Cash Rental Rates for Iowa 2017 Survey

Ag Decision Maker

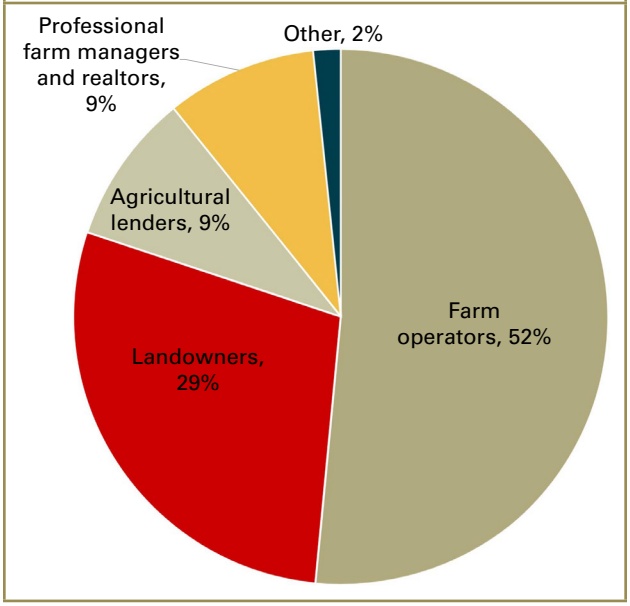
File C2-10

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 publication 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 1,448 responses was 52 percent from farm operators, 29 percent from landowners, 9 percent from agricultural lenders, 9 percent from professional farm managers and realtors, and 2 percent from other professions. Respondents indicated being familiar with a total of 1.7 million cash rented acres across the state.

Additional survey information about cash rental rates by county is available from USDA National Agricultural Statistics Service (NASS) (www.nass.usda.gov/Statistics_by_State/Iowa/Publications/County_Estimates/index.php).

Figure 1. Distribution of 1,448 responses to the 2017 survey



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

Resources for further details on rental agreements can be found on the **Ag Decision Maker Leasing** page, located under **Whole Farm, Leasing** (www.extension.iastate.edu/agdm/wdleasing.html).

- Computing a Cropland Cash Rental Rate (https://store.extension.iastate.edu/Product/1818.pdf)
- Computing a Pasture Rental Rate (www.extension.iastate.edu/agdm/wholefarm/pdf/c2-23.pdf)
- Flexible Farm Lease Agreements (https://store.extension.iastate.edu/Product/1794.pdf)

Definitions

Number of responses – number of individuals who reported typical rental rates for each county.

2012-2016 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 (www.extension.iastate.edu/soils/ispaid).

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.

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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 and 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 bluegrass that receives little fertilizer or renovation.

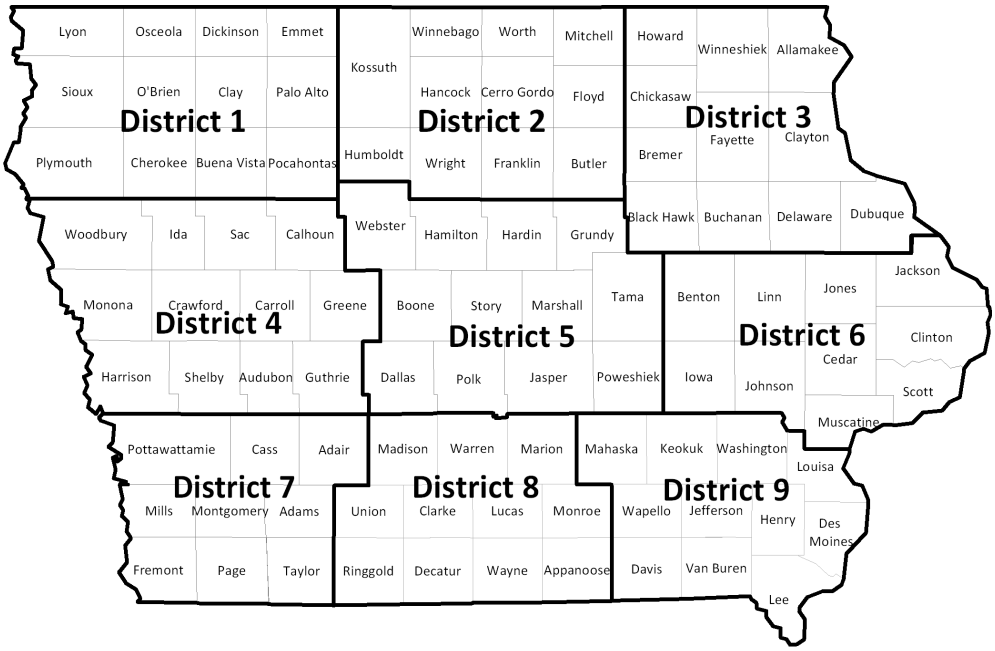
Pasture, $/AUM – rent charged per animal unit month. One AUM is equal to a beef cow and calf or equivalent grazing for one month.

