

Cash Rental Rates for Iowa

2002 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.

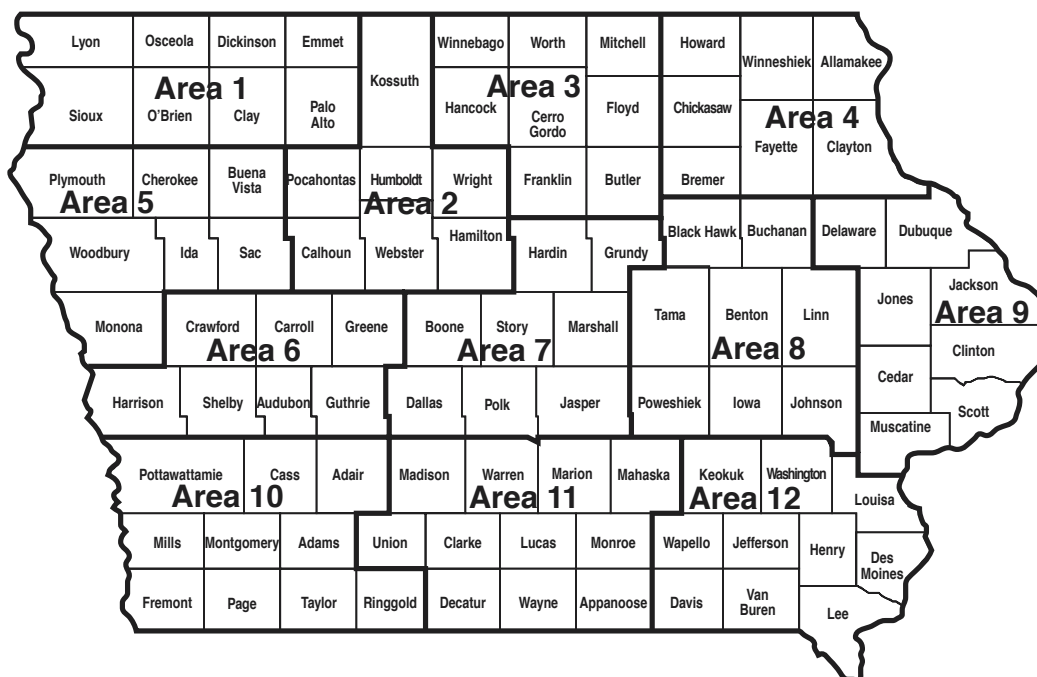
The information shown can be useful in comparing rental rates among counties and farms of different levels of productivity. However, actual rental terms for a particular farm should be set by mutual agreement between the owner and tenant, based on the productivity and other characteristics of the land 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
- 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.



2002 CASH RENTAL SURVEY FOR AREA 1

County	Clay	Dickinson	Emmet	Lyon	O'Brien	Osceola	Palo Alto	Sioux	Area Average
Number of responses	16	13	9	11	7	11	12	11	90
1992 - 2001 Average Corn Yield	138	132	136	139	142	134	139	147	138
1992 - 2001 Average Soybean Yld	44	41	41	45	46	42	42	49	44
Average Row Crop CSR Index	75	72	71	64	74	70	71	66	71
Typical Cash Rent for Corn and Soybeans, \$ per acre									
Overall average	\$117	\$110	\$118	\$124	\$127	\$123	\$123	\$135	\$122
High quality third									
Average	\$135	\$128	\$132	\$145	\$143	\$146	\$138	\$157	\$140
Range	100 - 155	112 - 140	115 - 165	130 - 150	135 - 150	135 - 160	115 - 150	125 - 180	100 - 180
Medium quality third									
Average	\$119	\$112	\$120	\$126	\$131	\$123	\$121	\$138	\$124
Range	90 - 135	95 - 130	100 - 140	120 - 140	120 - 143	110 - 135	110 - 135	110 - 150	90 - 150
Low quality third									
Average	\$97	\$91	\$103	\$102	\$111	\$98	\$106	\$110	\$102
Range	70 - 115	70 - 100	85 - 120	90 - 125	100 - 120	80 - 110	90 - 120	90 - 125	70 - 125
Typical Corn Yield, bu. per acre									
High Third	151	143	148	152	153	146	150	162	151
Middle Third	141	133	137	140	144	135	141	149	140
Low Third	124	118	125	124	129	121	126	137	126
Average Rents Per Unit									
Rent per bushel of corn yield	\$0.85	\$0.83	\$0.86	\$0.89	\$0.90	\$0.91	\$0.88	\$0.92	\$0.88
Rent per bushel of soybean yield	\$2.66	\$2.65	\$2.91	\$2.74	\$2.77	\$2.89	\$2.94	\$2.76	\$2.79
Rent per CSR index point	\$1.55	\$1.51	\$1.66	\$1.93	\$1.72	\$1.73	\$1.73	\$2.02	\$1.73
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre									
Alfalfa hay	\$108								\$103
Grass hay	\$85								\$81
Oats	\$101								\$97
Tillable pasture									\$69
Improved pasture	\$40								\$43
Permanent pasture	\$28								\$30
Pasture, \$/AUM		\$25		\$36		\$37			
Cornstalks	\$8								\$9

