

Cash Rental Rates for Iowa

2014 Survey

Ag Decision Maker

File C2-10

The cash rental rate information presented in this publication is the result of a survey of farmers, landowners, agricultural lenders, and professional farm managers. They supplied information based on their best judgments about typical cash rental rates for high, medium, and low quality cropland in their counties, as well as for land devoted to production of hay, oats, and pasture. **Information about rents for individual farms was not collected.** The rental rates summarized in this bulletin do not include the value of any buildings or storage structures, manure application contracts, or seed production contracts.

The cooperation and assistance of the landowners, farmers, and agribusiness people who responded to this survey are greatly appreciated. The distribution of the 1,674 responses was 50 percent from farmers, 25 percent from landowners, 15 percent from agricultural lenders, 7 percent from professional farm managers, and 3 percent from other professions.

Determining Cash Rents

The information in this summary can be used as a reference point for determining an appropriate cash rental rate for a particular farm. Circumstances such as the following may justify a higher or lower than average 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 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 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

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

Details about setting a fair cash rent can be found in the following **Ag Decision Maker** Information Files, located under **Whole Farm, Leasing**, at the following website: www.extension.iastate.edu/agdm/.

- 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.

2009-2013 average yields – based on farm level data collected by National Agricultural Statistics Service (NASS) for each county.

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

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

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

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

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

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

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

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

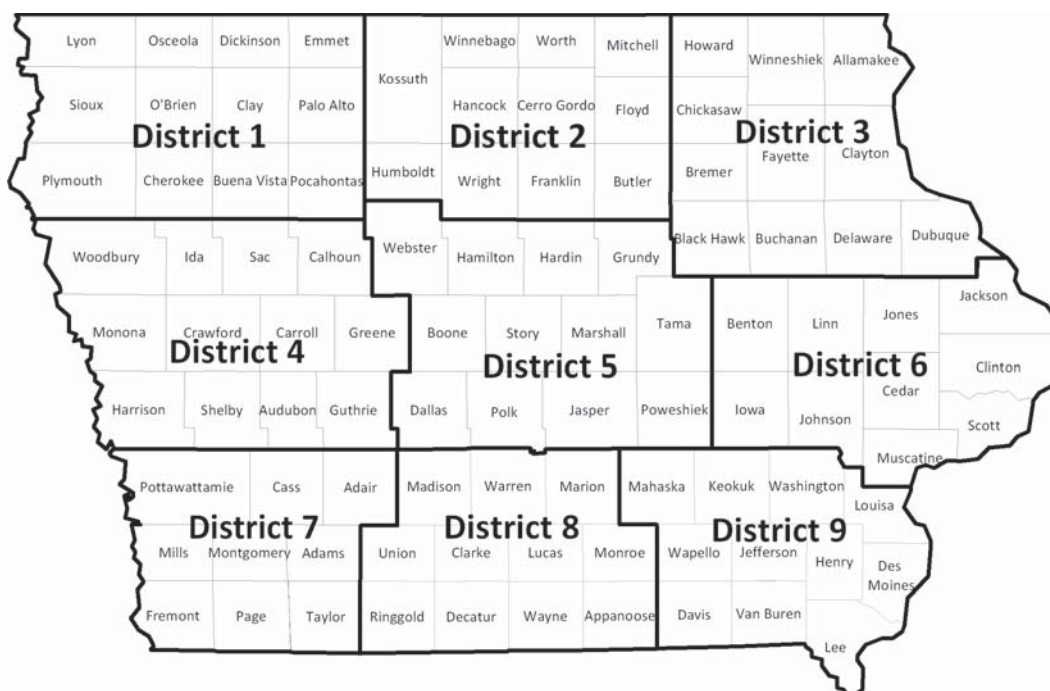
Hunting rights – rent charged to allow hunting on land, per year.

FM 1851 Revised May 2014

Overall Average of Typical Cash Rents 2010-2014

Corn and Soybean Acres

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
District 1	\$188	\$224	\$267	\$283	\$270
District 2	191	220	277	294	270
District 3	192	223	266	281	277
District 4	195	227	279	294	288
District 5	195	226	275	297	284
District 6	196	219	252	284	273
District 7	176	213	246	257	249
District 8	151	177	193	210	202
District 9	169	198	217	229	229
State	\$184	\$214	\$252	\$270	\$260



... and justice for all

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Issued in furtherance of Cooperative Extension work, Acts of May 8 and July 30, 1914, in cooperation with the U.S. Department of Agriculture. Cathann A. Kress, director, Cooperative Extension Service, Iowa State University of Science and Technology, Ames, Iowa.