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.

Overall Average of Typical Cash Rents 2013-2017 Corn and Soybean Acres ($/acre)

	2013	2014	2015	2016	2017
District 1	$283	$270	$259	$248	$234
District 2	294	270	254	243	218
District 3	281	277	273	250	241
District 4	294	288	265	245	231
District 5	297	284	261	239	228
District 6	284	273	255	242	231
District 7	257	249	242	220	206
District 8	210	202	187	183	180
District 9	229	229	217	203	204
State	**$270**	**$260**	**$246**	**$230**	**$219**



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2017 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 1

County	District Average	Buena Vista	Cher-okee	Clay	Dickin-son	Emmet	Lyon	O'Brien	Osceola	Palo Alto	Plymouth	Poca-hontas	Sioux
Number of responses[1/]	222	15	19	13	11	17	10	22	14	11	51	22	17
2012 - 2016 avg. corn yield	183	177	191	182	173	180	186	190	187	180	180	183	188
2012 - 2016 avg. bean yield	54	51	59	53	50	49	58	58	54	51	55	51	60
Avg. row crop CSR2 index	87	89	90	88	89	85	80	95	88	85	81	86	89
Typical Cash Rent for Corn and Soybeans, $ per tillable acre													
Overall average	$234	$227	$251	$239	$193	$203	$262	$242	$253	$222	$235	$223	$255
High quality third													
Average response	$269	$254	$284	$280	$226	$227	$318	$276	$283	$248	$283	$252	$295
Range of responses		200-300	240-310	200-350	190-260	210-250	300-350	200-350	220-325	200-300	200-350	230-300	250-350
Medium quality third													
Average response	$234	$226	$251	$235	$193	$202	$262	$242	$258	$222	$235	$224	$263
Range of responses		175-250	225-285	175-310	170-225	175-230	220-275	180-300	210-280	190-250	150-290	185-250	220-300
Low quality third													
Average response	$198	$201	$220	$202	$159	$181	$205	$206	$217	$195	$188	$192	$207
Range of responses		125-225	160-250	150-275	150-190	160-205	175-250	140-250	180-250	150-225	100-250	130-225	175-250
Typical Corn Yield, bu. per acre													
High third	199	200	200	200	190	193	200	202	200	200	200	199	205
Middle third	177	175	180	175	168	175	180	185	181	175	170	177	185
Low third	150	140	152	150	147	152	160	160	160	155	124	150	150
Average Rents per 5-year Average Yield or CSR2													
Rent per bu. of corn yield	$1.28	$1.28	$1.31	$1.31	$1.12	$1.13	$1.41	$1.27	$1.35	$1.23	$1.31	$1.22	$1.36
Rent per bu. of bean yield	$4.32	$4.45	$4.25	$4.51	$3.86	$4.14	$4.52	$4.17	$4.69	$4.35	$4.27	$4.37	$4.25
Rent per CSR2 index point	$2.69	$2.55	$2.79	$2.72	$2.17	$2.39	$3.28	$2.55	$2.88	$2.61	$2.90	$2.59	$2.87
Typical Cash Rent for Oats, Hay, and Pasture, $ per acre[2/]													
Alfalfa hay, established	$211							$243					
Grass hay, established	$124							$133					
Oats	$190												
Improved perm. pasture	$73							$87			$73		
Unimproved perm. pasture	$45							$57					
Pasture, $/AUM	NA												
Cornstalk grazing	$10												
Hunting rights	$9												

[1/] 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.
[2/] No values are reported if fewer than five responses were received.

