

## *Twin Creeks Extension District* **2020 LEASING ARRANGEMENTS SURVEY SUMMARY**

### **FARMLAND LEASING SURVEY (60 RESPONSES) GENERAL LEASE COMMENTS**

#### Percentage of Oral and Written Leases

Respondents showed 47% written lease agreements and 53% oral lease agreements.

#### Flexible Leases

17% of respondents have at least one flexible lease arrangement (11 of 65 total responses)

#### Tillage Systems

Respondents reported 66% no-till, 11% minimum till, 11% conventional till, and 7% fallow systems.

### **CASH RENTS**

#### Dryland

	<u>Average \$/ac.</u>	<u>Minimum \$/ac.</u>	<u>Maximum \$/ac.</u>	<u># of Responses</u>
Decatur	\$50.31	\$36	\$60	15
Graham	\$42.19	\$10	\$55	14
Norton	\$45.54	\$30	\$70	14
Sheridan	\$45.71	\$35	\$65	7
Twin Creeks District	\$47.09	\$10	\$70	50

#### Irrigated

	<u>Average \$/ac.</u>	<u>Minimum \$/ac.</u>	<u>Maximum \$/ac.</u>	<u># of Responses</u>
Decatur	-	-	-	-
Graham	\$145.00	\$90	\$185	4
Norton	-	-	-	-
Sheridan	\$142.86	\$100	\$180	3
Twin Creeks District	\$137.50	\$90	\$185	8

**DECATUR COUNTY**  
(785) 475-8121

**GRAHAM COUNTY**  
(785) 421-3411

**NORTON COUNTY**  
(785) 877-5755

**SHERIDAN COUNTY**  
(785) 675-3268



## CASH RENTS (continued)

### Native or Tame Hayland

	<u>Average \$/ac.</u>	<u>Minimum \$/ac.</u>	<u>Maximum \$/ac.</u>	<u># of Responses</u>
Decatur	-	-	-	-
Graham	\$28.67	\$18	\$50	3
Norton	\$18.20	\$12	\$25	5
Sheridan	-	-	-	-
Twin Creeks District	\$23.13	\$12	\$50	8

### Winter Stalks

	<u>Average \$/ac.</u>	<u>Minimum \$/ac.</u>	<u>Maximum \$/ac.</u>	<u># of Responses</u>
Decatur	\$8.60	\$5	\$10	5
Graham	-	-	-	-
Norton	\$7.67	\$6	\$10	3
Sheridan	-	-	-	-
Twin Creeks District	\$8.25	\$5	\$10	8

### Adjustments to cash rent due to rising input costs

88% of respondents said no adjustments were made to cash rents in 2020 due to costs.

### Predicted Price Trend for 2021

60% of respondents estimated no rent changes in 2021 while 13% expected higher cash rents and 7% expected lower cash rents. (60 total respondents)

## CROP SHARE LEASES - INCOME

All responses written with landowner share FIRST.

---

### Dryland Wheat (30 responses)

90% of respondents show a 1/3, 2/3 split with landowner, operator respectively. Additionally, 3% show a 50%, 50% split and 7% show a 1/4, 3/4 split.

### Dryland Grain Sorghum (16 responses)

88% of respondents show a 1/3, 2/3 split with landowner, operator respectively. The remaining 12% of responses indicated a 25%, 75% split.

### Dryland Corn (29 responses)

90% of responses show a 1/3, 2/3 split with landowner, operator respectively. Additionally, 7% show a 1/4, 3/4 split and 3% show a 20%, 80% split.

### Dryland Soybeans (3 responses)

67% of responses show a 1/3, 2/3 split with landowner, operator respectively. Additionally, 33% show a 1/4, 3/4 split.



## CROP SHARE LEASES - INCOME (continued)

### **Dryland Alfalfa (10 responses)**

60% of responses show a 1/3, 2/3 split with landowner, operator respectively. Additionally, 30% show a 50%, 50% split and 10% show a 20%, 80% split.

### **Other Crops Noted (2 responses)**

One response showed a 1/3, 2/3 split on cane or sorghum sudan.

One response showed a 1/3, 2/3 split on dryland sunflowers.

### **Crop Insurance Proceeds**

82% of responses show a 1/3, 2/3 split with landowner, operator respectively. Other arrangements noted include 0% and 100% to landowner.

### **Government Program Payments**

80% of responses show a 1/3, 2/3 split with landowner, operator respectively. Other arrangements noted include 0%, 100%, 20% and 25% to landowner.

---

## CROP SHARE LEASES - EXPENSES

### **Dryland Fertilizer (35 responses)**

78% of respondents show a 1/3, 2/3 split with landowner, operator respectively. Additionally, 6% show a 50%, 50% split, 6% show a 2/3, 1/3 split, and 9% show owners do not pay fertilizer costs.