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2014 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 1

<u>County</u>	<u>District Average</u>	<u>Buena Vista</u>	<u>Cher- okee</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>Plymouth</u>	<u>Poca- hontas</u>	<u>Sioux</u>
Number of responses*	265	12	19	17	16	16	23	28	18	14	60	23	19
2009 - 2013 Avg. Corn Yield	178	172	182	177	172	175	186	186	185	176	170	175	183
2009 - 2013 Avg. Bean Yield	50	48	53	50	48	47	54	53	51	47	50	47	55
Avg. Row Crop CSR2 Index	87	90	91	88	89	85	80	95	88	84	83	84	89
<u>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre</u>													
Overall average	\$270	\$298	\$294	\$258	\$240	\$234	\$266	\$269	\$281	\$259	\$280	\$271	\$289
Irrigated land average	\$375										\$379		
High quality third													
Average response	\$324	\$370	\$334	\$305	\$293	\$275	\$339	\$334	\$351	\$302	\$332	\$303	\$352
Range of responses		320 - 425	230 - 425	250 - 365	265 - 325	225 - 350	220 - 425	195 - 525	260 - 450	200 - 400	200 - 500	200 - 400	290 - 450
Medium quality third													
Average response	\$271	\$286	\$308	\$259	\$234	\$232	\$273	\$265	\$291	\$256	\$278	\$279	\$292
Range of responses		200 - 374	200 - 400	190 - 307	175 - 305	170 - 275	185 - 380	145 - 350	240 - 365	175 - 325	150 - 385	167 - 361	225 - 350
Low quality third													
Average response	\$215	\$238	\$239	\$208	\$193	\$196	\$188	\$210	\$201	\$220	\$230	\$230	\$224
Range of responses		145 - 300	150 - 320	145 - 270	160 - 225	140 - 250	150 - 250	145 - 250	125 - 275	150 - 300	120 - 320	150 - 275	150 - 300
<u>Typical Corn Yield, bu. per acre</u>													
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
<u>Average Rents per 5 Year Average Yield or CSR2</u>													
Rent per bu. of corn yield	\$1.51	\$1.73	\$1.62	\$1.46	\$1.40	\$1.34	\$1.43	\$1.45	\$1.52	\$1.47	\$1.65	\$1.55	\$1.58
Rent per bu. of soybean yield	\$5.38	\$6.21	\$5.55	\$5.16	\$5.00	\$4.98	\$4.93	\$5.08	\$5.51	\$5.51	\$5.60	\$5.77	\$5.25
Rent per CSR2 index point	\$3.10	\$3.31	\$3.23	\$2.93	\$2.70	\$2.75	\$3.33	\$2.83	\$3.19	\$3.08	\$3.37	\$3.23	\$3.25
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre**</u>													
Alfalfa hay, established	\$219						\$183	\$257			\$233		
Grass hay, established	\$163							\$178			\$146		
Oats	\$223							\$247			\$220		
Improved permanent pasture	\$82			\$59			\$108	\$108			\$89		
Unimproved perm. pasture	\$57			\$50			\$63	\$71			\$61		
Pasture, \$/AUM	NA												
Cornstalk grazing	\$11										\$8		
Hunting rights	\$27												

