

# Cash Rental Rates for Iowa 2016 Survey

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. Figure 1 shows the distribution of the 1,585 responses was 47 percent from farm operators, 25 percent from landowners, 14 percent from agricultural lenders, 12 percent from professional farm managers and realtors, and 2 percent from other professions. Respondents indicated being familiar with a total of 2.5 million cash rented acres across the state.

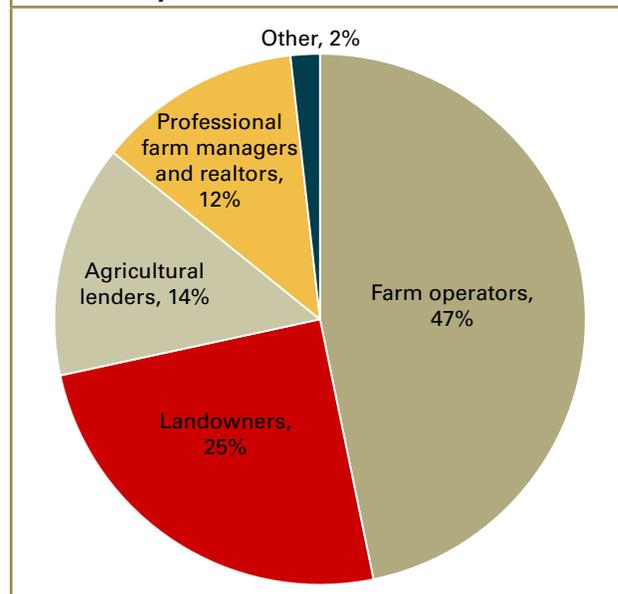
## Determining Cash Rents

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.php](http://www.nass.usda.gov/Statistics_by_State/Iowa/Publications/County_Estimates/index.php).

**Figure 1. Distribution of 1,585 responses to the 2016 survey.**



Details about setting a fair cash rent can be found in the following **Ag Decision Maker** information files, located under **Whole Farm, Leasing**, at: [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.

**2011-2015 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: starting in 2014, values were converted to the CSR2 system, based on ISPAID 8.1.**

**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 5-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 blue-grass that receives little fertilizer or renovation.

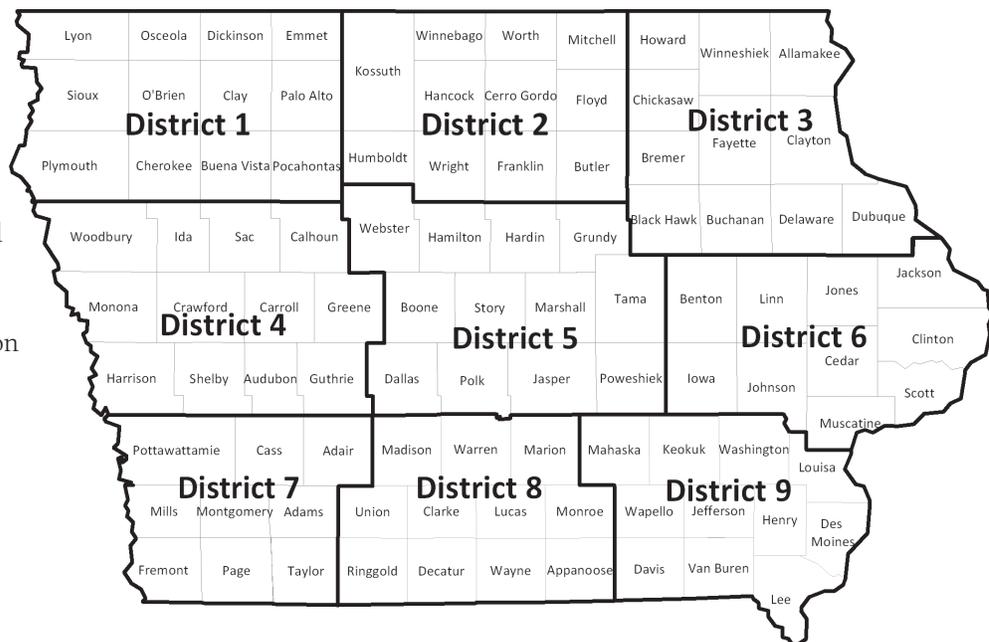
**Pasture, \$/AUM** – rent charged per animal unit month. One AUM is equal to a beef cow and calf or equivalent grazing for one month.