2017 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[1/]	200	21	16	17	21	18	11	19	19	17	16	25
2012 - 2016 avg. corn yield	176	174	169	170	180	178	176	183	174	177	174	178
2012 - 2016 avg. bean yield	51	51	50	50	51	51	50	52	51	51	51	50
Avg. row crop CSR2 index	83	81	82	85	84	82	86	84	87	80	82	85
Typical Cash Rent for Corn and Soybeans, $ per tillable acre												
Overall average	$218	$244	$218	$209	$221	$217	$209	$217	$215	$207	$209	$228
High quality third												
Average response	$249	$286	$250	$247	$250	$241	$238	$243	$253	$235	$236	$264
Range of responses		200-340	200-300	200-300	175-280	200-285	175-290	200-290	190-300	220-275	185-280	220-330
Medium quality third												
Average response	$219	$243	$217	$208	$226	$221	$212	$218	$215	$207	$210	$229
Range of responses		175-300	170-250	150-275	150-255	170-250	150-260	180-260	150-265	190-235	165-255	175-260
Low quality third												
Average response	$185	$203	$188	$172	$188	$188	$178	$191	$177	$179	$182	$193
Range of responses		150-260	150-225	125-200	125-235	145-220	120-235	150-230	100-210	150-200	140-210	150-225
Typical Corn Yield, bu. per acre												
High third	196	195	187	200	200	196	199	200	192	192	200	200
Middle third	171	170	162	170	175	174	178	175	165	170	171	175
Low third	136	118	120	128	150	144	141	155	130	130	130	150
Average Rents per 5-year Average Yield or CSR2												
Rent per bu. of corn yield	$1.24	$1.40	$1.29	$1.23	$1.23	$1.22	$1.19	$1.19	$1.24	$1.17	$1.20	$1.28
Rent per bu. of bean yield	$4.29	$4.78	$4.36	$4.18	$4.33	$4.25	$4.18	$4.17	$4.22	$4.06	$4.10	$4.56
Rent per CSR2 index point	$2.61	$3.01	$2.66	$2.46	$2.63	$2.65	$2.43	$2.58	$2.47	$2.59	$2.55	$2.68
Typical Cash Rent for Oats, Hay, and Pasture, $ per acre[2/]												
Alfalfa hay, established	$185											
Grass hay, established	$118											
Oats	$161											
Improved perm. pasture	$68				$61							
Unimproved perm. pasture	$44				$42							
Pasture, $/AUM	NA											
Cornstalk grazing	NA											
Hunting rights	NA											

[1/] 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.
[2/] No values are reported if fewer than five responses were received.