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

** No values are reported if fewer than 5 responses were received.

2014 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 2

County	District Average	Butler	Cerro Gordo	Floyd	Franklin	Hancock	Humboldt	Kossuth	Mitchell	Winne- bago	Worth	Wright
Number of responses*	230	21	17	12	27	27	13	21	22	23	20	27
2009 - 2013 Avg. Corn Yield	169	170	160	166	171	170	167	178	169	171	169	169
2009 - 2013 Avg. Bean Yield	47	49	46	48	48	47	47	49	47	47	46	47
Avg. Row Crop CSR2 Index	84	84	83	86	85	81	86	83	87	81	83	84
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre												
Overall average	\$270	\$285	\$274	\$225	\$286	\$289	\$275	\$269	\$248	\$266	\$245	\$304
Irrigated land average	\$323											
High quality third												
Average response	\$322	\$341	\$327	\$265	\$342	\$351	\$329	\$324	\$296	\$316	\$297	\$354
Range of responses		200 - 475	200 - 425	190 - 430	200 - 500	200 - 450	300 - 350	218 - 425	190 - 400	200 - 425	200 - 450	275 - 475
Medium quality third												
Average response	\$272	\$286	\$278	\$225	\$287	\$290	\$289	\$266	\$248	\$272	\$247	\$304
Range of responses		180 - 400	185 - 375	150 - 375	180 - 425	171 - 375	235 - 325	169 - 300	150 - 350	175 - 350	185 - 360	247 - 375
Low quality third												
Average response	\$215	\$228	\$216	\$185	\$230	\$226	\$209	\$218	\$199	\$210	\$192	\$253
Range of responses		145 - 335	150 - 280	110 - 290	150 - 330	140 - 300	150 - 260	144 - 285	125 - 270	125 - 300	130 - 250	200 - 300
Typical Corn Yield, bu. per acre												
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
Average Rents per 5 Year Average Yield or CSR2												
Rent per bu. of corn yield	\$1.60	\$1.68	\$1.71	\$1.36	\$1.67	\$1.70	\$1.65	\$1.51	\$1.47	\$1.56	\$1.45	\$1.80
Rent per bu. of soybean yield	\$5.69	\$5.82	\$5.96	\$4.69	\$5.96	\$6.15	\$5.85	\$5.49	\$5.28	\$5.66	\$5.33	\$6.47
Rent per CSR2 index point	\$3.22	\$3.39	\$3.30	\$2.62	\$3.36	\$3.57	\$3.20	\$3.24	\$2.85	\$3.28	\$2.95	\$3.62
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre**												
Alfalfa hay, established	\$208				\$225							
Grass hay, established	\$138											
Oats	\$197											
Improved permanent pasture	\$71					\$75						
Unimproved perm. pasture	\$50	\$58	\$57		\$39	\$51					\$41	
Pasture, \$/AUM	NA											
Cornstalk grazing	NA											
Hunting rights	NA											

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

** No values are reported if fewer than 5 responses were received.

2014 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*	174	14	15	18	21	11	15	26	8	11	19	16
2009 - 2013 Avg. Corn Yield	171	169	165	174	167	168	174	171	177	169	169	174
2009 - 2013 Avg. Bean Yield	50	50	49	51	49	48	54	52	55	50	47	49
Avg. Row Crop CSR2 Index	81	79	85	87	84	85	74	79	71	83	83	80
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre												
Overall average	\$277	\$251	\$304	\$307	\$272	\$242	\$258	\$301	\$312	\$276	\$243	\$278
High quality third												
Average response	\$336	\$334	\$349	\$366	\$329	\$286	\$328	\$375	\$363	\$339	\$286	\$338
Range of responses		250 - 450	250 - 430	290 - 425	200 - 450	200 - 400	268 - 400	200 - 500	267 - 450	290 - 400	185 - 400	260 - 400
Medium quality third												
Average response	\$278	\$249	\$312	\$311	\$269	\$255	\$258	\$299	\$314	\$278	\$242	\$277
Range of responses		200 - 300	200 - 375	250 - 400	175 - 350	200 - 325	200 - 325	170 - 380	236 - 350	217 - 350	160 - 300	200 - 325
Low quality third												
Average response	\$216	\$171	\$252	\$245	\$220	\$186	\$187	\$229	\$259	\$210	\$200	\$220
Range of responses		100 - 230	150 - 325	200 - 325	140 - 300	150 - 275	120 - 250	140 - 300	200 - 300	150 - 300	120 - 275	130 - 280
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	\$1.62	\$1.49	\$1.84	\$1.76	\$1.63	\$1.44	\$1.48	\$1.76	\$1.76	\$1.63	\$1.44	\$1.60
Rent per bu. of soybean yield	\$5.49	\$5.02	\$6.20	\$6.02	\$5.55	\$5.04	\$4.78	\$5.79	\$5.67	\$5.52	\$5.17	\$5.67
Rent per CSR2 index point	\$3.44	\$3.18	\$3.58	\$3.53	\$3.24	\$2.85	\$3.49	\$3.81	\$4.39	\$3.33	\$2.93	\$3.48
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre**												
Alfalfa hay, established	\$265	\$226			\$277		\$234	\$273	\$299		\$263	\$273
Grass hay, established	\$202	\$179			\$168		\$155	\$236	\$198			\$223
Oats	\$235						\$231	\$275	\$260			\$216
Improved permanent pasture	\$75	\$50			\$68			\$83			\$71	\$91
Unimproved perm. pasture	\$47	\$39			\$37			\$53				
Pasture, \$/AUM	\$16	\$14										
Cornstalk grazing	\$9											
Hunting rights	\$8											

