Average Rents per 5 Year Avera	age Yield o	r CSR									
Rent per bu. of corn yield	\$1.16	\$1.18	\$1.06	\$1.18	\$1.13	\$1.13	\$1.11	\$1.22	\$1.19	\$1.17	\$1.22
Rent per bu. of soybean yield	\$3.92	\$3.94	\$3.70	\$4.07	\$3.76	\$3.63	\$3.76	\$4.16	\$4.17	\$3.96	\$4.04
Rent per CSR index point	\$2.50	\$2.60	\$2.21	\$2.78	\$2.51	\$2.69	\$2.14	\$2.81	\$2.52	\$2.38	\$2.47
Typical Cash Rent for Oats, Ha	v. and Past	ure. \$ per ac	cre								
Alfalfa hay, established	\$150		\$150	\$147		\$151					
Grass hay, established	\$122		ψ.00	Ψ		\$117					
Oats	\$130					\$136					
Improved permanent pasture	\$66		\$58	\$72	\$66	\$71					
Unimproved perm. pasture	\$44		\$39	\$52	\$43	\$44		\$37			
Pasture, \$/AUM	\$14		•	•	•	\$14		•			
Cornstalk grazing	\$7										

<u>County</u>	Area <u>Average</u>	<u>Adair</u>	<u>Adams</u>	<u>Cass</u>	<u>Fremont</u>	<u>Mills</u>	Montgomery	<u>Page</u>	Pottawat- tamie	<u>Taylor</u>
Number of responses	95	23	7	8	6	9	6	14	14	8
2005 - 2009 Avg. Corn Yield	162	167	156	171	159	164	164	154	175	145
2005 - 2009 Avg. Bean Yield	49	50	47	51	49	50	49	48	51	44
Avg. Row Crop CSR Index	71	68	71	71	75	73	71	71	69	72
Typical Cash Rent for Corn and	Soybeans,	\$ per tillable a	acre							
Overall average High quality third	\$176	\$165	\$177	\$182	\$160	\$177	\$182	\$160	\$183	\$197
Average response	\$210	\$202	\$216	\$216	\$184	\$212	\$213	\$187	\$218	\$243
Range of responses Medium quality third		170 - 260	200 - 250	160 - 250	170 - 200	175 - 275	185 - 275	147 - 250	180 - 250	225 - 260
Average response	\$174	\$160	\$169	\$181	\$160	\$174	\$180	\$161	\$180	\$201
Range of responses Low quality third		115 - 225	120 - 225	140 - 205	150 - 175	140 - 220	140 - 245	135 - 205	145 - 215	180 - 220
Average response	\$143	\$134	\$145	\$148	\$137	\$145	\$153	\$132	\$151	\$148
Range of responses		100 - 180	125 - 170	120 - 175	120 - 150	120 - 170	135 - 170	100 - 180	130 - 180	100 - 180
Typical Corn Yield, bu. per acre	(based on in	dividual farm y	vields supplie	d to USDA, 2	004-2008)					
High third	178	182	172	189	176	176	178	172	189	166
Middle third	156	161	149	168	157	158	158	147	171	139
Low third	127	134	117	138	129	135	131	113	143	107
Average Rents per 5 Year Avera	ge Yield or (<u>CSR</u>								
Rent per bu. of corn yield	\$1.09	\$0.99	\$1.13	\$1.06	\$1.01	\$1.08	\$1.11	\$1.04	\$1.04	\$1.36
Rent per bu. of soybean yield	\$3.61	\$3.30	\$3.73	\$3.56	\$3.27	\$3.57	\$3.71	\$3.31	\$3.59	\$4.48
Rent per CSR index point	\$2.47	\$2.43	\$2.49	\$2.56	\$2.14	\$2.42	\$2.56	\$2.25	\$2.65	\$2.74
Typical Cash Rent for Oats, Hay	, and Pastui	e, \$ per acre								
Alfalfa hay, established	\$95	\$107						\$94		
Grass hay, established	\$72	\$83						•		
Oats	\$104	\$104								
Improved permanent pasture	\$58	\$62	\$59					\$51	\$61	
Unimproved perm. pasture	\$43	\$47						\$38		
Pasture, \$/AUM	NA									
Cornstalk grazing	\$8	\$10						\$10		