2017 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[1/]	139	6	19	13	18	11	9	16	10	11	12	14
2012 - 2016 avg. corn yield	177	174	171	176	175	173	183	178	188	179	173	179
2012 - 2016 avg. bean yield	53	53	52	53	53	50	56	54	57	54	51	52
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	$241	$216	$256	$256	$260	$219	$234	$264	$262	$258	$197	$232
High quality third												
Average response	$277	$248	$297	$297	$293	$247	$279	$298	$310	$288	$223	$265
Range of responses		225-275	250-350	250-330	225-330	190-300	225-310	230-335	270-370	270-300	170-270	220-320
Medium quality third												
Average response	$242	$218	$262	$249	$258	$229	$234	$266	$250	$261	$199	$231
Range of responses		210-225	205-310	195-300	190-300	180-275	195-275	200-300	225-265	250-275	155-240	180-275
Low quality third												
Average response	$205	$182	$209	$223	$228	$183	$189	$229	$225	$226	$168	$199
Range of responses		175-190	150-255	185-250	150-265	150-225	160-225	180-260	210-240	200-245	145-210	150-250
Typical Corn Yield, bu. per acre												
High third	197	190	195	200	194	196	200	200	205	200	190	200
Middle third	171	158	168	175	170	170	168	180	175	175	170	175
Low third	134	130	124	150	140	120	135	145	131	140	129	135
Average Rents per 5-year Average Yield or CSR2												
Rent per bu. of corn yield	$1.36	$1.24	$1.50	$1.45	$1.49	$1.27	$1.28	$1.48	$1.39	$1.44	$1.14	$1.30
Rent per bu. of bean yield	$4.53	$4.08	$4.92	$4.83	$4.91	$4.38	$4.18	$4.89	$4.60	$4.78	$3.86	$4.46
Rent per CSR2 index point	$3.05	$2.84	$3.01	$2.94	$3.17	$2.61	$3.30	$3.38	$3.80	$3.19	$2.37	$2.97
Typical Cash Rent for Oats, Hay, and Pasture, $ per acre[2/]												
Alfalfa hay, established	$218							$269				
Grass hay, established	$175											
Oats	$193											
Improved perm. pasture	$71											
Unimproved perm. pasture	$45											
Pasture, $/AUM	$20											
Cornstalk grazing	$15											
Hunting rights	NA											

[1/] 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.
[2/] No values are reported if fewer than five responses were received.

2017 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[1/]	190	11	23	11	13	12	16	18	12	20	11	21	22
2012 - 2016 avg. corn yield	172	171	172	166	177	168	159	173	188	160	174	183	177
2012 - 2016 avg. bean yield	51	52	49	51	54	49	48	49	57	49	53	54	52
Avg. row crop CSR2 index	78	76	88	82	74	85	81	73	81	69	88	72	70
Typical Cash Rent for Corn and Soybeans, $ per tillable acre													
Overall average	$231	$235	$207	$236	$251	$224	$199	$238	$254	$234	$244	$227	$229
Irrigated land average	$260									$266			$266
High quality third													
Average response	$268	$271	$239	$275	$279	$260	$227	$277	$286	$276	$279	$266	$277
Range of responses		195-325	210-270	165-350	250-310	215-290	170-275	230-325	250-300	220-325	230-350	225-325	200-300
Medium quality third													
Average response	$234	$230	$218	$244	$250	$228	$210	$241	$257	$229	$250	$225	$226
Range of responses		155-280	180-250	155-290	225-275	180-265	145-240	200-280	240-275	190-275	200-300	190-280	150-275
Low quality third													
Average response	$193	$202	$164	$189	$223	$183	$161	$197	$219	$197	$203	$189	$185
Range of responses		135-250	125-180	135-220	200-250	165-205	120-200	160-225	200-250	150-250	150-275	140-230	135-230
Typical Corn Yield, bu. per acre													
High third	195	196	195	198	200	190	176	190	200	190	200	200	200
Middle third	170	170	167	175	175	168	150	170	180	160	174	180	170
Low third	132	130	125	125	140	126	120	140	146	118	132	141	135
Average Rents per 5-year Average Yield or CSR2													
Rent per bu. of corn yield	$1.34	$1.37	$1.20	$1.42	$1.42	$1.33	$1.25	$1.38	$1.35	$1.46	$1.40	$1.24	$1.29
Rent per bu. of bean yield	$4.50	$4.52	$4.22	$4.63	$4.65	$4.57	$4.15	$4.86	$4.46	$4.78	$4.60	$4.20	$4.40
Rent per CSR2 index point	$2.98	$3.09	$2.35	$2.88	$3.39	$2.64	$2.46	$3.26	$3.14	$3.39	$2.77	$3.15	$3.27
Typical Cash Rent for Oats, Hay, and Pasture, $ per acre[2/]													
Alfalfa hay, established	$187												
Grass hay, established	$123												
Oats	$211												
Improved perm. pasture	$88		$88				$71	$91	$75			$115	$91
Unimproved perm. pasture	$57							$53				$66	$55
Pasture, $/AUM	NA												
Cornstalk grazing	$8				$6								
Hunting rights	$16												

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[2/] No values are reported if fewer than five responses were received.