2002 CASH RENTAL SURVEY FOR AREA 2

County	Calhoun	Hamilton	Humboldt	Kossuth	Pocahontas	Webster	Wright	Area Average
Number of responses	13	15	14	11	17	27	21	118
1992 - 2001 Average Corn Yield	143	146	142	141	143	147	141	143
1992 - 2001 Average Soybean Yld	44	44	44	41	44	45	42	43
Average Row Crop CSR Index	79	80	Not Avail.	72	74	82	76	77

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

Overall average	\$128	\$130	\$130	\$127	\$126	\$127	\$129	\$128
High quality third								
Average	\$144	\$140	\$144	\$143	\$143	\$142	\$144	\$143
Range	110 - 165	110 - 155	120 - 160	130 - 150	127 - 170	125 - 170	120 - 170	110 - 170
Medium quality third								
Average	\$127	\$126	\$130	\$128	\$126	\$128	\$129	\$128
Range	95 - 140	90 - 140	110 - 140	120 - 135	110 - 135	112 - 155	110 - 145	90 - 155
Low quality third								
Average	\$106	\$111	\$113	\$109	\$109	\$110	\$112	\$110
Range	85 - 130	80 - 130	100 - 130	100 - 120	88 - 125	90 - 135	90 - 130	80 - 135

Typical Corn Yield, bu. per acre

High Third	153	157	151	150	152	159	152	153
Middle Third	144	147	143	142	144	148	142	144
Low Third	132	136	131	130	128	133	127	131

Average Rents Per Unit

Rent per bushel of corn yield	\$0.90	\$0.89	\$0.91	\$0.90	\$0.88	\$0.87	\$0.92	\$0.89
Rent per bushel of soybean yield	\$2.92	\$2.95	\$2.94	\$3.06	\$2.88	\$2.84	\$3.05	\$2.95
Rent per CSR index point	\$1.61	\$1.62		\$1.76	\$1.70	\$1.55	\$1.70	\$1.66

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

Alfalfa hay								\$99
Grass hay								\$78
Oats								\$78
Tillable pasture								\$79
Improved pasture								\$40
Permanent pasture								\$26
Pasture, \$/AUM						\$25		\$12
Cornstalks								

2002 CASH RENTAL SURVEY FOR AREA 3

County	Butler	Cerro Gordo	Floyd	Franklin	Hancock	Mitchell	Winnebago	Worth	Area Average
Number of responses	17	9	17	12	10	7	10	4	86
1992 - 2001 Average Corn Yield	137	136	138	139	139	139	137	135	137
1992 - 2001 Average Soybean Yld	45	43	44	43	42	43	40	41	43
Average Row Crop CSR Index	80	78	82	81	77	83	73	81	79

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

Overall average	\$140	\$124	\$119	\$130	\$125	\$121	\$117	\$109	\$123
High quality third									
Average	\$163	\$145	\$137	\$148	\$145	\$144	\$133	\$125	\$142
Range	150 - 180	125 - 160	85 - 180	130 - 165	135 - 160	125 - 160	120 - 142	110 - 135	85 - 180
Medium quality third									
Average	\$140	\$126	\$120	\$132	\$126	\$123	\$120	\$110	\$125
Range	125 - 155	100 - 145	70 - 155	115 - 150	115 - 135	110 - 130	105 - 135	100 - 115	70 - 155
Low quality third									
Average	\$116	\$101	\$101	\$111	\$106	\$97	\$100	\$93	\$103
Range	100 - 130	80 - 125	50 - 120	90 - 130	90 - 125	90 - 110	80 - 115	90 - 100	50 - 130