County	Area <u>Average</u>	Appa- <u>noose</u>	<u>Clarke</u>	<u>Decatur</u>	<u>Lucas</u>	Madison	<u>Marion</u>	<u>Monroe</u>	Ringgold	<u>Union</u>	Warren	<u>Wayne</u>
Number of responses	88	6	7	6	7	7	17	9	7	7	8	7
2005 - 2009 Avg. Corn Yield	147	146	138	147	137	162	158	149	137	153	155	140
2005 - 2009 Avg. Bean Yield	45	41	40	45	40	49	50	44	43	48	50	42
Avg. Row Crop CSR Index	73	68	70	66	72	82	76	75	69	76	81	64
Typical Cash Rent for Corn and	d Soybean	s, \$ per till	able acre									
Overall average High quality third	\$151	\$133	\$133	\$139	\$125	\$143	\$174	\$154	\$166	\$189	\$177	\$123
Average response	\$185	\$169	\$162	\$174	\$158	\$162	\$215	\$191	\$204	\$228	\$219	\$150
Range of responses		140 - 225	130 - 190	140 - 225	150 - 170	130 - 175	170 - 250	170 - 225	163 - 230	180 - 260	200 - 250	100 - 210
Medium quality third												
Average response	\$151	\$127	\$136	\$138	\$129	\$147	\$172	\$153	\$169	\$190	\$176	\$123
Range of responses		110 - 150	105 - 180	110 - 175	110 - 150	120 - 170	130 - 190	140 - 175	125 - 200	150 - 220	150 - 200	80 - 175
Low quality third												
Average response	\$116	\$104	\$101	\$105	\$87	\$120	\$135	\$118	\$125	\$150	\$136	\$97
Range of responses		85 - 120	95 - 110	80 - 130	70 - 125	100 - 160	110 - 160	100 - 150	80 - 150	130 - 160	120 - 160	60 - 135
<u>Typical Corn Yield, bu. per acre</u>	(based or	n individual f	arm yields	supplied to	USDA, 200	04-2008)						
High third	172	166	166	170	168	180	179	174	157	180	178	174
Middle third	144	135	142	138	135	156	157	145	133	156	151	135
Low third	109	107	107	102	102	123	127	99	99	121	116	97
Average Rents per 5 Year Avera	age Yield	or CSR										
Rent per bu. of corn yield	\$1.02	\$0.91	\$0.96	\$0.95	\$0.91	\$0.88	\$1.10	\$1.03	\$1.21	\$1.23	\$1.15	\$0.88
Rent per bu. of soybean yield	\$3.37	\$3.23	\$3.31	\$3.12	\$3.09	\$2.92	\$3.50	\$3.52	\$3.88	\$3.95	\$3.56	\$2.96
Rent per CSR index point	\$2.07	\$1.96	\$1.90	\$2.11	\$1.73	\$1.75	\$2.29	\$2.05	\$2.40	\$2.49	\$2.19	\$1.93
Typical Cash Rent for Oats, Ha	v. and Pas	sture. \$ per	acre									
Alfalfa hay, established	\$87		\$113				\$104	\$72				\$58
Grass hay, established	\$68		\$93				\$84	\$50				\$45
Oats	\$85		4				***	4				* 10
Improved permanent pasture	\$51			\$44		\$48	\$49	\$49	\$65	\$65		\$43
Unimproved perm. pasture	\$34			\$29		\$38	\$33	\$31	\$44	\$45		\$27
Pasture, \$/AUM	\$21							• •				•
Cornstalk grazing	\$7											

County	Area <u>Average</u>	<u>Davis</u>	Des <u>Moines</u>	<u>Henry</u>	<u>Jefferson</u>	<u>Keokuk</u>	Lee	<u>Louisa</u>	Mahaska	Van <u>Buren</u>	<u>Wapello</u>	Washing- ton
Number of responses	106	7	5	16	8	9	11	10	11	11	11	7
2005 - 2009 Avg. Corn Yield	161	144	173	167	159	160	159	163	173	149	153	173
2005 - 2009 Avg. Bean Yield	48	42	50	50	48	50	46	48	53	45	46	51
Avg. Row Crop CSR Index	7 6	66	82	79	78	77	71	79	81	69	76	81
Typical Cash Rent for Corn and				70	70		, ,	70	01	00	70	01
Overall average	\$169	\$140	\$192	\$178	\$173	\$182	\$154	\$173	\$176	\$151	\$160	\$182
High quality third	φ109	φ1 4 0	φ192	φιιο	φ173	φιοΖ	φ154	φ173	φ170	φισι	φ100	φ102
Average response	\$204	\$170	\$229	\$215	\$213	\$215	\$188	\$206	\$209	\$183	\$199	\$216
Range of responses	Ψ201	150 - 190							180 - 235	145 - 200	175 - 225	180 - 240
Medium quality third		100 100	210 200	100 200	170 210	170 200	100 200	100 220	100 200	110 200	170 220	100 210
Average response	\$167	\$140	\$186	\$178	\$169	\$184	\$153	\$169	\$175	\$150	\$162	\$177
Range of responses	* -	125 - 170										
Low quality third												
Average response	\$136	\$109	\$161	\$141	\$138	\$147	\$122	\$144	\$143	\$121	\$119	\$152
Range of responses		100 - 120	150 - 175	100 - 170	110 - 185	120 - 168	100 - 160	120 - 180	110 - 175	100 - 140	95 - 175	130 - 180
Typical Corn Yield, bu. per acre	(based o	n individual i	farm vields	supplied to	USDA, 20	04-2008)						
High third	182	163	195	189	183	181 [°]	185	192	191	165	175	187
Middle third	157	135	170	162	153	160	154	168	169	139	154	158
Low third	124	94	137	117	110	131	112	136	134	102	116	120
Average Rents per 5 Year Average	age Yield	or CSR										
Rent per bu. of corn yield	\$1.05	\$0.97	\$1.11	\$1.06	\$1.09	\$1.13	\$0.97	\$1.06	\$1.01	\$1.02	\$1.05	\$1.05
Rent per bu. of soybean yield	\$3.52	\$3.32	\$3.86	\$3.53	\$3.63	\$3.67	\$3.35	\$3.60	\$3.33	\$3.35	\$3.47	\$3.58
Rent per CSR index point	\$2.21	\$2.12	\$2.34	\$2.25	\$2.22	\$2.36	\$2.17	\$2.19	\$2.17	\$2.19	\$2.11	\$2.24
Typical Cash Rent for Oats, Ha	y and Dag	sturo ¢ nor	acro									
Alfalfa hay, established	y, and Fas \$87	sture, a per	acie							\$90		
Grass hay, established	\$70									\$69		
Oats	\$105									ΨΟΟ		
Improved permanent pasture	\$50									\$55		
Unimproved perm. pasture	\$37									\$40		
Pasture, \$/AUM	NA									Ŧ · -		
Cornstalk grazing	\$12											