2017 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[1/]	209	20	12	22	22	18	8	22	15	18	20	15	17
2012 - 2016 avg. corn yield	178	177	171	185	171	179	183	184	172	182	173	180	176
2012 - 2016 avg. bean yield	52	50	50	57	49	52	53	56	50	52	49	55	50
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	$228	$227	$199	$266	$223	$236	$210	$234	$225	$225	$228	$239	$220
High quality third													
Average response	$263	$259	$242	$305	$257	$269	$235	$273	$258	$260	$264	$281	$252
Range of responses		235-325	200-275	255-365	180-330	225-325	190-290	225-300	220-300	200-300	225-300	200-350	200-300
Medium quality third													
Average response	$228	$225	$193	$269	$218	$240	$213	$233	$224	$225	$226	$248	$221
Range of responses		200-280	150-240	225-325	165-275	200-270	170-260	200-260	200-250	190-255	200-275	175-300	175-265
Low quality third													
Average response	$192	$198	$163	$225	$193	$199	$183	$197	$193	$191	$193	$188	$187
Range of responses		175-225	100-200	165-275	145-235	175-225	140-230	160-220	165-210	150-225	175-225	150-225	150-230
Typical Corn Yield, bu. per acre													
High third	195	190	190	204	190	200	197	200	195	190	187	200	200
Middle third	170	170	163	180	170	175	170	175	165	170	165	166	172
Low third	136	125	130	134	139	143	150	147	130	130	130	135	137
Average Rents per 5-year Average Yield or CSR2													
Rent per bu. of corn yield	$1.28	$1.28	$1.16	$1.44	$1.30	$1.32	$1.15	$1.27	$1.31	$1.24	$1.32	$1.33	$1.25
Rent per bu. of bean yield	$4.39	$4.54	$3.98	$4.67	$4.55	$4.54	$3.96	$4.18	$4.50	$4.33	$4.65	$4.35	$4.40
Rent per CSR2 index point	$2.68	$2.61	$2.24	$3.02	$2.59	$2.78	$2.63	$2.85	$2.50	$2.85	$2.62	$2.85	$2.62
Typical Cash Rent for Oats, Hay, and Pasture, $ per acre[2/]													
Alfalfa hay, established	$158												
Grass hay, established	$132												
Oats	$151												
Improved perm. pasture	$65		$63										
Unimproved perm. pasture	$42								$37				
Pasture, $/AUM	NA												
Cornstalk grazing	$15												
Hunting rights	$20												

[1/] 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.
[2/] No values are reported if fewer than five responses were received.

