

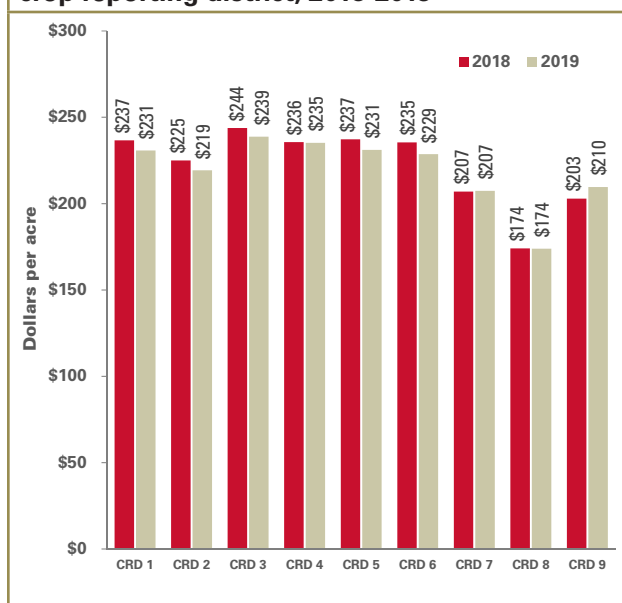
Cash Rental Rates for Iowa 2019 Survey

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 publication do not include the value of any buildings or storage structures, manure application contracts, or seed production contracts. Due to lower responses in 2019 oats, hay, and pasture rents are only available at the district level.

The cooperation and assistance of the landowners, farmers, and agribusiness people who responded to this survey are greatly appreciated. The distribution of the 1,262 responses was 47 percent from farm operators, 30 percent from landowners, 8 percent from agricultural lenders, 12 percent from professional farm managers and realtors, and 3 percent from other professions. Respondents indicated being familiar with 1.6 million cash rented acres across the state.

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

Figure 1. Comparison of average cash rent by crop reporting district, 2018-2019



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](http://www.extension.iastate.edu/agdm/wdleasing.html) page, located under [Whole Farm, Leasing](http://www.extension.iastate.edu/agdm/wdleasing.html) (www.extension.iastate.edu/agdm/wdleasing.html).

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

Definitions

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

2014-2018 average yields – based on available farm level data collected by USDA 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 collected by USDA NASS 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 by USDA 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.

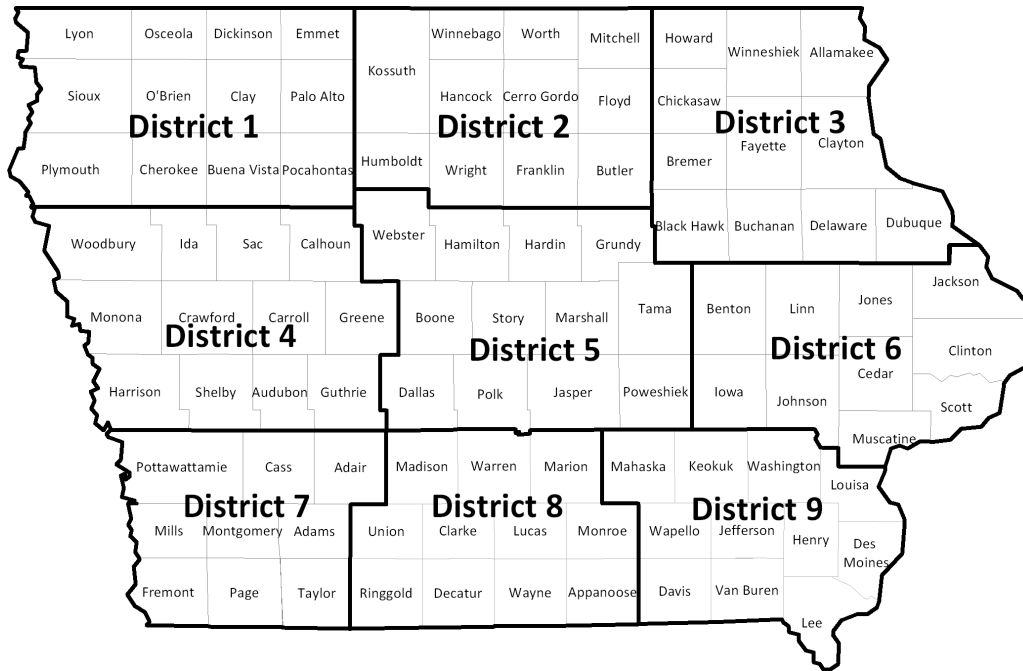
Pasture, \$/AUM – rent charged per animal unit month. One AUM is equal to a beef cow and calf or equivalent grazing for one month.