**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.

**Overall Average of Typical Cash Rents 2012-2016 - Corn and Soybean Acres (\$/acre)**

	2012	2013	2014	2015	2016
District 1	\$267	\$283	\$270	\$259	\$248
District 2	277	294	270	254	243
District 3	266	281	277	273	250
District 4	279	294	288	265	245
District 5	275	297	284	261	239
District 6	252	284	273	255	242
District 7	246	257	249	242	220
District 8	193	210	202	187	183
District 9	217	229	229	217	203
<b>State</b>	<b>\$252</b>	<b>\$270</b>	<b>\$260</b>	<b>\$246</b>	<b>\$230</b>



**... and justice for all**

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## 2016 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 1

County	District Average	Buena Vista	Cherokee	Clay	Dickinson	Emmet	Lyon	O'Brien	Osceola	Palo Alto	Plymouth	Pocahontas	Sioux
Number of responses <sup>1/</sup>	263	14	20	22	14	17	16	22	16	16	54	24	28
2011 - 2015 avg. corn yield	178	173	183	178	169	174	181	185	183	175	171	178	181
2011 - 2015 avg. bean yield	52	49	55	51	48	48	56	56	53	49	52	49	58
Avg. row crop CSR2 index	87	89	90	88	89	85	80	95	88	85	81	86	89
<b>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre</b>													
Overall average	\$248	\$251	\$281	\$230	\$216	\$216	\$272	\$245	\$263	\$234	\$265	\$228	\$279
Irrigated land average	\$326												
<b>High quality third</b>													
Average response	\$284	\$283	\$309	\$270	\$250	\$245	\$318	\$277	\$310	\$267	\$298	\$265	\$312
Range of responses		250-325	250-360	222-325	175-280	200-290	290-355	180-380	225-350	225-325	200-375	200-325	225-390
<b>Medium quality third</b>													
Average response	\$250	\$258	\$284	\$233	\$220	\$216	\$268	\$247	\$265	\$236	\$267	\$229	\$275
Range of responses		210-310	250-320	200-275	160-260	165-250	225-325	160-335	215-325	200-290	175-325	195-270	200-345
<b>Low quality third</b>													
Average response	\$212	\$213	\$250	\$188	\$179	\$189	\$231	\$209	\$214	\$200	\$230	\$191	\$249
Range of responses		165-250	220-290	150-220	125-210	145-245	195-300	120-305	180-250	165-250	160-300	160-220	175-335
<b>Typical Corn Yield, bu. per acre</b>													
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
<b>Average Rents per 5-year Average Yield or CSR2</b>													
Rent per bu. of corn yield	\$1.40	\$1.45	\$1.54	\$1.29	\$1.28	\$1.24	\$1.50	\$1.32	\$1.44	\$1.34	\$1.55	\$1.28	\$1.54
Rent per bu. of bean yield	\$4.77	\$5.12	\$5.11	\$4.51	\$4.50	\$4.50	\$4.86	\$4.38	\$4.96	\$4.78	\$5.10	\$4.65	\$4.81
Rent per CSR2 index point	\$2.86	\$2.82	\$3.12	\$2.61	\$2.43	\$2.54	\$3.40	\$2.58	\$2.99	\$2.75	\$3.27	\$2.65	\$3.13
<b>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre<sup>2/</sup></b>													
Alfalfa hay, established	\$194										\$183		
Grass hay, established	\$147												
Oats	\$170												
Improved perm. pasture	\$82			\$104							\$116	\$85	\$60
Unimproved perm. pasture	\$59			\$66							\$75		
Pasture, \$/AUM	NA												
Cornstalk grazing	\$14												
Hunting rights	\$20												

<sup>1/</sup> 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.

<sup>2/</sup> No values are reported if fewer than five responses were received.