Typical Corn Yield, bu. per acre

High Third	152	148	152	151	151	150	147	148	150
Middle Third	140	138	138	139	141	140	138	135	139
Low Third	120	122	123	126	125	125	124	121	123

Average Rents Per Unit

Rent per bushel of corn yield	\$1.03	\$0.91	\$0.86	\$0.94	\$0.90	\$0.87	\$0.86	\$0.81	\$0.90
Rent per bushel of soybean yield	\$3.10	\$2.92	\$2.71	\$3.00	\$2.96	\$2.83	\$2.93	\$2.64	\$2.89
Rent per CSR index point	\$1.74	\$1.59	\$1.46	\$1.60	\$1.63	\$1.44	\$1.61	\$1.34	\$1.55

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

Alfalfa hay	\$105								\$111
Grass hay	\$79								\$89
Oats									\$90
Tillable pasture									\$66
Improved pasture									\$43
Permanent pasture									\$30
Pasture, \$/AUM									
Cornstalks									\$10

2002 CASH RENTAL SURVEY FOR AREA 4

County	Allamakee	Bremer	Chickasaw	Clayton	Fayette	Howard	Winneshiek	Area Average
Number of responses	9	19	10	11	7	8	5	69
1992 - 2001 Average Corn Yield	134	144	134	137	139	131	135	136
1992 - 2001 Average Soybean Yld	44	48	43	48	46	41	43	45
Average Row Crop CSR Index	80	82	77	74	77	76	77	78
Typical Cash Rent for Corn and Soybeans, \$ per acre								
Overall average	\$113	\$128	\$117	\$143	\$125	\$107	\$124	\$122
High quality third								
Average	\$134	\$145	\$139	\$173	\$148	\$122	\$141	\$144
Range	115 - 160	107 - 206	120 - 165	160 - 200	140 - 165	95 - 145	130 - 162	95 - 206
Medium quality third								
Average	\$112	\$126	\$117	\$135	\$121	\$107	\$124	\$120
Range	100 - 145	98 - 180	90 - 135	110 - 150	100 - 135	85 - 135	105 - 135	85 - 180
Low quality third								
Average	\$94	\$108	\$95	\$112	\$103	\$89	\$106	\$100
Range	80 - 135	90 - 150	75 - 115	90 - 135	85 - 125	75 - 115	90 - 120	75 - 150
Typical Corn Yield, bu. per acre								
High Third	144	161	147	151	149	144	143	149
Middle Third	134	147	135	134	139	128	133	136
Low Third	123	126	117	123	130	114	120	122
Average Rents Per Unit								
Rent per bushel of corn yield	\$0.84	\$0.89	\$0.87	\$1.04	\$0.90	\$0.82	\$0.92	\$0.89
Rent per bushel of soybean yield	\$2.57	\$2.68	\$2.69	\$3.00	\$2.70	\$2.65	\$2.90	\$2.72
Rent per CSR index point	\$1.38	\$1.55	\$1.51	\$1.92	\$1.60	\$1.40	\$1.61	\$1.56
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre								
Alfalfa hay	\$110			\$134				\$133
Grass hay	\$99			\$92				\$101
Oats	\$85			\$109				\$102
Tillable pasture				\$83				\$65
Improved pasture				\$62				\$50
Permanent pasture				\$38				\$32
Pasture, \$/AUM	\$10							\$11
Cornstalks								\$6