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

** No values are reported if fewer than 5 responses were received.

2014 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 4

County	District Average	Audubon	Calhoun	Carroll	Crawford	Greene	Guthrie	Harrison	Ida	Monona	Sac	Shelby	Wood- bury
Number of responses*	186	15	25	15	17	13	19	14	9	16	15	14	14
2009 - 2013 Avg. Corn Yield	165	160	159	161	172	161	146	167	182	164	167	174	165
2009 - 2013 Avg. Bean Yield	48	50	44	48	51	45	45	46	52	47	48	51	48
Avg. Row Crop CSR2 Index	79	78	87	83	76	86	83	74	83	69	89	73	71
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre													
Overall average	\$288	\$281	\$265	\$297	\$312	\$282	\$230	\$284	\$314	\$294	\$307	\$295	\$291
Irrigated land average	\$325							\$333		\$308			\$331
High quality third													
Average response	\$339	\$341	\$302	\$338	\$375	\$324	\$278	\$332	\$366	\$352	\$350	\$358	\$349
Range of responses		250 - 450	200 - 400	300 - 375	300 - 450	285 - 400	185 - 375	250 - 400	320 - 450	235 - 450	250 - 450	295 - 400	235 - 450
Medium quality third													
Average response	\$288	\$284	\$271	\$304	\$305	\$282	\$226	\$285	\$317	\$295	\$313	\$292	\$288
Range of responses		200 - 375	175 - 350	250 - 350	225 - 350	240 - 350	170 - 300	200 - 400	270 - 350	190 - 350	245 - 390	250 - 350	190 - 350
Low quality third													
Average response	\$236	\$219	\$221	\$247	\$257	\$241	\$186	\$233	\$260	\$237	\$259	\$236	\$235
Range of responses		135 - 300	150 - 300	180 - 300	180 - 300	185 - 325	150 - 275	175 - 300	220 - 300	150 - 288	175 - 360	200 - 300	150 - 300
Typical Corn Yield, bu. per acre													
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
Average Rents per 5 Year Average Yield or CSR2													
Rent per bu. of corn yield	\$1.74	\$1.76	\$1.67	\$1.84	\$1.81	\$1.75	\$1.58	\$1.70	\$1.73	\$1.79	\$1.84	\$1.70	\$1.76
Rent per bu. of soybean yield	\$6.00	\$5.62	\$6.02	\$6.19	\$6.12	\$6.27	\$5.11	\$6.17	\$6.04	\$6.26	\$6.40	\$5.78	\$6.06
Rent per CSR2 index point	\$3.65	\$3.60	\$3.05	\$3.58	\$4.11	\$3.28	\$2.77	\$3.84	\$3.78	\$4.26	\$3.45	\$4.04	\$4.10
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre**													
Alfalfa hay, established	\$222						\$180	\$216					
Grass hay, established	\$172						\$141						
Oats	\$214												
Improved permanent pasture	\$84	\$88	\$64				\$87			\$78			\$94
Unimproved perm. pasture	\$57	\$62					\$56	\$51		\$50		\$67	
Pasture, \$/AUM	NA												
Cornstalk grazing	\$7				\$7		\$8	\$7		\$8			\$5
Hunting rights	\$12												