## 2016 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 2

County	District Average	Butler	Cerro Gordo	Floyd	Franklin	Hancock	Humboldt	Kossuth	Mitchell	Winnebago	Worth	Wright
Number of responses <sup>1/</sup>	245	21	25	15	24	26	12	32	13	27	24	26
2011 - 2015 avg. corn yield	172	170	164	167	177	174	172	178	171	173	170	176
2011 - 2015 avg. bean yield	49	50	48	49	50	49	48	49	49	48	49	49
Avg. row crop CSR2 index	83	81	82	85	84	82	86	84	87	80	82	85
<b>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre</b>												
Overall average	\$243	\$275	\$251	\$249	\$262	\$234	\$238	\$239	\$235	\$222	\$233	\$233
Irrigated land average	\$278											
<b>High quality third</b>												
Average response	\$278	\$317	\$289	\$284	\$298	\$264	\$271	\$272	\$277	\$249	\$270	\$272
Range of responses		250-380	205-375	200-350	250-375	195-325	225-325	200-350	190-325	200-320	210-350	230-325
<b>Medium quality third</b>												
Average response	\$242	\$275	\$248	\$247	\$261	\$234	\$238	\$241	\$238	\$223	\$230	\$227
Range of responses		220-340	180-300	185-300	200-325	170-285	190-280	180-310	180-275	180-275	165-280	155-275
<b>Low quality third</b>												
Average response	\$208	\$232	\$215	\$217	\$228	\$205	\$206	\$204	\$191	\$192	\$200	\$201
Range of responses		175-300	150-250	165-275	185-290	150-250	155-240	145-250	150-220	145-220	140-250	140-260
<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	\$1.41	\$1.62	\$1.53	\$1.49	\$1.48	\$1.34	\$1.38	\$1.34	\$1.37	\$1.28	\$1.37	\$1.32
Rent per bu. of bean yield	\$4.96	\$5.50	\$5.23	\$5.08	\$5.24	\$4.78	\$4.96	\$4.88	\$4.80	\$4.63	\$4.76	\$4.76
Rent per CSR2 index point	\$2.91	\$3.40	\$3.06	\$2.93	\$3.12	\$2.85	\$2.77	\$2.85	\$2.70	\$2.78	\$2.84	\$2.74
<b>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre<sup>2/</sup></b>												
Alfalfa hay, established	\$167		\$148								\$171	
Grass hay, established	\$125		\$128								\$137	
Oats	\$183											
Improved perm. pasture	\$68		\$80		\$55						\$60	
Unimproved perm. pasture	\$48		\$52		\$42						\$44	
Pasture, \$/AUM	\$13											
Cornstalk grazing	NA											
Hunting rights	NA											

<sup>1/</sup> 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.

<sup>2/</sup> No values are reported if fewer than five responses were received.

## 2016 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 <sup>1/</sup>	136	8	17	14	13	8	11	18	9	9	18	11
2011 - 2015 avg. corn yield	173	168	167	173	171	169	178	174	182	176	170	174
2011 - 2015 avg. bean yield	52	52	51	52	52	49	55	53	57	53	50	50
Avg. row crop CSR2 index	79	76	85	87	82	84	71	78	69	81	83	78

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

Overall average	\$250	\$223	\$241	\$274	\$254	\$222	\$258	\$267	\$294	\$263	\$217	\$243
<b>High quality third</b>												
Average response	\$297	\$262	\$290	\$324	\$303	\$254	\$305	\$315	\$374	\$305	\$246	\$286
Range of responses		240-290	240-340	300-400	265-330	200-300	250-400	270-375	350-400	245-340	165-300	225-325
<b>Medium quality third</b>												
Average response	\$250	\$223	\$251	\$269	\$245	\$233	\$253	\$271	\$285	\$265	\$213	\$245
Range of responses		200-250	175-325	230-300	185-300	180-270	200-325	240-300	250-300	200-305	150-280	200-275
<b>Low quality third</b>												
Average response	\$205	\$186	\$182	\$230	\$214	\$178	\$215	\$214	\$224	\$219	\$192	\$197
Range of responses		165-200	130-260	200-275	150-280	150-200	150-280	150-250	190-250	150-285	130-250	150-250