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 2015-2019
Corn and Soybean Acres (\$/tillable acre)**

	2015	2016	2017	2018	2019
District 1	\$259	\$248	\$234	\$237	\$231
District 2	254	243	218	225	219
District 3	273	250	241	244	239
District 4	265	245	231	236	235
District 5	261	239	228	237	231
District 6	255	242	231	235	229
District 7	242	220	206	207	207
District 8	187	183	180	174	174
District 9	217	203	204	203	210
State	\$246	\$230	\$219	\$222	\$219



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2019 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 4

County	District 4 Average	Audubon	Calhoun	Carroll	Crawford	Greene	Guthrie	Harrison	Ida	Monona	Sac	Shelby	Woodbury
Number of responses ^{1/}	167	10	23	10	12	14	14	16	15	12	7	18	16
2014 - 2018 avg. corn yield	196	194	196	201	206	196	189	185	209	178	201	198	201
2014 - 2018 avg. bean yield	57	57	56	59	60	57	54	53	62	54	60	58	58
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	\$235	\$239	\$225	\$239	\$237	\$229	\$227	\$232	\$250	\$222	\$256	\$231	\$234
Irrigated land average										\$240			
High quality third													
Average response	\$267	\$267	\$248	\$266	\$268	\$255	\$259	\$269	\$282	\$268	\$282	\$265	\$271
Range of responses		225-300	200-275	245-295	245-300	230-280	225-280	245-285	260-315	235-290	260-300	230-290	225-300
Medium quality third													
Average response	\$236	\$238	\$224	\$244	\$230	\$234	\$230	\$232	\$254	\$219	\$257	\$228	\$238
Range of responses		200-280	190-260	215-275	200-250	200-265	190-260	170-250	225-280	160-250	245-265	200-265	200-275
Low quality third													
Average response	\$203	\$211	\$203	\$208	\$213	\$198	\$194	\$196	\$213	\$179	\$230	\$200	\$194
Range of responses		180-250	175-230	175-230	180-230	160-225	150-230	140-230	200-250	125-230	220-240	170-225	125-250

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	\$1.20	\$1.23	\$1.15	\$1.19	\$1.15	\$1.17	\$1.20	\$1.25	\$1.20	\$1.25	\$1.27	\$1.17	\$1.16
Rent per bu. of bean yield	\$4.10	\$4.19	\$4.02	\$4.05	\$3.95	\$4.02	\$4.20	\$4.38	\$4.03	\$4.11	\$4.27	\$3.98	\$4.03
Rent per CSR2 index point	\$3.02	\$3.14	\$2.56	\$2.91	\$3.20	\$2.69	\$2.80	\$3.18	\$3.09	\$3.22	\$2.91	\$3.21	\$3.34

^{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.

2019 CASH RENTAL SURVEY SUMMARY BY CROP REPORTING DISTRICT

District	State Average	Northwest	North Central	Northeast	West Central	Central	East Central	Southwest	South Central	Southeast
		District 1 Average	District 2 Average	District 3 Average	District 4 Average	District 5 Average	District 6 Average	District 7 Average	District 8 Average	District 9 Average
Number of responses ^{1/}	1,258	192	190	101	167	202	145	106	75	76
2014 - 2018 avg. corn yield	194	194	192	197	196	199	202	182	169	188
2014 - 2018 avg. bean yield	56	58	56	56	57	57	58	54	49	55
Avg. row crop CSR2 index	81	87	83	81	78	85	81	78	76	79
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre										
Overall average	\$219	\$231	\$219	\$239	\$235	\$231	\$229	\$207	\$174	\$210
High quality third										
Average response	\$255	\$268	\$249	\$278	\$267	\$265	\$269	\$239	\$209	\$255
Medium quality third										
Average response	\$219	\$230	\$220	\$239	\$236	\$233	\$230	\$206	\$173	\$208
Low quality third										
Average response	\$183	\$195	\$188	\$199	\$203	\$196	\$187	\$176	\$140	\$165
Typical Corn Yield, bu. per acre										
High third	191	199	196	198	195	195	196	184	165	189
Middle third	163	177	171	172	170	170	170	153	131	151
Low third	125	150	136	135	132	136	129	116	84	108
Average Rents per 5-year Average Yield or CSR2										
Rent per bu. of corn yield	\$1.15	\$1.19	\$1.14	\$1.21	\$1.20	\$1.16	\$1.13	\$1.14	\$1.03	\$1.11
Rent per bu. of bean yield	\$3.93	\$3.97	\$3.95	\$4.26	\$4.10	\$4.09	\$3.93	\$3.81	\$3.51	\$3.79
Rent per CSR2 index point	\$2.71	\$2.65	\$2.63	\$2.97	\$3.02	\$2.72	\$2.85	\$2.67	\$2.28	\$2.63
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre^{2/}										
Alfalfa hay, established	\$160	\$160	\$180	\$202	\$189	\$201	\$180	\$103	\$94	\$128
Grass hay, established	\$119	\$98	\$156	\$149	\$153	\$130	\$141	\$85	\$66	\$94
Oats	\$134		\$175	\$194			\$127	\$107	\$79	\$119
Improved perm. pasture	\$75	\$66	\$62	\$85	\$97	\$73	\$72	\$84	\$69	\$63
Unimproved perm. pasture	\$51	\$47	\$41	\$58	\$66	\$45	\$51	\$63	\$45	\$46
Pasture, \$/AUM	\$17		\$10	\$10		\$13	\$25	\$29	\$16	
Cornstalk grazing	\$11	\$13			\$10	\$18	\$9	\$7	\$10	
Hunting rights	\$21			\$19	\$42	\$22	\$21	\$15	\$15	\$15

^{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.