

CASH RENTAL RATES FOR IOWA

2004 SURVEY

The cash rental rates presented in this publication are the result of a survey of farmers, landowners, agricultural lenders, real estate brokers, 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 land devoted to hay production, oats, pasture, and cornstalk grazing.

Land suitable for corn and soybeans was divided into high, medium, and low quality thirds, based on its expected corn yield. Estimates of expected corn yields were derived from actual farm yields submitted for crop insurance documentation. The rental rates summarized in this bulletin do not reflect the value of any buildings or storage structures, and assume that half the rent is paid before planting and the remainder following harvest.

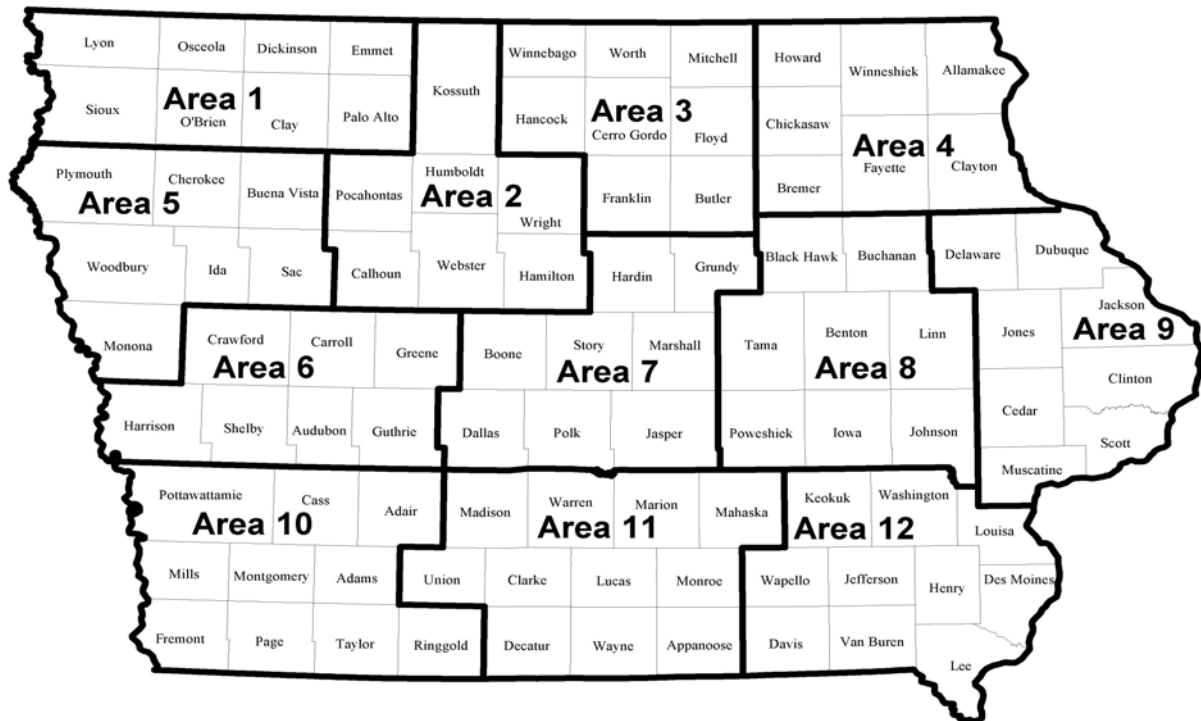
The information shown can be useful in comparing rental rates among counties and farms of different levels of productivity. However, actual rental terms for a particular farm should be set by mutual agreement between the owner and tenant, based on the productivity and other characteristics of the land being leased. Extension publication Fm-1801, "*Estimating Cash Rental Rates for Farmland*," offers guidelines for determining a fair cash rent for a particular farm.

Circumstances such as the following may justify a higher or lower rent in certain cases:

- Small size or unusual shape of fields
- Presence of terraces or creeks that affect the time it takes to plant and harvest
- Difficult or restricted access to fields
- High or low fertility levels or Ph
- Existence of contracts for growing seed or specialty grains, or application of manure
- Above or below average local grain prices due to transportation costs, proximity to barge loading facilities or feed demand
- USDA program variables, such as corn base and assigned yields

Counties were grouped into areas as shown on the map below. Data for some similar counties were combined, when only a small number of responses was received. Rental rates for pasture and hayland are not shown for counties for which only a few responses were received. However, the average pasture and hayland rates reported for each area are shown.