### 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	\$1.45	\$1.33	\$1.44	\$1.58	\$1.49	\$1.31	\$1.45	\$1.53	\$1.62	\$1.49	\$1.28	\$1.40
Rent per bu. of bean yield	\$4.80	\$4.29	\$4.73	\$5.27	\$4.88	\$4.53	\$4.69	\$5.04	\$5.16	\$4.96	\$4.34	\$4.86
Rent per CSR2 index point	\$3.18	\$2.93	\$2.84	\$3.15	\$3.10	\$2.64	\$3.63	\$3.42	\$4.26	\$3.25	\$2.61	\$3.12

### Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre<sup>2/</sup>

Alfalfa hay, established	\$249	\$208										\$251
Grass hay, established	\$192											
Oats	\$206											
Improved perm. pasture	\$90											
Unimproved perm. pasture	\$53											
Pasture, \$/AUM	\$15	\$18										
Cornstalk grazing	\$13											
Hunting rights	NA											

<sup>1/</sup> 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.

<sup>2/</sup> No values are reported if fewer than five responses were received.

## 2016 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 <sup>1/</sup>	182	8	23	15	15	15	20	10	22	11	11	16	16
2011 - 2015 avg. corn yield	166	165	167	161	171	163	154	166	181	155	168	175	170
2011 - 2015 avg. bean yield	49	50	47	50	52	46	46	47	54	47	51	52	49
Avg. row crop CSR2 index	78	76	88	82	74	85	81	73	81	69	88	72	70
<b>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre</b>													
Overall average	\$245	\$236	\$233	\$265	\$266	\$229	\$195	\$250	\$272	\$240	\$267	\$240	\$241
Irrigated land average	\$243									\$245			
<b>High quality third</b>													
Average response	\$282	\$269	\$268	\$295	\$301	\$259	\$230	\$297	\$311	\$280	\$304	\$278	\$290
Range of responses		240-300	220-300	265-350	270-325	210-300	175-280	250-325	250-360	235-350	260-350	235-325	275-315
<b>Medium quality third</b>													
Average response	\$245	\$234	\$232	\$267	\$266	\$229	\$199	\$244	\$271	\$244	\$272	\$236	\$247
Range of responses		200-270	195-280	235-300	240-300	185-280	145-255	200-275	220-320	190-300	230-300	200-275	220-275
<b>Low quality third</b>													
Average response	\$207	\$204	\$199	\$233	\$230	\$200	\$158	\$208	\$236	\$197	\$225	\$206	\$187
Range of responses		170-230	170-260	190-285	210-245	135-260	100-210	150-260	180-280	160-245	185-275	175-250	165-215
<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	\$1.47	\$1.43	\$1.40	\$1.65	\$1.56	\$1.40	\$1.27	\$1.51	\$1.50	\$1.55	\$1.59	\$1.37	\$1.42
Rent per bu. of bean yield	\$4.96	\$4.72	\$4.96	\$5.30	\$5.12	\$4.98	\$4.24	\$5.32	\$5.04	\$5.11	\$5.24	\$4.62	\$4.92
Rent per CSR2 index point	\$3.15	\$3.11	\$2.65	\$3.23	\$3.59	\$2.69	\$2.41	\$3.42	\$3.36	\$3.48	\$3.03	\$3.33	\$3.44
<b>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre<sup>2/</sup></b>													
Alfalfa hay, established	\$206												
Grass hay, established	\$181												
Oats	NA												
Improved perm. pasture	\$86						\$63		\$85			\$103	
Unimproved perm. pasture	\$60						\$52		\$72			\$79	
Pasture, \$/AUM	NA												
Cornstalk grazing	\$10								\$9				
Hunting rights	NA												

<sup>1/</sup> 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.

<sup>2/</sup> No values are reported if fewer than five responses were received.