2017 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 6

County	District Average	Benton	Cedar	Clinton	Iowa	Jackson	Johnson	Jones	Linn	Muscatine	Scott
Number of responses[1/]	165	27	24	16	13	11	13	16	14	17	14
2012 - 2016 avg. corn yield	178	173	183	185	181	174	175	175	174	176	181
2012 - 2016 avg. bean yield	54	53	56	56	53	54	51	55	52	55	58
Avg. row crop CSR2 index	81	85	86	74	79	68	83	77	86	82	87
Typical Cash Rent for Corn and Soybeans, $ per tillable acre											
Overall average	$231	$245	$209	$258	$222	$215	$224	$236	$239	$207	$252
Irrigated land average	$247										
High quality third											
Average response	$274	$276	$244	$306	$263	$254	$261	$282	$286	$249	$316
Range of responses		220-325	175-325	225-350	205-300	200-300	180-325	250-320	250-325	180-300	250-350
Medium quality third											
Average response	$230	$249	$206	$257	$218	$218	$226	$232	$242	$211	$246
Range of responses		175-300	140-275	195-300	180-260	170-265	140-300	165-265	200-275	150-280	175-325
Low quality third											
Average response	$188	$209	$178	$210	$184	$172	$185	$194	$188	$161	$194
Range of responses		125-280	115-225	165-265	160-200	120-240	110-270	145-225	100-245	90-240	160-225
Typical Corn Yield, bu. per acre											
High third	196	196	200	200	200	200	195	190	192	191	200
Middle third	170	170	175	175	170	170	168	165	165	167	170
Low third	129	131	150	130	121	120	130	125	120	135	130
Average Rents per 5-year Average Yield or CSR2											
Rent per bu. of corn yield	$1.30	$1.42	$1.14	$1.39	$1.23	$1.24	$1.28	$1.35	$1.37	$1.18	$1.39
Rent per bu. of bean yield	$4.25	$4.62	$3.73	$4.61	$4.19	$3.98	$4.39	$4.29	$4.60	$3.76	$4.34
Rent per CSR2 index point	$2.87	$2.88	$2.43	$3.49	$2.81	$3.16	$2.70	$3.06	$2.78	$2.52	$2.90
Typical Cash Rent for Oats, Hay, and Pasture, $ per acre[2/]											
Alfalfa hay, established	$164	$115				$132					
Grass hay, established	$104										
Oats	$129										
Improved perm. pasture	$67		$59			$66					
Unimproved perm. pasture	$45	$42	$38			$48					
Pasture, $/AUM	$17										
Cornstalk grazing	$9										
Hunting rights	$13										

[1/] 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.
[2/] No values are reported if fewer than five responses were received.

2017 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 7

County	District Average	Adair	Adams	Cass	Fremont	Mills[3/]	Montgomery	Page	Pottawat-tamie	Taylor[3/]
Number of responses[1/]	133	20	16	14	11	13	12	18	18	11
2012 - 2016 avg. corn yield	163	156	157	169	169	168	164	161	179	142
2012 - 2016 avg. bean yield	49	48	48	51	51	50	50	51	52	45
Avg. row crop CSR2 index	78	77	70	79	82	81	78	82	77	75
Typical Cash Rent for Corn and Soybeans, $ per tillable acre										
Overall average	$206	$184	$197	$210	$189	$221	$211	$208	$236	$194
High quality third										
Average response	$237	$213	$237	$244	$216	$250	$242	$236	$270	$226
Range of responses		180-250	195-265	210-285	200-235	200-300	200-285	195-275	230-300	180-260
Medium quality third										
Average response	$206	$187	$195	$212	$188	$224	$216	$207	$236	$190
Range of responses		150-220	170-210	190-240	150-210	185-250	180-245	175-230	200-275	135-230
Low quality third										
Average response	$174	$153	$159	$175	$163	$190	$177	$180	$202	$167
Range of responses		120-185	150-185	150-190	105-190	175-225	150-220	150-200	170-250	115-200
Typical Corn Yield, bu. per acre										
High third	184	175	175	188	200	180	190	180	198	171
Middle third	153	141	150	156	165	150	164	146	170	135
Low third	116	104	105	124	130	120	122	110	133	95
Average Rents per 5-year Average Yield or CSR2										
Rent per bu. of corn yield	$1.26	$1.18	$1.25	$1.24	$1.12	$1.32	$1.29	$1.29	$1.32	$1.37
Rent per bu. of bean yield	$4.15	$3.83	$4.10	$4.12	$3.71	$4.42	$4.22	$4.08	$4.54	$4.31
Rent per CSR2 index point	$2.64	$2.39	$2.81	$2.66	$2.30	$2.73	$2.71	$2.54	$3.06	$2.59
Typical Cash Rent for Oats, Hay, and Pasture, $ per acre[2/]										
Alfalfa hay, established	$108	$98	$87					$124		$99
Grass hay, established	$80	$80	$79	$90				$83		$78
Oats	$104									
Improved perm. pasture	$81	$73	$72	$81			$101	$84		$80
Unimproved perm. pasture	$59	$56	$57	$62			$64	$66	$58	$54
Pasture, $/AUM	NA									
Cornstalk grazing	$8	$5							$6	
Hunting rights	$9									

[1/] 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.
[2/] No values are reported if fewer than five responses were received.
[3/] Corn and soybean yield data not available for 2015, average based on 2012-2014, 2016.