The cooperation and assistance of the landowners, farmers, and agribusiness people who responded to this survey are greatly appreciated.



2004 CASH RENTAL SURVEY FOR AREA 2

<u>County</u>	<u>Area</u>	<u>Calhoun</u>	<u>Hamilton</u>	<u>Humboldt</u>	<u>Kossuth</u>	<u>Pocahontas</u>	<u>Webster</u>	<u>Wright</u>
Number of responses	88	9	11	8	12	16	15	17
1994 - 2003 Average Corn Yield	153	150	158	153	152	152	158	151
1994 - 2003 Average Soybean Yld	45	45	45	45	43	45	46	43
Average Row Crop CSR Index	77	79	80	Not Avail.	72	74	82	76
<u>Typical Cash Rent for Corn and Soybeans, \$ per acre</u>								
Overall average	\$134	\$140	\$138	\$129	\$136	\$127	\$133	\$135
High quality third								
Average response	\$148	\$153	\$147	\$148	\$151	\$142	\$148	\$151
Range of responses	120 - 190	125 - 175	125 - 170	135 - 170	140 - 160	120 - 165	126 - 170	130 - 190
Medium quality third								
Average response	\$133	\$132	\$135	\$131	\$137	\$126	\$132	\$134
Range of responses	100 - 170	115 - 150	115 - 145	100 - 150	130 - 145	110 - 135	115 - 145	110 - 170
Low quality third								
Average response	\$117	\$123	\$123	\$108	\$120	\$111	\$118	\$117
Range of responses	90 - 150	110 - 140	90 - 135	90 - 125	110 - 130	100 - 120	95 - 135	95 - 150
<u>Typical Corn Yield, bu. per acre</u>								
High third	153	153	157	151	150	152	159	152
Middle third	144	144	147	143	142	144	148	142
Low third	131	132	136	131	130	128	133	127
<u>Average Rents Per Unit</u>								
Rent per bushel of corn yield	\$0.87	\$0.93	\$0.87	\$0.85	\$0.90	\$0.84	\$0.84	\$0.89
Rent per bushel of soybean yield	\$3.01	\$3.13	\$3.05	\$2.88	\$3.17	\$2.84	\$2.88	\$3.11
Rent per CSR index point	\$1.75	\$1.76	\$1.72	NA	\$1.90	\$1.72	\$1.62	\$1.77
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>								
Alfalfa hay, established	\$108							
Grass hay, established	\$91							
Oats	\$103							
Tillable pasture	\$71							
Improved permanent pasture	\$48							
Unimproved permanent pasture	\$36							
Pasture, \$/AUM	NA							
Cornstalks	NA							

2004 CASH RENTAL SURVEY FOR AREA 4

<u>County</u>	Area Average	<u>Allamakee</u>	<u>Bremer</u>	<u>Chickasaw</u>	<u>Clayton</u>	<u>Fayette</u>	<u>Howard</u>	<u>Winneshiek</u>
Number of responses	66	9	16	6	12	8	9	6
1994 - 2003 Average Corn Yield	147	144	154	145	148	150	144	145
1994 - 2003 Average Soybean Yld	46	46	47	44	49	46	43	45
Average Row Crop CSR Index	78	80	82	77	74	77	76	77
<u>Typical Cash Rent for Corn and Soybeans, \$ per acre</u>								
Overall average	\$129	\$125	\$127	\$123	\$146	\$140	\$110	\$129
High quality third								
Average response	\$149	\$147	\$142	\$146	\$175	\$160	\$126	\$149
Range of responses	100 - 205	125 - 175	117 - 180	135 - 160	155 - 205	135 - 193	100 - 158	130 - 163
Medium quality third								
Average response	\$129	\$124	\$129	\$126	\$144	\$138	\$111	\$130
Range of responses	90 - 160	110 - 150	112 - 150	115 - 140	125 - 160	120 - 159	90 - 145	115 - 140
Low quality third								
Average response	\$107	\$103	\$111	\$98	\$119	\$119	\$93	\$108
Range of responses	70 - 135	80 - 130	90 - 125	90 - 115	100 - 135	110 - 130	70 - 125	80 - 115
<u>Typical Corn Yield, bu. per acre</u>								
High third	149	144	161	147	151	149	144	143
Middle third	136	134	147	135	134	139	128	133
Low third	122	123	126	117	123	130	114	120
<u>Average Rents Per Unit</u>								
Rent per bushel of corn yield	\$0.87	\$0.87	\$0.83	\$0.85	\$0.98	\$0.94	\$0.76	\$0.89
Rent per bushel of soybean yield	\$2.81	\$2.74	\$2.69	\$2.83	\$2.98	\$3.04	\$2.59	\$2.89
Rent per CSR index point	\$1.65	\$1.56	\$1.55	\$1.59	\$1.96	\$1.81	\$1.44	\$1.68
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>								
Alfalfa hay, established	\$143	\$127			\$149			
Grass hay, established	\$119	\$109			\$124			
Oats	\$110				\$121			
Tillable pasture	\$59							
Improved permanent pasture	\$51				\$54			
Unimproved permanent pasture	\$33				\$34			
Pasture, \$/AUM	\$10							
Cornstalks	NA							