2002 CASH RENTAL SURVEY FOR AREA 5

County	Buena Vista	Cherokee	Ida	Monona	Plymouth	Sac	Woodbury	Area Average
Number of responses	8	8	10	10	47	14	8	105
1992 - 2001 Average Corn Yield	143	140	137	124	135	141	127	135
1992 - 2001 Average Soybean Yld	45	47	45	41	45	45	41	44
Average Row Crop CSR Index	76	69	66	Not Avail.	64	75	62	69
Typical Cash Rent for Corn and Soybeans, \$ per acre								
Overall average	\$135	\$126	\$143	\$127	\$117	\$135	\$125	\$130
High quality third								
Average	\$153	\$148	\$163	\$153	\$128	\$152	\$148	\$149
Range	130 - 175	130 - 175	135 - 200	135 - 165	80 - 170	110 - 175	135 - 155	80 - 200
Medium quality third								
Average	\$135	\$126	\$142	\$125	\$113	\$133	\$124	\$128
Range	110 - 150	115 - 150	125 - 155	110 - 130	75 - 145	90 - 160	110 - 130	75 - 160
Low quality third								
Average	\$119	\$105	\$124	\$102	\$99	\$111	\$103	\$109
Range	95 - 135	90 - 135	110 - 130	80 - 120	70 - 120	80 - 135	65 - 120	65 - 135
Typical Corn Yield, bu. per acre								
High Third	154	151	150	142	149	154	144	149
Middle Third	144	141	136	125	137	141	126	136
Low Third	130	127	124	106	121	128	118	122
Average Rents Per Unit								
Rent per bushel of corn yield	\$0.95	\$0.91	\$1.04	\$1.02	\$0.86	\$0.96	\$0.98	\$0.96
Rent per bushel of soybean yield	\$3.00	\$2.72	\$3.15	\$3.07	\$2.58	\$3.02	\$3.03	\$2.94
Rent per CSR index point	\$1.78	\$1.83	\$2.19		\$1.84	\$1.79	\$2.02	\$1.91
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre								
Alfalfa hay				\$76	\$101			\$93
Grass hay					\$74			\$75
Oats					\$69			\$92
Tillable pasture			\$71		\$48			\$59
Improved pasture		\$49	\$50	\$51	\$45		\$50	\$47
Permanent pasture		\$30	\$36	\$40	\$33		\$39	\$34
Pasture, \$/AUM								\$17
Cornstalks			\$4		\$6			\$5

2002 CASH RENTAL SURVEY FOR AREA 6

County	Audubon	Carroll	Crawford	Greene	Guthrie	Harrison	Shelby	Area Average
Number of responses	9	10	8	13	11	6	7	64
1992 - 2001 Average Corn Yield	129	136	131	143	130	133	131	133
1992 - 2001 Average Soybean Yld	42	44	44	45	42	42	45	43
Average Row Crop CSR Index	68	72	67	80	75	66	66	71
Typical Cash Rent for Corn and Soybeans, \$ per acre								
Overall average	\$124	\$133	\$130	\$130	\$119	\$127	\$122	\$126
High quality third								
Average	\$143	\$152	\$152	\$144	\$138	\$149	\$144	\$146
Range	120 - 160	120 - 170	140 - 165	130 - 165	100 - 160	120 - 165	130 - 160	100 - 170
Medium quality third								
Average	\$124	\$134	\$130	\$132	\$119	\$127	\$122	\$127
Range	110 - 140	100 - 160	125 - 135	120 - 150	90 - 140	105 - 140	100 - 140	90 - 160
Low quality third								
Average	\$105	\$113	\$109	\$114	\$100	\$104	\$99	\$106
Range	75 - 125	80 - 130	90 - 120	100 - 130	70 - 130	85 - 115	95 - 110	70 - 130
Typical Corn Yield, bu. per acre								
High Third	143	148	145	153	146	147	142	146
Middle Third	130	136	131	143	133	133	131	134
Low Third	114	123	117	132	113	117	114	119
Average Rents Per Unit								
Rent per bushel of corn yield	\$0.96	\$0.98	\$0.99	\$0.91	\$0.91	\$0.96	\$0.93	\$0.95
Rent per bushel of soybean yield	\$2.97	\$3.04	\$2.97	\$2.90	\$2.84	\$3.03	\$2.72	\$2.93
Rent per CSR index point	\$1.75	\$1.84	\$1.94	\$1.62	\$1.58	\$1.92	\$1.87	\$1.79
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre								
Alfalfa hay	\$86				\$76			\$93
Grass hay	\$71							\$80
Oats	\$92							\$106
Tillable pasture	\$62				\$55		\$75	\$75
Improved pasture	\$49		\$50	\$46	\$44		\$53	\$49
Permanent pasture	\$37		\$35	\$32	\$33			\$36
Pasture, \$/AUM								\$13
Cornstalks	\$5				\$5			\$5