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

** No values are reported if fewer than 5 responses were received.

2014 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*	241	21	18	29	15	24	12	17	22	24	27	17	15
2009 - 2013 Avg. Corn Yield	165	166	155	178	158	172	163	170	155	166	160	168	165
2009 - 2013 Avg. Bean Yield	50	47	47	55	46	51	50	54	49	52	48	53	46
Avg. Row Crop CSR2 Index	86	88	90	88	86	86	80	85	91	82	87	86	85
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre													
Overall average	\$284	\$270	\$265	\$330	\$308	\$286	\$266	\$282	\$275	\$260	\$301	\$279	\$289
High quality third													
Average response	\$336	\$315	\$311	\$386	\$354	\$346	\$330	\$336	\$338	\$303	\$359	\$330	\$323
Range of responses		250 - 400	250 - 400	250 - 475	240 - 450	275 - 450	230 - 450	250 - 400	250 - 400	250 - 400	240 - 500	250 - 425	225 - 450
Medium quality third													
Average response	\$286	\$271	\$276	\$326	\$309	\$287	\$261	\$287	\$274	\$260	\$298	\$281	\$299
Range of responses		200 - 350	240 - 350	195 - 400	200 - 400	225 - 325	180 - 325	225 - 325	220 - 375	200 - 360	200 - 375	175 - 375	200 - 400
Low quality third													
Average response	\$231	\$223	\$207	\$279	\$262	\$226	\$207	\$222	\$213	\$216	\$246	\$227	\$245
Range of responses		170 - 295	175 - 250	165 - 350	180 - 350	150 - 275	120 - 250	130 - 290	130 - 325	150 - 300	175 - 325	150 - 280	175 - 350
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	\$1.73	\$1.63	\$1.71	\$1.85	\$1.95	\$1.66	\$1.63	\$1.66	\$1.77	\$1.57	\$1.88	\$1.66	\$1.75
Rent per bu. of soybean yield	\$5.72	\$5.74	\$5.64	\$6.00	\$6.70	\$5.61	\$5.32	\$5.22	\$5.61	\$5.00	\$6.27	\$5.26	\$6.28
Rent per CSR2 index point	\$3.30	\$3.07	\$2.94	\$3.75	\$3.58	\$3.33	\$3.33	\$3.32	\$3.02	\$3.17	\$3.46	\$3.24	\$3.40
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre**													
Alfalfa hay, established	\$186	\$212	\$159				\$185			\$169	\$206		
Grass hay, established	\$138									\$152			
Oats	\$167									\$169			
Improved permanent pasture	\$71	\$63	\$73				\$53				\$74		
Unimproved perm. pasture	\$53	\$53	\$53	\$57			\$46		\$43	\$57	\$65	\$56	
Pasture, \$/AUM	NA												
Cornstalk grazing	\$20												
Hunting rights	\$11												

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

** No values are reported if fewer than 5 responses were received.

2014 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 6

<u>County</u>	<u>District Average</u>	<u>Benton</u>	<u>Cedar</u>	<u>Clinton</u>	<u>Iowa</u>	<u>Jackson</u>	<u>Johnson</u>	<u>Jones</u>	<u>Linn</u>	<u>Muscatine</u>	<u>Scott</u>
Number of responses*	186	23	28	19	21	20	16	16	19	12	12
2009 - 2013 Avg. Corn Yield	165	163	176	174	163	159	164	168	167	158	162
2009 - 2013 Avg. Bean Yield	52	51	55	53	51	51	50	53	50	51	55
Avg. Row Crop CSR2 Index	82	85	87	73	80	71	86	79	87	84	89
<u>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre</u>											
Overall average	\$273	\$294	\$267	\$275	\$264	\$266	\$249	\$269	\$280	\$252	\$318
Irrigated land average	\$338									\$338	
High quality third											
Average response	\$337	\$350	\$326	\$331	\$320	\$322	\$318	\$337	\$360	\$318	\$388
Range of responses		260 - 450	195 - 475	225 - 450	190 - 425	220 - 400	185 - 450	280 - 425	290 - 425	190 - 450	275 - 475
Medium quality third											
Average response	\$272	\$301	\$257	\$272	\$261	\$267	\$251	\$269	\$284	\$250	\$307
Range of responses		226 - 375	150 - 350	185 - 350	150 - 365	200 - 350	155 - 338	190 - 350	240 - 375	150 - 375	205 - 375
Low quality third											
Average response	\$212	\$230	\$220	\$223	\$211	\$210	\$178	\$202	\$197	\$188	\$260
Range of responses		189 - 300	112 - 300	150 - 300	115 - 325	150 - 275	110 - 225	150 - 280	125 - 265	110 - 285	175 - 325
<u>Typical Corn Yield, bu. per acre</u>											
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
<u>Average Rents per 5 Year Average Yield or CSR2</u>											
Rent per bu. of corn yield	\$1.65	\$1.80	\$1.52	\$1.58	\$1.62	\$1.67	\$1.52	\$1.60	\$1.68	\$1.59	\$1.96
Rent per bu. of soybean yield	\$5.26	\$5.76	\$4.85	\$5.19	\$5.18	\$5.22	\$4.98	\$5.08	\$5.60	\$4.94	\$5.78
Rent per CSR2 index point	\$3.34	\$3.46	\$3.07	\$3.77	\$3.30	\$3.75	\$2.90	\$3.41	\$3.22	\$3.00	\$3.57
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre**</u>											
Alfalfa hay, established	\$213		\$220	\$237	\$182	\$200					
Grass hay, established	\$167				\$129	\$191		\$178		\$155	
Oats	\$170				\$158	\$186					
Improved permanent pasture	\$83				\$79	\$78				\$87	
Unimproved perm. pasture	\$56	\$44	\$55	\$64	\$59	\$53		\$79		\$48	
Pasture, \$/AUM	\$24					\$20					
Cornstalk grazing	\$9					\$9					
Hunting rights	\$13										