2017 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 8

County	District Average	Appanoose	Clarke & Decatur	Lucas	Madison	Marion	Monroe[3/]	Ringgold	Union[3/]	Warren	Wayne
Number of responses[1/]	99	6	11	13	14	11	5	10	10	8	11
2012 - 2016 avg. corn yield	143	133	138	137	154	164	135	137	146	155	137
2012 - 2016 avg. bean yield	44	41	42	44	47	50	44	42	45	48	41
Avg. row crop CSR2 index	76	70	73	76	85	79	78	68	83	84	67
Typical Cash Rent for Corn and Soybeans, $ per tillable acre											
Overall average	$180	$168	$176	$163	$184	$184	$188	$171	$210	$195	$164
High quality third											
Average response	$215	$190	$208	$192	$219	$227	$235	$209	$258	$226	$191
Range of responses		150-225	175-250	150-230	180-275	200-280	230-240	170-260	190-300	185-260	150-250
Medium quality third											
Average response	$180	$170	$182	$166	$181	$182	$185	$164	$201	$197	$167
Range of responses		135-200	150-210	125-200	130-225	140-215	175-200	120-200	145-235	175-210	125-200
Low quality third											
Average response	$146	$143	$139	$131	$150	$142	$143	$138	$173	$161	$134
Range of responses		120-170	95-180	100-170	120-195	100-180	130-170	100-175	120-200	150-180	100-170
Typical Corn Yield, bu. per acre											
High third	164	160	165	160	176	185	150	150	160	175	156
Middle third	129	110	125	125	150	157	115	115	127	150	120
Low third	81	50	75	90	100	117	55	71	99	100	58
Average Rents per 5-year Average Yield or CSR2											
Rent per bu. of corn yield	$1.27	$1.26	$1.28	$1.19	$1.19	$1.12	$1.39	$1.25	$1.44	$1.26	$1.20
Rent per bu. of bean yield	$4.09	$4.10	$4.19	$3.70	$3.91	$3.68	$4.27	$4.07	$4.67	$4.06	$4.00
Rent per CSR2 index point	$2.38	$2.40	$2.41	$2.14	$2.16	$2.33	$2.41	$2.51	$2.53	$2.32	$2.45
Typical Cash Rent for Oats, Hay, and Pasture, $ per acre[2/]											
Alfalfa hay, established	$94		$91	$89	$106	$106		$93	$102		
Grass hay, established	$68		$64	$61	$52	$94		$74	$86		
Oats	$87										
Improved perm. pasture	$64		$71	$52	$56	$52		$73	$89		
Unimproved perm. pasture	$49		$43		$40	$34		$57	$85		
Pasture, $/AUM	$14										
Cornstalk grazing	$8				$10						
Hunting rights	$12										

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[3/] Corn yield data not available for 2015, average based on 2012-2014, 2016.