2002 CASH RENTAL SURVEY FOR AREA 7

County	Boone	Dallas	Grundy	Hardin	Jasper	Marshall	Polk	Story	Area Average
Number of responses	20	12	15	17	7	21	24	34	150
1992 - 2001 Average Corn Yield	148	140	137	142	142	140	148	145	143
1992 - 2001 Average Soybean Yld	44	44	49	45	47	49	45	45	46
Average Row Crop CSR Index	80	82	87	81	81	85	Not Avail.	84	83
Typical Cash Rent for Corn and Soybeans, \$ per acre									
Overall average	\$128	\$115	\$149	\$130	\$140	\$135	\$127	\$133	\$132
High quality third									
Average	\$143	\$132	\$166	\$150	\$158	\$154	\$142	\$146	\$149
Range	130 - 160	110 - 150	145 - 190	124 - 190	150 - 170	135 - 190	110 - 180	110 - 180	110 - 190
Medium quality third									
Average	\$129	\$116	\$150	\$131	\$139	\$134	\$126	\$132	\$132
Range	115 - 150	100 - 125	122 - 175	106 - 150	110 - 150	118 - 150	100 - 150	100 - 150	100 - 175
Low quality third									
Average	\$110	\$94	\$131	\$108	\$119	\$114	\$108	\$114	\$112
Range	90 - 130	80 - 100	108 - 155	90 - 130	100 - 130	100 - 130	90 - 130	90 - 140	80 - 155
Typical Corn Yield, bu. per acre									
High Third	158	152	148	153	155	152	159	156	154
Middle Third	149	140	136	143	143	140	151	146	143
Low Third	132	128	126	128	127	127	138	127	129
Average Rents Per Unit									
Rent per bushel of corn yield	\$0.86	\$0.82	\$1.09	\$0.92	\$0.99	\$0.96	\$0.86	\$0.92	\$0.93
Rent per bushel of soybean yield	\$2.88	\$2.60	\$3.07	\$2.88	\$2.96	\$2.75	\$2.81	\$2.92	\$2.86
Rent per CSR index point	\$1.59	\$1.39	\$1.71	\$1.60	\$1.74	\$1.57		\$1.57	\$1.60
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre									
Alfalfa hay		\$63				\$101			\$93
Grass hay		\$55				\$83			\$76
Oats									\$99
Tillable pasture			\$62			\$60		\$53	\$56
Improved pasture		\$36	\$41			\$46		\$40	\$40
Permanent pasture		\$24	\$34	\$23		\$33		\$31	\$29
Pasture, \$/AUM									\$11
Cornstalks								\$9	\$7

2002 CASH RENTAL SURVEY FOR AREA 8

County	Benton	Black Hawk	Buchanan	Iowa	Johnson	Linn	Poweshiek	Tama	Area Average
Number of responses	9	6	6	7	8	19	13	15	83
1992 - 2001 Average Corn Yield	138	139	138	131	130	138	135	134	135
1992 - 2001 Average Soybean Yld	47	47	46	45	44	45	45	47	46
Average Row Crop CSR Index	81	80	80	78	86	83	84	86	82
Typical Cash Rent for Corn and Soybeans, \$ per acre									
Overall average	\$139	\$148	\$130	\$130	\$127	\$128	\$126	\$130	\$132
High quality third									
Average	\$157	\$166	\$154	\$146	\$137	\$146	\$142	\$147	\$149
Range	125 - 185	150 - 185	100 - 180	135 - 154	107 - 155	120 - 176	120 - 175	80 - 205	80 - 205
Medium quality third									
Average	\$141	\$145	\$130	\$131	\$121	\$121	\$126	\$128	\$130
Range	120 - 155	140 - 150	90 - 150	125 - 135	100 - 145	80 - 152	100 - 145	75 - 165	75 - 165
Low quality third									
Average	\$113	\$122	\$106	\$114	\$110	\$104	\$104	\$108	\$110
Range	100 - 125	110 - 135	80 - 120	105 - 125	90 - 125	70 - 135	90 - 125	65 - 135	65 - 135
Typical Corn Yield, bu. per acre									
High Third	150	154	150	144	146	152	147	149	149
Middle Third	137	138	142	131	131	139	134	134	136
Low Third	123	125	121	117	113	121	121	120	120
Average Rents Per Unit									
Rent per bushel of corn yield	\$1.01	\$1.06	\$0.94	\$0.99	\$0.98	\$0.93	\$0.93	\$0.97	\$0.98
Rent per bushel of soybean yield	\$2.98	\$3.12	\$2.81	\$2.91	\$2.91	\$2.83	\$2.78	\$2.76	\$2.89
Rent per CSR index point	\$1.68	\$1.84	\$1.62	\$1.68	\$1.43	\$1.51	\$1.47	\$1.52	\$1.60
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre									
Alfalfa hay							\$74	\$115	\$96
Grass hay							\$58	\$88	\$76
Oats									\$91
Tillable pasture				\$62				\$61	\$60
Improved pasture				\$46			\$47	\$45	\$44
Permanent pasture				\$36			\$34	\$31	\$32
Pasture, \$/AUM									\$11
Cornstalks									\$5