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2014 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 7

County	District Average	Adair	Adams	Cass	Fremont	Mills	Montgomery	Page	Pottawat- tamie	Taylor
Number of responses*	120	19	10	9	12	9	13	17	17	14
2009 - 2013 Avg. Corn Yield	152	143	144	159	158	162	158	147	168	128
2009 - 2013 Avg. Bean Yield	46	45	46	48	47	48	48	45	49	41
Avg. Row Crop CSR2 Index	80	78	72	81	83	84	80	83	79	79
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre										
Overall average	\$249	\$191	\$259	\$268	\$241	\$248	\$254	\$250	\$272	\$254
High quality third										
Average response	\$301	\$223	\$324	\$322	\$287	\$301	\$316	\$308	\$317	\$312
Range of responses		170 - 260	290 - 365	300 - 370	235 - 355	225 - 400	200 - 450	195 - 400	225 - 400	250 - 360
Medium quality third										
Average response	\$248	\$195	\$246	\$279	\$241	\$251	\$252	\$244	\$275	\$247
Range of responses		145 - 250	175 - 300	230 - 350	210 - 285	200 - 325	180 - 350	175 - 335	200 - 350	175 - 315
Low quality third										
Average response	\$197	\$156	\$207	\$202	\$196	\$191	\$194	\$197	\$225	\$204
Range of responses		120 - 185	125 - 275	170 - 225	175 - 225	150 - 225	150 - 250	140 - 275	150 - 300	150 - 305
Typical Corn Yield, bu. per acre										
High third	169	165	163	176	174	175	174	161	186	151
Middle third	148	145	139	156	154	156	150	139	167	123
Low third	121	125	113	135	126	130	122	109	142	88
Average Rents per 5 Year Average Yield or CSR2										
Rent per bu. of corn yield	\$1.64	\$1.34	\$1.80	\$1.69	\$1.53	\$1.53	\$1.61	\$1.70	\$1.62	\$1.98
Rent per bu. of soybean yield	\$5.37	\$4.24	\$5.63	\$5.58	\$5.13	\$5.17	\$5.29	\$5.56	\$5.55	\$6.20
Rent per CSR2 index point	\$3.12	\$2.45	\$3.60	\$3.31	\$2.90	\$2.95	\$3.18	\$3.01	\$3.44	\$3.22
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre**										
Alfalfa hay, established	\$134	\$115	\$91					\$196		\$141
Grass hay, established	\$111	\$89						\$169		\$116
Oats	\$108									
Improved permanent pasture	\$86	\$72	\$84				\$96	\$101		\$78
Unimproved perm. pasture	\$61	\$52	\$67		\$55		\$67	\$63		\$60
Pasture, \$/AUM	\$20									
Cornstalk grazing	\$8	\$7						\$9		\$12
Hunting rights	\$18									

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2014 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 8