## 2016 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 <sup>1/</sup>	252	22	17	28	18	18	13	24	20	25	31	18	18
2011 - 2015 avg. corn yield	171	171	165	179	165	175	174	175	164	175	163	171	174
2011 - 2015 avg. bean yield	51	49	48	56	47	51	52	55	49	52	48	54	49
Avg. row crop CSR2 index	85	87	89	88	86	85	80	82	90	79	87	84	84

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

Overall average	\$239	\$229	\$221	\$271	\$225	\$250	\$231	\$240	\$249	\$241	\$244	\$239	\$231
<b>High quality third</b>													
Average response	\$274	\$256	\$250	\$310	\$260	\$281	\$269	\$278	\$287	\$274	\$282	\$285	\$258
Range of responses		220-300	200-300	250-380	225-290	240-325	220-300	240-325	250-350	210-350	225-360	200-350	200-330
<b>Medium quality third</b>													
Average response	\$243	\$235	\$230	\$269	\$222	\$246	\$237	\$249	\$241	\$253	\$249	\$249	\$233
Range of responses		175-275	185-275	200-320	200-250	205-275	200-285	200-290	200-300	160-315	200-300	170-300	175-290
<b>Low quality third</b>													
Average response	\$201	\$197	\$184	\$235	\$193	\$224	\$188	\$194	\$218	\$197	\$201	\$184	\$201
Range of responses		140-250	140-225	180-300	175-220	180-250	180-200	150-250	195-250	120-275	170-250	115-240	150-270

### 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	\$1.40	\$1.34	\$1.34	\$1.51	\$1.36	\$1.43	\$1.33	\$1.37	\$1.52	\$1.38	\$1.50	\$1.40	\$1.33
Rent per bu. of bean yield	\$4.71	\$4.67	\$4.60	\$4.84	\$4.79	\$4.90	\$4.44	\$4.36	\$5.08	\$4.63	\$5.08	\$4.43	\$4.71
Rent per CSR2 index point	\$2.82	\$2.63	\$2.48	\$3.08	\$2.62	\$2.94	\$2.89	\$2.93	\$2.77	\$3.05	\$2.80	\$2.85	\$2.75

### Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre<sup>2/</sup>

Alfalfa hay, established	\$165												
Grass hay, established	\$138												
Oats	\$181												
Improved perm. pasture	\$76	\$61	\$81										
Unimproved perm. pasture	\$53	\$43							\$46	\$56			
Pasture, \$/AUM	NA												
Cornstalk grazing	\$19												
Hunting rights	\$13												

<sup>1/</sup> 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.

<sup>2/</sup> No values are reported if fewer than five responses were received.

## 2016 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 6

County	District Average	Benton	Cedar	Clinton	Iowa	Jackson	Johnson	Jones	Linn	Muscatine	Scott
Number of responses <sup>1/</sup>	169	18	25	17	16	18	16	15	16	15	13
2011 - 2015 avg. corn yield	171	165	177	178	173	169	171	169	167	168	173
2011 - 2015 avg. bean yield	54	52	56	56	52	53	51	55	51	54	58
Avg. row crop CSR2 index	81	85	86	74	79	68	83	77	86	82	87
<b>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre</b>											
Overall average	\$242	\$246	\$237	\$241	\$229	\$246	\$219	\$248	\$261	\$223	\$265
<b>High quality third</b>											
Average response	\$289	\$280	\$274	\$289	\$275	\$293	\$252	\$300	\$310	\$289	\$324
Range of responses		225-330	175-350	220-340	210-320	225-350	165-300	250-375	270-350	230-350	250-375
<b>Medium quality third</b>											
Average response	\$242	\$254	\$237	\$234	\$223	\$249	\$226	\$253	\$266	\$220	\$254
Range of responses		190-300	140-300	170-280	170-300	175-310	140-290	220-300	240-300	180-250	175-300
<b>Low quality third</b>											
Average response	\$195	\$206	\$201	\$201	\$188	\$197	\$180	\$191	\$208	\$160	\$216
Range of responses		135-260	100-250	170-250	145-225	125-250	110-225	175-225	190-240	105-220	160-270
<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	\$1.41	\$1.49	\$1.34	\$1.35	\$1.32	\$1.46	\$1.28	\$1.47	\$1.56	\$1.33	\$1.53
Rent per bu. of bean yield	\$4.49	\$4.73	\$4.23	\$4.30	\$4.40	\$4.64	\$4.29	\$4.51	\$5.12	\$4.13	\$4.57
Rent per CSR2 index point	\$3.01	\$2.89	\$2.76	\$3.26	\$2.90	\$3.62	\$2.64	\$3.22	\$3.03	\$2.72	\$3.05
<b>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre<sup>2/</sup></b>											
Alfalfa hay, established	\$185			\$178		\$196					
Grass hay, established	\$144					\$158					
Oats	\$151					\$155					
Improved perm. pasture	\$88					\$90					
Unimproved perm. pasture	\$55	\$46	\$49			\$54		\$72			
Pasture, \$/AUM	\$22					\$20					
Cornstalk grazing	\$11										
Hunting rights	\$16										

<sup>1/</sup> 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.

