

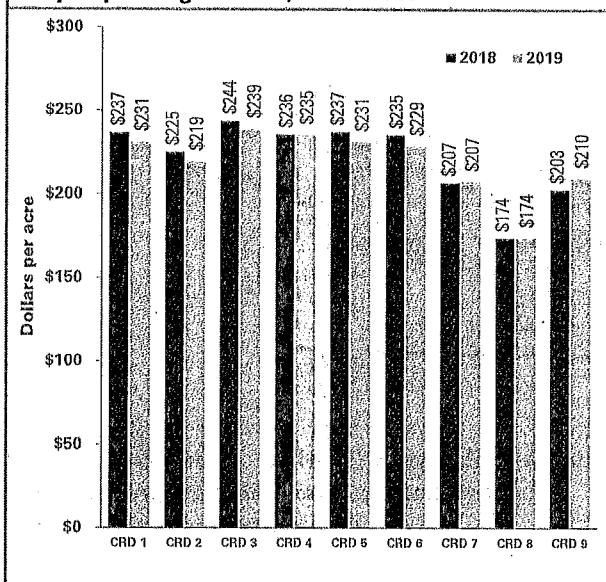
# Cash Rental Rates for Iowa 2019 Survey

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](http://www.extension.iastate.edu/soils/ispaid) (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.

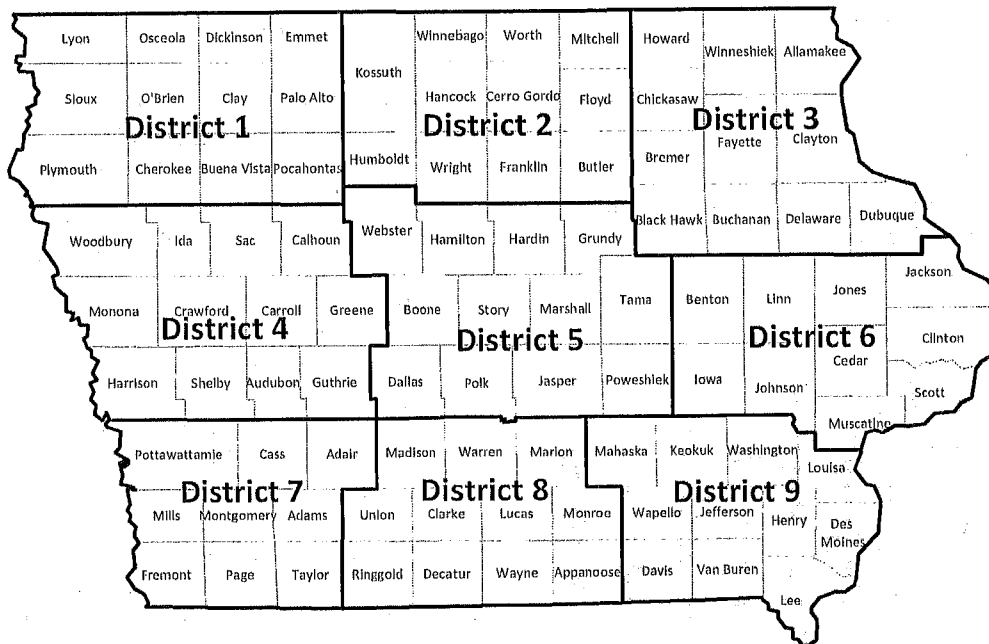
Pasture, \$/AUM – rent charged per animal unit month. One AUM is equal to a beef cow and calf or equivalent grazing for one month.

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
<b>State</b>	<b>\$246</b>	<b>\$230</b>	<b>\$219</b>	<b>\$222</b>	<b>\$219</b>



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## 2019 CASH RENTAL SURVEY FOR CROP REPORTING DISTRICT 8

County	District 8 Average	Appanoose & Monroe	Clarke	Decatur	Lucas	Madison	Marion	Ringgold	Union	Warren	Wayne
Number of responses <sup>1/</sup>	75	5	7	8	5	13	9	8	5	8	7
2014 - 2018 avg. corn yield	169	172	160	170	161	173	185	163	166	174	169
2014 - 2018 avg. bean yield	49	51	46	48	47	52	54	48	49	51	49
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	\$174	\$176	\$137	\$142	\$160	\$197	\$179	\$185	\$206	\$190	\$166
<b>High quality third</b>											
Average response	\$209	\$206	\$173	\$165	\$190	\$236	\$221	\$238	\$239	\$221	\$198
Range of responses		180-260	145-200	140-205	175-200	200-280	180-250	225-250	200-265	195-250	170-215
<b>Medium quality third</b>											
Average response	\$173	\$175	\$146	\$146	\$158	\$195	\$180	\$180	\$208	\$186	\$161
Range of responses		160-190	100-185	110-180	150-180	170-225	150-205	140-225	175-240	150-225	120-180
<b>Low quality third</b>											
Average response	\$140	\$147	\$93	\$117	\$131	\$160	\$137	\$138	\$171	\$163	\$141
Range of responses		140-150	90-95	80-160	120-160	135-190	130-150	115-175	145-200	130-200	100-165
<b>Typical Corn Yield, bu. per acre</b>											
High third	165	155	160	170	160	176	185	150	160	175	156
Middle third	131	113	120	130	125	150	157	115	127	150	120
Low third	84	53	60	90	90	100	117	71	99	100	58
<b>Average Rents per 5-year Average Yield or CSR2</b>											
Rent per bu. of corn yield	\$1.03	\$1.02	\$0.86	\$0.84	\$0.99	\$1.14	\$0.97	\$1.13	\$1.24	\$1.09	\$0.98
Rent per bu. of bean yield	\$3.51	\$3.45	\$2.98	\$2.96	\$3.40	\$3.79	\$3.31	\$3.85	\$4.20	\$3.73	\$3.39
Rent per CSR2 index point	\$2.28	\$2.38	\$1.88	\$1.95	\$2.11	\$2.32	\$2.27	\$2.72	\$2.48	\$2.26	\$2.48