<u>County</u>	<u>District Average</u>	<u>Appa- noose</u>	<u>Clarke</u>	<u>Decatur</u>	<u>Lucas</u>	<u>Madison</u>	<u>Marion</u>	<u>Monroe</u>	<u>Ringgold</u>	<u>Union</u>	<u>Warren</u>	<u>Wayne</u>
Number of responses*	133	13	9	12	18	19	15	6	10	7	9	15
2009 - 2013 Avg. Corn Yield	116	101	107	111	106	136	141	106	108	125	129	105
2009 - 2013 Avg. Bean Yield	41	36	39	39	38	44	47	39	41	44	46	36
Avg. Row Crop CSR2 Index	78	73	76	74	77	87	81	79	73	84	86	70
<u>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre</u>												
Overall average	\$202	\$174	\$174	\$181	\$182	\$221	\$247	\$179	\$196	\$245	\$245	\$180
High quality third												
Average response	\$252	\$217	\$220	\$221	\$230	\$271	\$315	\$228	\$240	\$304	\$308	\$219
Range of responses		165 - 275	140 - 275	135 - 300	150 - 300	160 - 400	200 - 450	200 - 275	200 - 300	250 - 375	275 - 375	150 - 300
Medium quality third												
Average response	\$202	\$178	\$170	\$188	\$179	\$219	\$243	\$182	\$196	\$249	\$234	\$181
Range of responses		125 - 230	125 - 200	120 - 250	120 - 250	130 - 300	150 - 300	150 - 230	150 - 275	200 - 300	175 - 300	120 - 230
Low quality third												
Average response	\$153	\$127	\$131	\$133	\$138	\$174	\$183	\$126	\$152	\$183	\$194	\$140
Range of responses		90 - 175	90 - 175	86 - 200	85 - 185	100 - 250	100 - 250	90 - 175	90 - 220	150 - 200	145 - 250	90 - 200
<u>Typical Corn Yield, bu. per acre</u>												
High third	136	128	123	130	124	160	156	130	122	153	147	120
Middle third	109	92	98	100	96	136	131	102	98	127	122	94
Low third	82	68	71	80	76	102	102	82	75	90	87	64
<u>Average Rents per 5 Year Average Yield or CSR2</u>												
Rent per bu. of corn yield	\$1.74	\$1.72	\$1.63	\$1.63	\$1.72	\$1.63	\$1.75	\$1.69	\$1.81	\$1.96	\$1.90	\$1.71
Rent per bu. of soybean yield	\$4.93	\$4.83	\$4.46	\$4.64	\$4.79	\$5.02	\$5.26	\$4.59	\$4.78	\$5.57	\$5.33	\$5.00
Rent per CSR2 index point	\$2.58	\$2.38	\$2.29	\$2.45	\$2.36	\$2.54	\$3.05	\$2.27	\$2.68	\$2.92	\$2.85	\$2.57
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre**</u>												
Alfalfa hay, established	\$111	\$80		\$91	\$98	\$140	\$131		\$104	\$139		\$94
Grass hay, established	\$83		\$64	\$68	\$75	\$113	\$96		\$82			\$74
Oats	\$118				\$126							
Improved permanent pasture	\$71			\$69	\$64	\$74	\$67			\$114		\$76
Unimproved perm. pasture	\$47	\$45	\$42	\$42	\$43	\$52	\$41		\$44	\$78		\$59
Pasture, \$/AUM	\$25											
Cornstalk grazing	\$10		\$9			\$10						
Hunting rights	\$13					\$19						

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2014 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 9

County	District Average	Davis	Des Moines	Henry	Jefferson	Keokuk	Lee	Louisa	Mahaska	Van Buren	Wapello	Wash- ington
Number of responses*	139	11	11	14	10	14	13	15	14	14	11	12
2009 - 2013 Avg. Corn Yield	135	105	147	137	122	141	128	151	154	120	126	151
2009 - 2013 Avg. Bean Yield	46	37	49	48	45	48	44	49	50	42	43	50
Avg. Row Crop CSR2 Index	80	73	84	82	81	82	78	79	82	76	81	83
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre												
Overall average	\$229	\$183	\$251	\$232	\$213	\$266	\$201	\$238	\$245	\$189	\$212	\$284
Irrigated land average	\$321							\$309				
High quality third												
Average response	\$297	\$261	\$325	\$294	\$271	\$345	\$258	\$314	\$315	\$236	\$281	\$363
Range of responses		170 - 350	200 - 400	200 - 415	200 - 350	200 - 415	170 - 300	200 - 425	225 - 425	165 - 300	180 - 350	300 - 450
Medium quality third												
Average response	\$228	\$162	\$257	\$231	\$213	\$261	\$205	\$233	\$247	\$196	\$209	\$301
Range of responses		150 - 175	180 - 320	150 - 295	150 - 275	150 - 350	160 - 245	150 - 280	175 - 320	150 - 275	145 - 250	250 - 375
Low quality third												
Average response	\$161	\$125	\$170	\$170	\$156	\$191	\$140	\$167	\$174	\$136	\$147	\$190
Range of responses		95 - 150	140 - 240	100 - 240	100 - 220	100 - 275	120 - 180	100 - 225	125 - 225	100 - 175	90 - 180	150 - 210
Typical Corn Yield, bu. per acre												
High third	157	121	170	160	152	166	159	176	173	134	142	170
Middle third	130	99	147	134	118	136	127	152	154	106	118	143
Low third	98	70	119	100	87	113	92	123	124	71	81	95
Average Rents per 5 Year Average Yield or CSR2												
Rent per bu. of corn yield	\$1.70	\$1.74	\$1.71	\$1.69	\$1.75	\$1.89	\$1.57	\$1.58	\$1.59	\$1.58	\$1.68	\$1.88
Rent per bu. of soybean yield	\$4.96	\$4.95	\$5.12	\$4.83	\$4.73	\$5.54	\$4.57	\$4.86	\$4.90	\$4.50	\$4.93	\$5.68
Rent per CSR2 index point	\$2.85	\$2.51	\$2.99	\$2.83	\$2.63	\$3.24	\$2.58	\$3.01	\$2.99	\$2.49	\$2.62	\$3.42
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre**												
Alfalfa hay, established	\$161	\$100							\$122	\$131		\$178
Grass hay, established	\$112	\$72							\$95	\$91		\$122
Oats	\$141									\$114		
Improved permanent pasture	\$74	\$80										
Unimproved perm. pasture	\$42	\$50	\$46			\$49			\$44	\$36		
Pasture, \$/AUM	NA											
Cornstalk grazing	\$18											
Hunting rights	\$13									\$12		