2002 CASH RENTAL SURVEY FOR AREA 9

County	Cedar	Clinton	Delaware	Dubuque	Jackson	Jones	Muscatine	Scott	Area Average
Number of responses	21	13	16	6	16	7	15	14	108
1992 - 2001 Average Corn Yield	144	145	141	139	130	140	135	149	140
1992 - 2001 Average Soybean Yld	49	49	49	49	46	48	45	51	48
Average Row Crop CSR Index	85	77	77	72	73	87	81	86	80
Typical Cash Rent for Corn and Soybeans, \$ per acre									
Overall average	\$138	\$152	\$145	\$138	\$138	\$138	\$128	\$158	\$142
High quality third									
Average	\$163	\$177	\$169	\$163	\$171	\$161	\$158	\$170	\$167
Range	100 - 215	115 - 215	140 - 200	140 - 185	135 - 210	130 - 180	100 - 200	100 - 200	100 - 215
Medium quality third									
Average	\$138	\$153	\$142	\$137	\$140	\$138	\$128	\$147	\$140
Range	75 - 180	105 - 185	105 - 160	125 - 150	100 - 175	115 - 150	80 - 160	115 - 175	75 - 185
Low quality third									
Average	\$113	\$125	\$122	\$113	\$104	\$115	\$98	\$133	\$115
Range	57 - 160	90 - 160	100 - 140	100 - 125	60 - 135	105 - 130	55 - 125	110 - 165	55 - 165
Typical Corn Yield, bu. per acre									
High Third	160	160	156	154	144	157	157	164	157
Middle Third	143	146	143	140	130	139	136	149	141
Low Third	126	128	124	121	114	124	115	135	123
Average Rents Per Unit									
Rent per bushel of corn yield	\$0.96	\$1.05	\$1.03	\$0.99	\$1.06	\$0.99	\$0.95	\$1.06	\$1.01
Rent per bushel of soybean yield	\$2.84	\$3.08	\$2.95	\$2.85	\$2.98	\$2.90	\$2.89	\$3.06	\$2.94
Rent per CSR index point	\$1.62	\$1.98	\$1.89	\$1.91	\$1.87	\$1.58	\$1.58	\$1.83	\$1.78
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre									
Alfalfa hay	\$110	\$124	\$148		\$107		\$104		\$120
Grass hay	\$87	\$102	\$114		\$85		\$91		\$96
Oats	\$118	\$116	\$117		\$96		\$96		\$108
Tillable pasture	\$74	\$71	\$74		\$63		\$54		\$66
Improved pasture	\$54	\$46	\$71		\$51		\$51		\$52
Permanent pasture	\$34	\$32	\$43	\$28	\$31		\$29		\$32
Pasture, \$/AUM					\$12				\$11
Cornstalks	\$5	\$7			\$5		\$4		\$6