<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.

## 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	District 10 Average	District 11 Average	District 12 Average	District 13 Average	District 14 Average	District 15 Average	District 16 Average	District 17 Average	District 18 Average
Number of responses <sup>1/</sup>	1,258	192	190	101	167	202	145	106	75	76	106	182	54	76	75	169	49	55	79
2014 - 2018 avg. corn yield	194	194	192	197	196	199	202	182	169	188	202	182	54	76	169	49	55	79	79
2014 - 2018 avg. bean yield	56	58	56	56	57	57	58	54	49	55	58	54	76	76	49	55	79	79	79
Avg. row crop CSR2 index	81	87	83	81	78	85	81	78	78	85	81	78	78	76	76	76	76	79	79
<b>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre</b>																			
Overall average	\$219	\$231	\$219	\$239	\$235	\$231	\$229	\$207	\$174	\$210	\$229	\$207	\$176	\$140	\$207	\$209	\$173	\$208	\$165
High quality third	\$255	\$268	\$249	\$278	\$267	\$265	\$269	\$239	\$209	\$255	\$269	\$239	\$209	\$173	\$239	\$209	\$173	\$208	\$165
Medium quality third	\$219	\$230	\$220	\$239	\$236	\$233	\$230	\$206	\$173	\$219	\$230	\$206	\$173	\$140	\$206	\$173	\$140	\$208	\$165
Average response	\$183	\$195	\$188	\$199	\$203	\$196	\$187	\$176	\$140	\$183	\$187	\$176	\$140	\$110	\$176	\$140	\$110	\$165	\$110
Low quality third																			
<b>Typical Corn Yield, bu. per acre</b>																			
High third	191	199	196	198	195	195	196	184	165	189	196	184	165	131	184	165	131	151	108
Middle third	163	177	171	172	170	170	170	153	131	151	170	153	131	84	153	131	84	151	108
Low third	125	150	136	135	132	136	129	116	84	108	129	116	84	84	116	84	84	108	108
<b>Average Rents per 5-year Average Yield or CSR2</b>																			
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	\$1.13	\$1.14	\$1.03	\$0.84	\$1.14	\$1.03	\$0.84	\$1.11	\$0.84
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	\$3.93	\$3.81	\$3.51	\$2.82	\$3.81	\$3.51	\$2.82	\$3.79	\$2.82
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	\$2.85	\$2.67	\$2.28	\$1.73	\$2.67	\$2.28	\$1.73	\$2.63	\$1.73
<b>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre<sup>2/</sup></b>																			
Alfalfa hay, established	\$160	\$160	\$180	\$202	\$189	\$201	\$180	\$103	\$94	\$128	\$180	\$103	\$94	\$128	\$103	\$94	\$128	\$128	\$128
Grass hay, established	\$119	\$98	\$156	\$149	\$153	\$130	\$141	\$85	\$66	\$94	\$141	\$85	\$66	\$94	\$85	\$66	\$94	\$94	\$94
Oats	\$134	\$134	\$175	\$194	\$194	\$173	\$127	\$107	\$79	\$119	\$127	\$107	\$79	\$119	\$107	\$79	\$119	\$119	\$119
Improved perm. pasture	\$75	\$66	\$62	\$85	\$97	\$73	\$72	\$84	\$69	\$63	\$72	\$84	\$69	\$63	\$84	\$69	\$63	\$63	\$63
Unimproved perm. pasture	\$51	\$47	\$41	\$58	\$66	\$45	\$51	\$63	\$45	\$46	\$51	\$63	\$45	\$46	\$63	\$45	\$46	\$46	\$46
Pasture, \$/AUM	\$17	\$17	\$10	\$10	\$10	\$13	\$25	\$29	\$16	\$15	\$25	\$29	\$16	\$15	\$29	\$16	\$15	\$15	\$15
Cornstalk grazing	\$11	\$13	\$10	\$10	\$10	\$18	\$9	\$7	\$10	\$15	\$9	\$7	\$10	\$15	\$7	\$10	\$15	\$15	\$15
Hunting rights	\$21	\$21	\$21	\$19	\$42	\$22	\$21	\$15	\$15	\$15	\$22	\$15	\$15	\$15	\$15	\$15	\$15	\$15	\$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.