
Cash Rental Rates for Iowa

2015 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 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 1,437 responses was 49 percent from farmers, 27 percent from landowners, 12 percent from agricultural lenders, 10 percent from professional farm managers, and 2 percent from other professions.

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.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.

2010-2014 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 5-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.

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2015 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*	224	11	15	22	12	9	10	27	14	13	52	17	22
2010 - 2014 avg. corn yield	174	168	178	173	166	170	181	182	181	171	167	172	180
2010 - 2014 avg. bean yield	50	47	54	49	47	46	54	54	51	47	51	46	57
Avg. row crop CSR2 index	87	90	91	88	89	85	80	95	88	84	83	84	89

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

Overall average	\$259	\$260	\$294	\$233	\$213	\$223	\$279	\$258	\$265	\$249	\$277	\$260	\$297
Irrigated land average	\$279												
High quality third													
Average response	\$296	\$291	\$328	\$284	\$249	\$255	\$315	\$304	\$301	\$285	\$318	\$291	\$334
Range of responses		225-375	240-400	224-375	185-290	190-300	198-400	110-400	230-350	250-350	189-500	225-350	203-425
Medium quality third													
Average response	\$261	\$260	\$289	\$236	\$218	\$221	\$285	\$256	\$269	\$252	\$276	\$267	\$301
Range of responses		230-300	220-375	145-300	171-270	175-275	183-350	100-350	195-340	215-310	150-420	210-300	182-400
Low quality third													
Average response	\$220	\$228	\$264	\$178	\$172	\$195	\$238	\$214	\$226	\$212	\$237	\$220	\$257
Range of responses		200-275	195-340	100-250	125-200	168-250	158-325	80-325	150-315	180-270	125-315	165-255	157-350

Typical Corn Yield, bu. per acre

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

Average Rents per 5 Year Average Yield or CSR2

Rent per bu. of corn yield	\$1.49	\$1.55	\$1.65	\$1.35	\$1.28	\$1.31	\$1.54	\$1.42	\$1.46	\$1.46	\$1.66	\$1.51	\$1.65
Rent per bu. of bean yield	\$5.15	\$5.53	\$5.44	\$4.76	\$4.53	\$4.85	\$5.17	\$4.78	\$5.20	\$5.30	\$5.43	\$5.65	\$5.21
Rent per CSR2 index point	\$2.98	\$2.89	\$3.23	\$2.65	\$2.39	\$2.62	\$3.49	\$2.72	\$3.01	\$2.96	\$3.34	\$3.10	\$3.34

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

Alfalfa hay, established	\$192										\$172		
Grass hay, established	\$129										\$126		
Oats	\$186										\$174		
Improved perm. pasture	\$80			\$56				\$63			\$86		
Unimproved perm. pasture	\$52			\$37			\$77	\$45			\$60		
Pasture, \$/AUM	NA												
Cornstalk grazing	\$7										\$4		
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 five responses were received.