

Post Rock District, Agriculture Leasing Survey 2012 - 2025

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Situation

- Sources for leasing information for producers in our Post Rock Extension District (Jewell, Lincoln, Mitchell, Osborne and Smith) and north central Kansas are limited.
- Producers need current local leasing data to better form equitable leasing arrangements.

Objective

- To collect and provide local data for landowners and tenants of Post Rock Extension District and north central Kansas.
- To aid landowners and tenants in understanding and developing equitable farm leases.

Methods

- Every year since 2012, a survey was developed, containing three sections in the areas of cropland, pasture and crop residue.
- Core questions were asked every year, with additional questions addressing needs.
- 75 producers were randomly selected each year for each county. Special attention was given to have representation from all townships in each county.
- Surveys were emailed/mailed out with a self addressed and stamped return envelope.
- Survey data was compiled for analysis.
- Educational reports with survey data for each county and a summary for the district, was developed for disbursement.
- The reports were emailed/mailed to respondents of the survey, distributed at Extension meetings, at our District Offices and our website.

Results

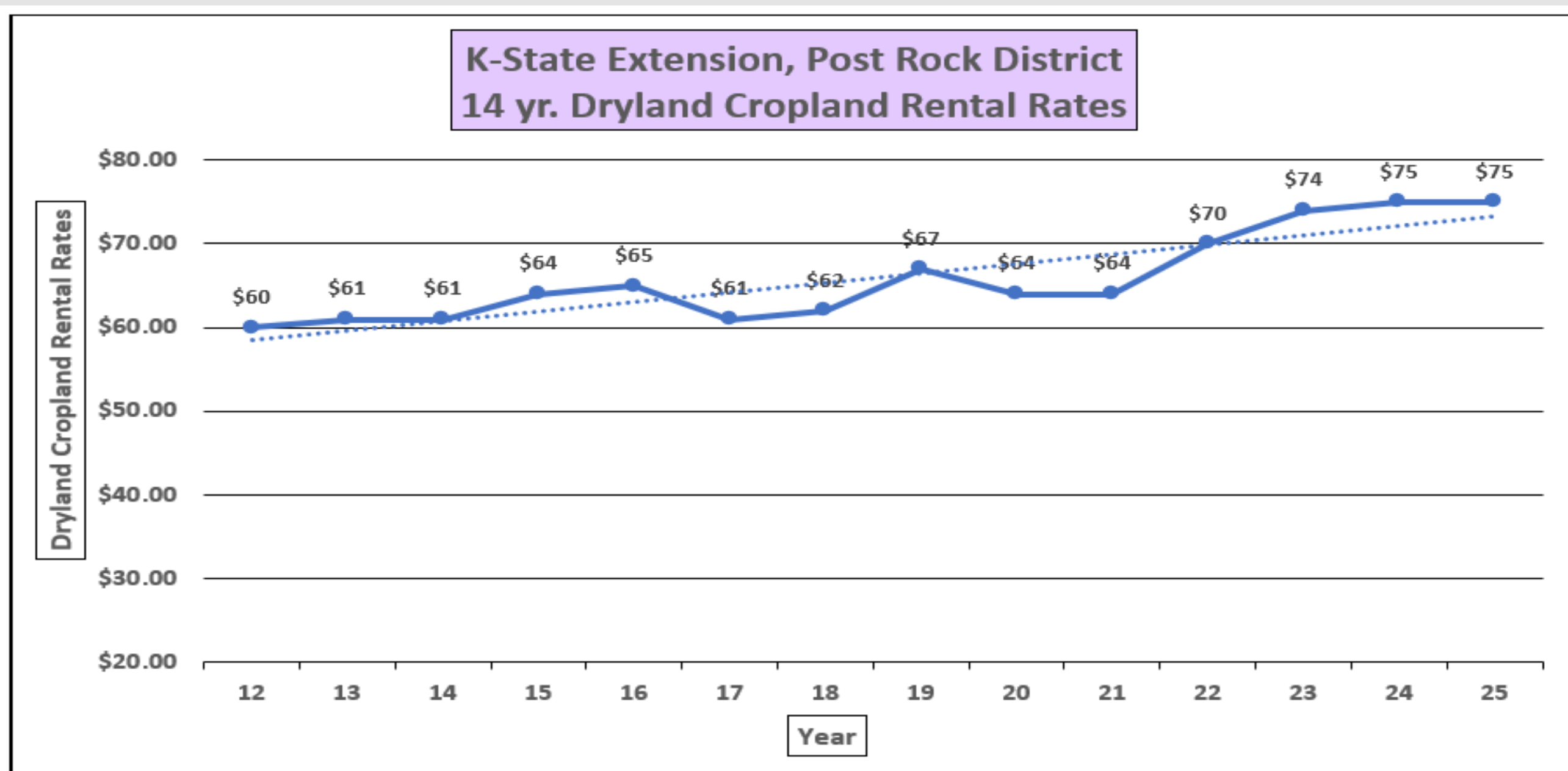
- Average dryland cropland rent \$66/acre.
- Average pasture rent \$24/acre.
- Average cropland residue rent \$10/acre.
- Most common arrangements are 1/3, 2/5, or 50/50.
- Indicated sharing of yield-increasing inputs.
- Often, a significant portion (sometimes over 60%) of leases are oral, rather than in writing, which can lead to higher risks.
- Average continuous rental of the same land often lasts over 13 years.
- Primarily one or two payments per year.

Conclusions

- Regular communication with landlord/tenant is important for long-term arrangements.
- Higher input costs necessitated re-negotiations of leasing rates.
- Results indicated a sharing cost of fertilizer, herbicide and insecticide.
- Many types of leasing arrangements.
- High number of oral leases vs. written.

Impacts

- **Transition from Verbal to Written:** Survey highlighted the need for written leases, with nearly 90% of participants reporting a better understanding of the importance of documenting terms
- **Data-driven rates.** Data provides reliable, up-to-date data on local land values and rental rates.
- **Lease Type Selection:** Survey results helped producers choose between cash rent, flexible, or crop share leases based on current commodity prices and input costs.



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