2002 CASH RENTAL SURVEY FOR AREA 10

County	Adair	Adams	Cass	Fremont	Mills	Montgomery	Page	Pottawattamie	Ringgold	Taylor	Area Average
Number of responses	13	9	12	8	8	8	29	7	6	10	110
1992 - 2001 Average Corn Yield	124	123	127	131	127	127	125	132	109	112	124
1992 - 2001 Average Soybean Yield	40	40	41	42	41	41	40	44	37	37	40
Average Row Crop CSR Index	73	76	73	75	75	72	75	71	73	74	74
Typical Cash Rent for Corn and Soybeans, \$ per acre											
Overall average	\$100	\$115	\$123	\$107	\$108	\$105	\$103	\$124	\$93	\$102	\$108
High quality third											
Average	\$119	\$133	\$143	\$125	\$123	\$128	\$120	\$142	\$116	\$126	\$127
Range	70 - 145	120 - 140	125 - 155	100 - 140	110 - 140	100 - 145	85 - 135	130 - 155	110 - 120	110 - 150	70 - 155
Medium quality third											
Average	\$98	\$113	\$123	\$106	\$110	\$107	\$102	\$125	\$92	\$100	\$108
Range	50 - 120	89 - 125	110 - 135	90 - 115	100 - 125	90 - 120	89 - 115	120 - 130	80 - 100	85 - 115	50 - 135
Low quality third											
Average	\$83	\$96	\$103	\$89	\$94	\$85	\$85	\$106	\$70	\$79	\$89
Range	40 - 105	85 - 110	75 - 120	80 - 100	85 - 115	75 - 100	75 - 100	100 - 115	50 - 90	60 - 90	40 - 120
Typical Corn Yield, bu. per acre											
High Third	139	136	144	146	138	138	139	145	121	126	137
Middle Third	126	125	128	132	127	127	125	132	108	111	124
Low Third	107	107	111	116	116	114	109	114	96	95	109
Average Rents Per Unit											
Rent per bushel of corn yield	\$0.81	\$0.93	\$0.97	\$0.81	\$0.85	\$0.83	\$0.83	\$0.94	\$0.85	\$0.91	\$0.87
Rent per bushel of soybean yield	\$2.53	\$2.85	\$3.01	\$2.55	\$2.64	\$2.58	\$2.55	\$2.83	\$2.52	\$2.75	\$2.68
Rent per CSR index point	\$1.37	\$1.51	\$1.68	\$1.43	\$1.45	\$1.46	\$1.39	\$1.75	\$1.25	\$1.37	\$1.47
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre											
Alfalfa hay	\$68		\$87				\$64		\$43	\$59	\$68
Grass hay	\$48	\$47	\$72				\$51		\$38	\$41	\$53
Oats	\$66						\$53				\$61
Tillable pasture	\$43		\$54			\$49	\$50	\$58	\$36	\$44	\$49
Improved pasture	\$39	\$37	\$45	\$49		\$38	\$42	\$50	\$36	\$42	\$42
Permanent pasture	\$29	\$29	\$34	\$28		\$31	\$29		\$24	\$28	\$29
Pasture, \$/AUM											\$14
Comstalks	\$3		\$5				\$4		\$3	\$3	\$4

2002 CASH RENTAL SURVEY FOR AREA 11

County	Appanoose & Wayne		Clarke & Decatur		Lucas & Monroe		Madison		Mahaska & Marion		Union		Warren		Area Average	
	Wayne	Appanoose	Decatur	Clarke	Monroe	Lucas	Madison	Madison	Marion	Mahaska	Union	Union	Warren	Warren	Average	Area
Number of responses	8	10	10	10	6	7	7	11	11	7	7	7	7	7	56	56
1992 - 2001 Average Corn Yield	109	107	107	111	111	128	128	131	131	117	117	117	130	130	119	119
1992 - 2001 Average Soybean Yld	37	36	36	38	38	41	41	45	45	38	38	41	41	39	39	39
Average CSR Index	69	73	73	74	74	82	82	82	82	79	79	83	83	77	77	77

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

Overall average	\$99	\$91	\$94	\$96	\$116	\$114	\$112	\$103
High quality third	\$121	\$107	\$112	\$119	\$138	\$134	\$133	\$123
Average Range	85 - 155	95 - 125	100 - 125	60 - 140	100 - 175	120 - 150	122 - 150	60 - 175
Medium quality third	\$96	\$90	\$93	\$98	\$115	\$114	\$105	\$101
Average Range	80 - 135	80 - 110	85 - 105	40 - 125	95 - 140	105 - 130	85 - 115	40 - 140
Low quality third	\$81	\$75	\$75	\$77	\$93	\$94	\$87	\$83
Average Range	65 - 125	65 - 90	65 - 85	30 - 90	70 - 115	70 - 100	75 - 90	30 - 125

Typical Corn Yield

High Third	122	118	127	144	146	132	146	136
Middle Third	108	109	112	129	131	117	132	121
Low Third	93	95	92	109	115	101	114	104