<sup>2/</sup> No values are reported if fewer than five responses were received.

## 2016 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 7

County	District Average	Adair	Adams	Cass	Fremont	Mills <sup>3/</sup>	Montgomery	Page	Pottawattamie	Taylor <sup>3/</sup>
Number of responses <sup>1/</sup>	134	20	15	12	14	11	14	18	21	9
2011 - 2015 avg. corn yield	156	148	150	165	164	160	158	151	171	137
2011 - 2015 avg. bean yield	47	46	46	49	48	47	47	47	50	41
Avg. row crop CSR2 index	78	77	70	79	82	81	78	82	77	75
<b>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre</b>										
Overall average	\$220	\$195	\$214	\$218	\$219	\$233	\$228	\$209	\$253	\$214
<b>High quality third</b>										
Average response	\$261	\$235	\$260	\$262	\$264	\$273	\$268	\$250	\$285	\$249
Range of responses		175-305	200-305	225-310	200-310	225-310	225-305	210-275	235-310	200-305
<b>Medium quality third</b>										
Average response	\$217	\$192	\$206	\$213	\$215	\$233	\$227	\$206	\$253	\$211
Range of responses		135-260	150-265	180-255	175-260	200-260	180-280	170-240	200-275	170-270
<b>Low quality third</b>										
Average response	\$183	\$159	\$174	\$179	\$177	\$194	\$189	\$169	\$222	\$182
Range of responses		125-190	110-245	145-200	145-240	180-225	150-255	125-215	180-250	135-250
<b>Typical Corn Yield, bu. per acre</b>										
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
<b>Average Rents per 5-year Average Yield or CSR2</b>										
Rent per bu. of corn yield	\$1.41	\$1.32	\$1.43	\$1.32	\$1.34	\$1.46	\$1.44	\$1.38	\$1.48	\$1.56
Rent per bu. of bean yield	\$4.72	\$4.24	\$4.65	\$4.45	\$4.56	\$4.96	\$4.85	\$4.45	\$5.06	\$5.22
Rent per CSR2 index point	\$2.83	\$2.53	\$3.06	\$2.76	\$2.67	\$2.88	\$2.92	\$2.55	\$3.29	\$2.85
<b>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre<sup>2/</sup></b>										
Alfalfa hay, established	\$111	\$108	\$100				\$140	\$97	\$108	\$92
Grass hay, established	\$89	\$81	\$75				\$89	\$92	\$102	
Oats	\$101	\$80								
Improved perm. pasture	\$87	\$82	\$92	\$90	\$76		\$94	\$73	\$106	\$87
Unimproved perm. pasture	\$58	\$58	\$53			\$46	\$64		\$72	\$61
Pasture, \$/AUM	\$26									
Cornstalk grazing	\$8	\$6								
Hunting rights	\$5									

<sup>1/</sup> 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.

<sup>2/</sup> No values are reported if fewer than five responses were received.

<sup>3/</sup> Corn and soybean yield data not available for 2015, average based on 2011-2014.