2004 CASH RENTAL SURVEY FOR AREA 5

<u>County</u>	<u>Area</u> Average	<u>Buena Vista</u>	<u>Cherokee</u>	<u>Ida</u>	<u>Monona</u>	<u>Plymouth</u>	<u>Sac</u>	<u>Woodbury</u>
Number of responses	103	7	7	8	6	49	19	7
1994 - 2003 Average Corn Yield	143	151	149	146	130	144	149	135
1994 - 2003 Average Soybean Yld	45	46	48	46	41	45	45	42
Average Row Crop CSR Index	69	76	69	66	Not Avail.	64	75	62
<u>Typical Cash Rent for Corn and Soybeans, \$ per acre</u>								
Overall average	\$136	\$143	\$133	\$145	\$136	\$129	\$138	\$130
High quality third								
Average response	\$157	\$164	\$150	\$165	\$168	\$145	\$156	\$149
Range of responses	115 - 185	155 - 175	135 - 165	150 - 180	150 - 175	115 - 180	120 - 185	125 - 175
Medium quality third								
Average response	\$134	\$140	\$136	\$144	\$132	\$127	\$134	\$128
Range of responses	89 - 155	125 - 147	125 - 150	130 - 150	125 - 145	100 - 150	89 - 155	105 - 140
Low quality third								
Average response	\$115	\$119	\$110	\$127	\$108	\$109	\$119	\$114
Range of responses	80 - 145	100 - 130	100 - 130	110 - 145	90 - 130	80 - 140	80 - 140	90 - 125
<u>Typical Corn Yield, bu. per acre</u>								
High third	149	154	151	150	142	149	154	144
Middle third	136	144	141	136	125	137	141	126
Low third	122	130	127	124	106	121	128	118
<u>Average Rents Per Unit</u>								
Rent per bushel of corn yield	\$0.95	\$0.94	\$0.90	\$0.99	\$1.05	\$0.90	\$0.92	\$0.97
Rent per bushel of soybean yield	\$3.06	\$3.11	\$2.79	\$3.17	\$3.29	\$2.87	\$3.08	\$3.14
Rent per CSR index point	\$2.00	\$1.87	\$1.92	\$2.22	NA	\$2.03	\$1.83	\$2.12
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>								
Alfalfa hay, established	\$112					\$120		
Grass hay, established	\$85					\$84		
Oats	\$100					\$99		
Tillable pasture	\$70					\$79		
Improved permanent pasture	\$55				\$53	\$61	\$41	
Unimproved permanent pasture	\$40				\$34	\$45	\$33	
Pasture, \$/AUM	\$6					\$5		
Cornstalks	\$4					\$3		