Average Rents Per Unit

Rent per bushel of corn yield	\$0.92	\$0.83	\$0.84	\$0.75	\$0.90	\$0.98	\$0.86	\$0.87
Rent per bushel of soybean yield	\$2.72	\$2.49	\$2.47	\$2.33	\$2.64	\$3.04	\$2.71	\$2.63
Rent per CSR index point	\$1.44	\$1.25	\$1.13	\$1.16	\$1.42	\$1.45	\$1.34	\$1.31

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

Alfalfa hay	\$49	\$49	\$38	\$48	\$51	\$67	\$57
Grass hay	\$37	\$38	\$48	\$34	\$35	\$48	\$43
Oats	\$53	\$37	\$37	\$26	\$23	\$28	\$62
Tillable pasture	\$44	\$30	\$30	\$20	\$35	\$39	\$40
Improved pasture	\$30	\$22	\$22	\$20	\$23	\$28	\$35
Permanent pasture	\$8	\$5	\$5	\$5	\$5	\$5	\$24
Pasture, \$/AUM							\$11
Cornstalks							\$5

2002 CASH RENTAL SURVEY FOR AREA 12

County	Lee & Area									
	Davis	Des Moines	Henry	Jefferson	Keokuk	Van Buren	Louisa	Wapello	Washington	Average
Number of responses	10	9	10	7	10	11	6	7	5	75
1992 - 2001 Average Corn Yield	115	135	132	121	127	123	131	126	132	126
1992 - 2001 Average Soybean Yld	39	44	45	41	44	41	43	42	46	42
Average Row Crop CSR Index	67	83	80	80	80	71	80	77	82	77
Typical Cash Rent for Corn and Soybeans, \$ per acre										
Overall average	\$94	\$122	\$123	\$118	\$119	\$101	\$119	\$121	\$130	\$113
High quality third										
Average	\$113	\$148	\$145	\$141	\$145	\$125	\$146	\$143	\$151	\$136
Range	100 - 125	135 - 165	133 - 150	130 - 150	125 - 160	105 - 140	135 - 150	135 - 150	128 - 165	100 - 165
Medium quality third										
Average	\$95	\$124	\$122	\$116	\$119	\$100	\$118	\$121	\$127	\$113
Range	83 - 105	118 - 130	105 - 140	90 - 135	100 - 145	85 - 125	110 - 125	110 - 130	120 - 138	83 - 145
Low quality third										
Average	\$74	\$98	\$97	\$96	\$92	\$78	\$93	\$98	\$107	\$89
Range	60 - 85	85 - 115	60 - 120	75 - 120	70 - 120	65 - 100	75 - 110	75 - 110	90 - 118	60 - 120
Typical Corn Yield, bu. per acre										
High Third	127	149	151	138	143	138	149	144	148	144
Middle Third	118	134	134	123	127	123	129	127	132	128
Low Third	101	122	110	103	112	107	113	111	112	111
Average Rents Per Unit										
Rent per bushel of corn yield	\$0.82	\$0.90	\$0.93	\$0.97	\$0.93	\$0.83	\$0.91	\$0.96	\$0.98	\$0.90
Rent per bushel of soybean yield	\$2.40	\$2.78	\$2.73	\$2.86	\$2.70	\$2.46	\$2.75	\$2.87	\$2.85	\$2.66
Rent per CSR index point	\$1.39	\$1.47	\$1.55	\$1.47	\$1.48	\$1.48	\$1.47	\$1.57	\$1.57	\$1.47
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre										
Alfalfa hay	\$56					\$56				\$64
Grass hay	\$37					\$38				\$48
Oats										\$62
Tillable pasture	\$35					\$41				\$44
Improved pasture	\$38					\$31				\$38
Permanent pasture	\$23					\$21				\$26
Pasture, \$/AUM										\$8
Cornstalks										\$5

Overall Average of Typical Cash Rents for Row Cropland 1998 - 2002

	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>
Area 1	\$117	\$115	\$117	\$121	\$122
Area 2	126	124	126	128	128
Area 3	120	116	121	123	123
Area 4	116	113	117	118	122
Area 5	118	119	123	123	130
Area 6	123	119	122	126	126
Area 7	128	125	126	129	132
Area 8	132	127	129	131	132
Area 9	132	135	138	137	143
Area 10	105	104	106	110	110
Area 11	99	97	100	102	103
Area 12	115	112	113	111	113
State	\$119	\$117	\$120	\$122	\$124


Prepared by William Edwards, extension economist,
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File: Economics 1-8

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