2017 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[1/]	91	8	10	11	6	7	7	10	8	6	8	10
2012 - 2016 avg. corn yield	167	143	179	173	163	171	160	178	177	159	159	177
2012 - 2016 avg. bean yield	50	44	53	53	48	51	49	52	52	47	48	53
Avg. row crop CSR2 index	79	71	85	81	80	80	77	80	79	75	80	82
Typical Cash Rent for Corn and Soybeans, $ per tillable acre												
Overall average	$204	$172	$211	$204	$216	$216	$193	$185	$217	$169	$222	$236
High quality third												
Average response	$252	$211	$266	$257	$280	$266	$241	$219	$260	$205	$284	$281
Range of responses		165-250	210-310	220-300	240-300	230-300	200-270	200-240	205-300	170-240	230-325	250-325
Medium quality third												
Average response	$201	$171	$203	$200	$213	$209	$189	$179	$221	$167	$220	$238
Range of responses		150-200	190-225	150-220	200-250	200-225	160-230	150-195	190-260	150-175	180-275	210-275
Low quality third												
Average response	$159	$135	$164	$156	$154	$173	$150	$156	$171	$137	$163	$189
Range of responses		100-170	150-185	125-170	140-175	170-175	140-160	125-195	125-210	125-150	135-200	160-240
Typical Corn Yield, bu. per acre												
High third	188	160	200	190	187	200	175	198	197	180	180	200
Middle third	149	121	160	150	132	160	131	170	160	140	140	173
Low third	106	75	130	106	88	118	80	135	131	85	95	120
Average Rents per 5-year Average Yield or CSR2												
Rent per bu. of corn yield	$1.22	$1.20	$1.18	$1.18	$1.33	$1.26	$1.21	$1.04	$1.23	$1.06	$1.40	$1.33
Rent per bu. of bean yield	$4.07	$3.91	$3.98	$3.85	$4.50	$4.24	$3.94	$3.56	$4.17	$3.60	$4.63	$4.45
Rent per CSR2 index point	$2.57	$2.42	$2.48	$2.52	$2.70	$2.70	$2.51	$2.31	$2.75	$2.25	$2.78	$2.88
Typical Cash Rent for Oats, Hay, and Pasture, $ per acre[2/]												
Alfalfa hay, established	$87											
Grass hay, established	$62											
Oats	NA											
Improved perm. pasture	$60											
Unimproved perm. pasture	$44											
Pasture, $/AUM	NA											
Cornstalk grazing	$11											
Hunting rights	NA											

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[2/] No values are reported if fewer than five responses were received.

2017 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/]	1,448	222	200	139	190	209	165	133	99	91
2012 - 2016 avg. corn yield	175	183	176	177	172	178	178	163	143	167
2012 - 2016 avg. bean yield	52	54	51	53	51	52	54	49	44	50
Avg. row crop CSR2 index	81	87	83	79	78	85	81	78	76	79
Typical Cash Rent for Corn and Soybeans, $ per tillable acre										
Overall average	$219	$234	$218	$241	$231	$228	$231	$206	$180	$204
Irrigated land average		$326	$278		$243					
High quality third										
Average response	$256	$269	$249	$277	$268	$263	$274	$237	$215	$252
Medium quality third										
Average response	$219	$234	$219	$242	$234	$228	$230	$206	$180	$201
Low quality third										
Average response	$182	$198	$185	$205	$193	$192	$188	$174	$146	$159
Typical Corn Yield, bu. per acre										
High third	191	199	196	197	195	195	196	184	164	188
Middle third	162	177	171	171	170	170	170	153	129	149
Low third	124	150	136	134	132	136	129	116	81	106
Average Rents per 5-year Average Yield or CSR2										
Rent per bu. of corn yield	$1.28	$1.28	$1.24	$1.36	$1.34	$1.28	$1.30	$1.26	$1.27	$1.22
Rent per bu. of bean yield	$4.29	$4.32	$4.29	$4.53	$4.50	$4.39	$4.25	$4.15	$4.09	$4.07
Rent per CSR2 index point	$2.72	$2.69	$2.61	$3.05	$2.98	$2.68	$2.87	$2.64	$2.38	$2.57
Typical Cash Rent for Oats, Hay, and Pasture, $ per acre[2/]										
Alfalfa hay, established	$157	$211	$185	$218	$187	$158	$164	$108	$94	$87
Grass hay, established	$109	$124	$118	$175	$123	$132	$104	$80	$68	$62
Oats	$153	$190	$161	$193	$211	$151	$129	$104	$87	NA
Improved perm. pasture	$71	$73	$68	$71	$88	$65	$67	$81	$64	$60
Unimproved perm. pasture	$48	$45	$44	$45	$57	$42	$45	$59	$49	$44
Pasture, $/AUM	$17	NA	NA	$20	NA	NA	$17	NA	$14	NA
Cornstalk grazing	$10	$10	NA	$15	$8	$15	$9	$8	$8	$11
Hunting rights	$13	$9	NA	NA	$16	$20	$13	$9	$12	NA

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