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2014 CASH RENTAL SURVEY SUMMARY BY CROP REPORTING DISTRICT

County	State Average	Northwest District 1 Average	North Central District 2 Average	Northeast District 3 Average	West Central District 4 Average	Central District 5 Average	East Central District 6 Average	Southwest District 7 Average	South Central District 8 Average	Southeast District 9 Average
Number of responses*	1,674	265	230	174	186	241	186	120	133	139
2009 - 2013 Avg. Corn Yield	157	178	169	171	165	165	165	152	116	135
2009 - 2013 Avg. Bean Yield	48	50	47	50	48	50	52	46	41	46
Avg. Row Crop CSR2 Index	82	87	84	81	79	86	82	80	78	80
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre										
Overall average	\$260	\$269	\$270	\$277	\$288	\$284	\$273	\$249	\$202	\$229
Irrigated land average		\$375	\$323		\$325		\$338			\$321
High quality third										
Average response	\$316	\$323	\$322	\$336	\$339	\$336	\$337	\$301	\$252	\$297
Medium quality third										
Average response	\$261	\$271	\$272	\$278	\$288	\$286	\$272	\$248	\$202	\$228
Low quality third										
Average response	\$204	\$215	\$215	\$216	\$236	\$231	\$212	\$197	\$153	\$161
Typical Corn Yield, bu. per acre										
High third	176	194	184	186	187	186	182	169	136	157
Middle third	155	178	167	165	169	167	161	148	109	130
Low third	128	156	146	134	144	140	132	121	82	98
Average Rents per 5 Year Average Yield or CSR2										
Rent per bu. of corn yield	\$1.66	\$1.51	\$1.60	\$1.62	\$1.74	\$1.73	\$1.65	\$1.64	\$1.74	\$1.70
Rent per bu. of soybean yield	\$5.42	\$5.38	\$5.69	\$5.49	\$6.00	\$5.72	\$5.26	\$5.37	\$4.93	\$4.96
Rent per CSR2 index point	\$3.18	\$3.10	\$3.22	\$3.44	\$3.65	\$3.30	\$3.34	\$3.12	\$2.58	\$2.85
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre**										
Alfalfa hay, established	\$191	\$219	\$208	\$265	\$222	\$186	\$213	\$134	\$111	\$161
Grass hay, established	\$143	\$163	\$138	\$202	\$172	\$138	\$167	\$111	\$83	\$112
Oats	\$175	\$223	\$197	\$235	\$214	\$167	\$170	\$108	\$118	\$141
Improved permanent pasture	\$77	\$82	\$71	\$75	\$84	\$71	\$83	\$86	\$71	\$74
Unimproved perm. pasture	\$52	\$57	\$50	\$47	\$57	\$53	\$56	\$61	\$47	\$42
Pasture, \$/AUM	NA	NA	NA	\$16	NA	NA	\$24	\$20	\$25	NA
Cornstalk grazing	NA	\$11	NA	\$9	\$7	\$20	\$9	\$8	\$10	\$18
Hunting rights	NA	\$27	NA	\$8	\$12	\$11	\$13	\$18	\$13	\$13

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