## 2016 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 8

County	District Average	Appanoose & Monroe <sup>3/</sup>	Clarke	Decatur	Lucas	Madison	Marion	Ringgold	Union <sup>3/</sup>	Warren	Wayne
Number of responses <sup>1/</sup>	112	9	20	13	10	11	7	10	9	15	8
2011 - 2015 avg. corn yield	133	119	125	129	125	146	155	125	133	144	127
2011 - 2015 avg. bean yield	42	40	40	39	41	45	48	41	44	46	39
Avg. row crop CSR2 index	76	74	73	73	76	85	79	68	83	84	67
<b>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre</b>											
Overall average	\$183	\$178	\$165	\$158	\$163	\$206	\$210	\$189	\$223	\$184	\$150
<b>High quality third</b>											
Average response	\$219	\$209	\$202	\$189	\$194	\$243	\$267	\$226	\$261	\$219	\$183
Range of responses		165-225	150-255	175-200	150-225	195-300	200-300	200-275	200-320	180-250	150-210
<b>Medium quality third</b>											
Average response	\$182	\$177	\$161	\$163	\$163	\$207	\$203	\$188	\$224	\$184	\$148
Range of responses		150-200	110-210	150-180	130-210	155-265	160-260	150-235	175-280	150-210	130-160
<b>Low quality third</b>											
Average response	\$147	\$147	\$131	\$124	\$132	\$169	\$159	\$154	\$184	\$149	\$119
Range of responses		130-160	90-180	100-150	110-160	135-200	125-200	120-200	140-240	135-175	110-125
<b>Typical Corn Yield, bu. per acre</b>											
High third	136	129	123	130	124	160	156	122	153	147	120
Middle third	110	97	98	100	96	136	131	98	127	122	94
Low third	82	75	71	80	76	102	102	75	90	87	64
<b>Average Rents per 5-year Average Yield or CSR2</b>											
Rent per bu. of corn yield	\$1.38	\$1.50	\$1.32	\$1.22	\$1.30	\$1.41	\$1.35	\$1.51	\$1.68	\$1.28	\$1.18
Rent per bu. of bean yield	\$4.31	\$4.45	\$4.13	\$4.05	\$3.98	\$4.58	\$4.38	\$4.61	\$5.07	\$4.00	\$3.85
Rent per CSR2 index point	\$2.40	\$2.41	\$2.26	\$2.16	\$2.14	\$2.42	\$2.66	\$2.78	\$2.69	\$2.19	\$2.24
<b>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre<sup>2/</sup></b>											
Alfalfa hay, established	\$100		\$97	\$98	\$93	\$124		\$90			
Grass hay, established	\$75		\$76	\$68	\$68			\$66			
Oats	\$102										
Improved perm. pasture	\$75		\$81	\$68	\$78	\$76			\$92		
Unimproved perm. pasture	\$52	\$50	\$56	\$50	\$53						
Pasture, \$/AUM	\$24										
Cornstalk grazing	\$9		\$8								
Hunting rights	\$15										

<sup>1/</sup> 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.

<sup>2/</sup> No values are reported if fewer than five responses were received.

<sup>3/</sup> Corn yield data not available for 2015, average based on 2011-2014.

## 2016 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 9

County	District Average	Davis	Des Moines	Henry	Jefferson & Van Buren	Keokuk	Lee	Louisa	Mahaska	Wapello	Washington
Number of responses <sup>1/</sup>	92	7	7	9	13	13	9	7	9	7	11
2011 - 2015 avg. corn yield	154	125	166	158	144	159	142	168	169	145	167
2011 - 2015 avg. bean yield	48	39	51	50	44	49	45	51	51	45	53
Avg. row crop CSR2 index	79	71	85	81	78	80	77	80	79	80	82
<b>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre</b>											
Overall average	\$203	\$159	\$223	\$213	\$169	\$221	\$176	\$193	\$225	\$215	\$239
<b>High quality third</b>											
Average response	\$249	\$187	\$277	\$258	\$209	\$267	\$213	\$217	\$289	\$283	\$287
Range of responses		160-210	230-305	200-300	140-275	225-300	145-250	200-250	250-350	235-320	240-335
<b>Medium quality third</b>											
Average response	\$202	\$155	\$216	\$212	\$168	\$222	\$170	\$201	\$221	\$213	\$241
Range of responses		140-175	180-240	175-250	110-200	180-250	130-200	170-240	185-250	175-250	200-295
<b>Low quality third</b>											
Average response	\$160	\$135	\$175	\$169	\$132	\$175	\$144	\$162	\$165	\$150	\$188
Range of responses		120-150	150-190	130-220	90-150	120-215	110-180	125-205	125-200	110-200	130-250
<b>Typical Corn Yield, bu. per acre</b>											
High third	158	121	170	160	143	166	159	176	173	142	170
Middle third	132	99	147	134	112	136	127	152	154	118	143
Low third	100	70	119	100	79	113	92	123	124	81	95
<b>Average Rents per 5-year Average Yield or CSR2</b>											
Rent per bu. of corn yield	\$1.32	\$1.27	\$1.34	\$1.35	\$1.17	\$1.39	\$1.24	\$1.15	\$1.33	\$1.48	\$1.43
Rent per bu. of bean yield	\$4.25	\$4.08	\$4.37	\$4.26	\$3.84	\$4.51	\$3.91	\$3.78	\$4.41	\$4.78	\$4.51
Rent per CSR2 index point	\$2.56	\$2.24	\$2.62	\$2.63	\$2.17	\$2.76	\$2.29	\$2.41	\$2.85	\$2.69	\$2.91
<b>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre<sup>2/</sup></b>											
Alfalfa hay, established	\$109										
Grass hay, established	\$102										
Oats	\$179										
Improved perm. pasture	\$66					\$88					\$55
Unimproved perm. pasture	\$48										
Pasture, \$/AUM	NA										
Cornstalk grazing	NA										
Hunting rights	\$16										