2004 CASH RENTAL SURVEY FOR AREA 6

<u>County</u>	<u>Area</u> Average	<u>Audubon</u>	<u>Carroll</u>	<u>Crawford</u>	<u>Greene</u>	<u>Guthrie</u>	<u>Harrison</u>	<u>Shelby</u>
Number of responses	63	7	11	10	13	9	5	8
1994 - 2003 Average Corn Yield	140	136	147	141	151	136	137	136
1994 - 2003 Average Soybean Yld	43	42	45	44	45	41	42	45
Average Row Crop CSR Index	71	68	72	67	80	75	66	66
<u>Typical Cash Rent for Corn and Soybeans, \$ per acre</u>								
Overall average	\$133	\$133	\$141	\$134	\$138	\$124	\$131	\$131
High quality third								
Average response	\$153	\$152	\$161	\$155	\$155	\$143	\$157	\$149
Range of responses	125 - 175	132 - 175	140 - 170	140 - 170	135 - 175	125 - 153	130 - 170	140 - 160
Medium quality third								
Average response	\$134	\$134	\$142	\$134	\$139	\$127	\$131	\$132
Range of responses	110 - 155	125 - 150	130 - 155	120 - 150	120 - 155	110 - 140	120 - 145	125 - 140
Low quality third								
Average response	\$113	\$111	\$119	\$115	\$122	\$102	\$106	\$113
Range of responses	90 - 140	100 - 125	100 - 140	90 - 130	95 - 140	90 - 125	90 - 120	100 - 130
<u>Typical Corn Yield, bu. per acre</u>								
High third	146	143	148	145	153	146	147	142
Middle third	134	130	136	131	143	133	133	131
Low third	119	114	123	117	132	113	117	114
<u>Average Rents Per Unit</u>								
Rent per bushel of corn yield	\$0.95	\$0.99	\$0.97	\$0.95	\$0.92	\$0.91	\$0.96	\$0.96
Rent per bushel of soybean yield	\$3.08	\$3.19	\$3.17	\$3.05	\$3.07	\$3.00	\$3.14	\$2.94
Rent per CSR index point	\$1.89	\$1.88	\$1.95	\$2.00	\$1.73	\$1.66	\$1.99	\$2.04
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>								
Alfalfa hay, established	\$103	\$103						
Grass hay, established	\$79	\$82						
Oats	\$116							
Tillable pasture	\$71	\$61						\$67
Improved permanent pasture	\$51	\$46		\$55	\$46	\$49		\$58
Unimproved permanent pasture	\$37	\$37	\$39	\$38	\$35	\$40		\$41
Pasture, \$/AUM	NA							
Cornstalks	\$5	\$6				\$5		

2004 CASH RENTAL SURVEY FOR AREA 9

<u>County</u>	<u>Area</u> Average	<u>Cedar</u>	<u>Clinton</u>	<u>Delaware</u>	<u>Dubuque</u>	<u>Jackson</u>	<u>Jones</u>	<u>Muscatine</u>	<u>Scott</u>
Number of responses	90	16	12	15	7	11	9	11	9
1994 - 2003 Average Corn Yield	152	157	156	153	151	143	153	147	161
1994 - 2003 Average Soybean Yld	48	49	49	49	50	46	48	45	52
Average Row Crop CSR Index	80	85	77	77	72	73	87	81	86
<u>Typical Cash Rent for Corn and Soybeans, \$ per acre</u>									
Overall average	\$151	\$145	\$162	\$144	\$156	\$146	\$146	\$143	\$163
High quality third									
Average response	\$178	\$170	\$192	\$176	\$187	\$174	\$176	\$171	\$181
Range of responses	120 - 235	130 - 200	175 - 235	135 - 225	170 - 200	120 - 190	150 - 210	150 - 190	155 - 200
Medium quality third									
Average response	\$149	\$145	\$159	\$148	\$153	\$145	\$141	\$142	\$161
Range of responses	100 - 180	100 - 175	130 - 180	100 - 175	130 - 170	110 - 170	120 - 165	125 - 170	150 - 170
Low quality third									
Average response	\$123	\$121	\$138	\$118	\$126	\$120	\$116	\$114	\$134
Range of responses	70 - 165	75 - 165	115 - 150	80 - 150	115 - 135	90 - 150	100 - 130	70 - 160	110 - 150
<u>Typical Corn Yield, bu. per acre</u>									
High third	157	160	160	156	154	144	157	157	164
Middle third	141	143	146	143	140	130	139	136	149
Low third	123	126	128	124	121	114	124	115	135
<u>Average Rents Per Unit</u>									
Rent per bushel of corn yield	\$0.99	\$0.92	\$1.04	\$0.94	\$1.03	\$1.03	\$0.95	\$0.97	\$1.01
Rent per bushel of soybean yield	\$3.11	\$2.96	\$3.33	\$2.91	\$3.14	\$3.15	\$3.04	\$3.17	\$3.17
Rent per CSR index point	\$1.89	\$1.71	\$2.12	\$1.86	\$2.14	\$1.99	\$1.67	\$1.76	\$1.89
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>									
Alfalfa hay, established	\$135			\$145		\$136			
Grass hay, established	\$112			\$116		\$119			
Oats	\$105			\$145		\$95			
Tillable pasture	\$69			\$91		\$64			
Improved permanent pasture	\$51	\$47		\$57	\$54	\$49			
Unimproved permanent pasture	\$35			\$41		\$33			
Pasture, \$/AUM	\$11					\$11			
Cornstalks	\$7					\$8			