<sup>1/</sup> 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.

<sup>2/</sup> No values are reported if fewer than five responses were received.

## 2016 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 <sup>1/</sup>	1,585	263	245	136	182	252	169	134	112	92
2011 - 2015 avg. corn yield	169	178	172	173	166	171	171	156	133	154
2011 - 2015 avg. bean yield	50	52	49	52	49	51	54	47	42	48
Avg. row crop CSR2 index	81	87	83	79	78	85	81	78	76	79
<b>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre</b>										
Overall average	\$230	\$248	\$243	\$250	\$245	\$239	\$242	\$220	\$183	\$203
Irrigated land average		\$326	\$278		\$243					
<b>High quality third</b>										
Average response	\$270	\$284	\$278	\$297	\$282	\$274	\$289	\$261	\$219	\$249
<b>Medium quality third</b>										
Average response	\$230	\$250	\$242	\$250	\$245	\$243	\$242	\$217	\$182	\$202
<b>Low quality third</b>										
Average response	\$191	\$212	\$208	\$205	\$207	\$201	\$195	\$183	\$147	\$160
<b>Typical Corn Yield, bu. per acre</b>										
High third	176	194	184	186	187	186	182	169	136	158
Middle third	155	178	167	165	169	167	161	148	110	132
Low third	128	156	146	134	144	140	132	121	82	100
<b>Average Rents per 5-year Average Yield or CSR2</b>										
Rent per bu. of corn yield	\$1.41	\$1.40	\$1.41	\$1.45	\$1.47	\$1.40	\$1.41	\$1.41	\$1.38	\$1.32
Rent per bu. of bean yield	\$4.66	\$4.77	\$4.96	\$4.80	\$4.96	\$4.71	\$4.49	\$4.72	\$4.31	\$4.25
Rent per CSR2 index point	\$2.86	\$2.86	\$2.91	\$3.18	\$3.15	\$2.82	\$3.01	\$2.83	\$2.40	\$2.56
<b>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre<sup>2/</sup></b>										
Alfalfa hay, established	\$165	\$194	\$167	\$249	\$206	\$165	\$185	\$111	\$100	\$109
Grass hay, established	\$133	\$147	\$125	\$192	\$181	\$138	\$144	\$89	\$75	\$102
Oats	\$159	\$170	\$183	\$206	NA	\$181	\$151	\$101	\$102	\$179
Improved perm. pasture	\$80	\$82	\$68	\$90	\$86	\$76	\$88	\$87	\$75	\$66
Unimproved perm. pasture	\$54	\$59	\$48	\$53	\$60	\$53	\$55	\$58	\$52	\$48
Pasture, \$/AUM	\$20	NA	\$13	\$15	NA	NA	\$22	\$26	\$24	NA
Cornstalk grazing	\$12	\$14	NA	\$13	\$10	\$19	\$11	\$8	\$9	NA
Hunting rights	\$14	\$20	NA	NA	NA	\$13	\$16	\$5	\$15	\$16

<sup>1/</sup> 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.

<sup>2/</sup> No values are reported if fewer than five responses were received.