2004 CASH RENTAL SURVEY FOR AREA 11

<u>County</u>	Area Average	Appanoose & <u>Wayne</u>	Clarke & <u>Decatur</u>	Lucas & <u>Monroe</u>	<u>Madison</u>	Mahaska & <u>Marion</u>	<u>Union</u>	<u>Warren</u>
Number of responses	43	5	10	6	5	6	6	5
1994 - 2003 Average Corn Yield	128	119	117	120	136	141	125	139
1994 - 2003 Average Soybean Yld	40	37	37	38	42	45	38	42
Average CSR Index	77	69	73	74	82	82	79	83
<u>Typical Cash Rent for Corn and Soybeans, \$ per acre</u>								
Overall average	\$110	\$94	\$94	\$101	\$108	\$120	\$126	\$123
High quality third								
Average response	\$132	\$111	\$112	\$124	\$130	\$145	\$153	\$146
Range of responses	90 - 165	95 - 125	90 - 125	110 - 130	105 - 145	120 - 150	140 - 165	140 - 160
Medium quality third								
Average response	\$108	\$93	\$93	\$100	\$110	\$119	\$124	\$119
Range of responses	75 - 135	75 - 110	75 - 110	85 - 115	85 - 125	95 - 135	115 - 130	100 - 130
Low quality third								
Average response	\$88	\$79	\$76	\$80	\$85	\$97	\$99	\$98
Range of responses	55 - 115	60 - 95	55 - 95	70 - 85	60 - 95	75 - 115	90 - 105	90 - 100
<u>Typical Corn Yield, bu. per acre</u>								
High third	136	122	118	127	144	146	132	146
Middle third	121	108	109	112	129	131	117	132
Low third	104	93	95	92	109	115	101	114
<u>Average Rents Per Unit</u>								
Rent per bushel of corn yield	\$0.85	\$0.79	\$0.78	\$0.84	\$0.80	\$0.87	\$1.00	\$0.89
Rent per bushel of soybean yield	\$2.76	\$2.53	\$2.52	\$2.68	\$2.58	\$2.75	\$3.27	\$2.95
Rent per CSR index point	\$1.41	\$1.36	\$1.31	\$1.36	\$1.31	\$1.47	\$1.58	\$1.47
<u>Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre</u>								
Alfalfa hay, established	\$61		\$51					
Grass hay, established	\$44		\$37					
Oats	\$51		\$44					
Tillable pasture	\$44		\$36					
Improved permanent pasture	\$39		\$33				\$48	
Unimproved permanent pasture	\$26		\$22			\$31		
Pasture, \$/AUM	\$4							
Cornstalks	\$5							

Overall Average of Typical Cash Rents for Row Cropland 2000 - 2004

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>
Area 1	\$117	\$121	\$122	\$126	\$130
Area 2	126	128	128	131	134
Area 3	121	123	123	129	132
Area 4	117	118	122	126	129
Area 5	123	123	130	133	136
Area 6	122	126	126	132	133
Area 7	126	129	132	136	139
Area 8	129	131	132	137	141
Area 9	138	137	143	152	151
Area 10	106	110	110	114	118
Area 11	100	102	103	106	110
Area 12	113	111	113	121	118
State	\$120	\$122	\$124	\$128	\$131

File:Economics 1-8

Prepared by William Edwards, extension economist
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... and justice for all

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