### **Dryland Fertilizer Application (27 responses)**

41% of responses show a 1/3, 2/3 split with landowner, operator respectively. Additionally, 41% of responses show owners pay no fertilizer applicator costs. Finally, 7% indicate a 50%, 50% split and 11% indicate owners pay the entire fertilizer application cost.

### **Dryland Herbicide (31 responses)**

64% of responses show a 1/3, 2/3 split with landowner, operator respectively. Additionally, 6% show a 50%, 50% split. Finally, 10% show owners incur the entire herbicide expense while 20% show owners do not pay for herbicide.

### **Dryland Herbicide Application (25 responses)**

44% of responses show landowners incur no cost for herbicide application. Additionally, 36% show a 1/3, 2/3 split and 8% show herbicide application is split 50%, 50%. Finally, 12% of respondents indicate owners incur the entire cost of herbicide application.

### **Dryland Insecticide (24 responses)**

50% of responses show a 1/3, 2/3 split with landowner, operator respectively. Additionally, 33% of responses show owners incur no costs for insecticide, 8% show a 50/50 split, and 8% show owners incur the entire cost of insecticide.



## **CROP SHARE LEASES - EXPENSES (continued)**

### **Dryland Insecticide Application (24 responses)**

50% of responses show the landowner incurs no cost for insecticide application. Additionally, 33% show a 1/3, 2/3 split and 8% show a 50/50 split. The final 8% of responses indicate the landowner incurs the entire cost of insecticide application.

### **Dryland Harvesting Costs (24 responses)**

83% of respondents show landowners incur no harvesting costs while the additional 17% of respondents show landowners incur the entire cost of harvesting.

### **Dryland Drying Expenses (21 responses)**

86% of responses show the owner incurs no expenses for drying costs. The remaining responses show 9% of owners incur the total costs for drying and 5% split drying costs at 1/3, 2/3 to the landowner, operator respectively.

### **Dryland Crop Insurance (27 responses)**

59% of responses show a 1/3, 2/3 split with landowner, operator respectively. 30% of responses indicate landowners incur no expenses for crop insurance. Additionally, 4% show a 2/3, 1/3 split and 4% show a 70%, 30% split. One response, 4%, shows the landowner pays the entire crop insurance expense.

### **Dryland Terrace Maintenance (22 responses)**

59% of responses show owners incur no expense for terrace maintenance while 36% show owners incur the entire expense of terrace maintenance. The remaining 5% indicate a 50/50 split.

### **Dryland Terrace Construction (21 responses)**

76% of responses show owners incur the entire expense for terrace construction while 24% show owners incur no expense for terrace construction.

### **Other Dryland Crop Share Comments**

Owners pay a portion of seed expenses and owners buy their own crop insurance.

### **Irrigated Crop Share Leases (5 responses)**

For all irrigated crop share arrangements, survey responses showed a variety of expense and income shares. The most common split throughout was 2/3, 1/3 with the landowner, operator respectively (2 responses). However, other crop share splits included 1/3, 2/3 and 20%, 80% with the landowner, operator respectively. If you would like additional irrigated crop share information, please give us a call at any Twin Creeks District office.



---

*Twin Creeks Extension District*  
**2020 LEASING ARRANGEMENTS  
SURVEY SUMMARY**

**RECREATIONAL LEASING SURVEY (21 RESPONSES)**

**RENTAL RATES**

---

**Leases for Hunting Deer**

Five respondents showed acres leased for deer hunting varied from 155 - 1280 acres (5 total responses). Average leasing rate was \$440 with a range of \$320 to \$5000 (3 responses).

**Leases Specific to Other Species**

Responses for leases specific to other species (turkey, upland game bird, fishing, etc.) did not have enough responses to summarize. There was no consensus of time frame for the leases.

**GENERAL LEASE COMMENTS**

---

**Percentage of Oral and Written Leases**

Respondents showed 58% oral leases and 32% written leases (21 responses).

**Average Years Leased by the Same Tenant**

Respondents showed an average of 12.9 years rented to the same tenant (8 responses).

**Walk-In Hunting**

89% (17 of 19 responses) showed they did not participate in walk-in hunting. The remaining 11% did participate in the program.

**Property Management**

50% of properties were specifically managed for wildlife while 50% were managed for other purposes.

**Waiver of Liability and/or Carry Liability Insurance**

90% of responses showed a waiver or liability insurance was in place while 10% indicated no waiver or insurance was used.

**Other Comments**

Walk in hunting pay is low and only family use land for hunting.

**DECATUR COUNTY**  
(785) 475-8121

**GRAHAM COUNTY**  
(785) 421-3411

**NORTON COUNTY**  
(785) 877-5755

**SHERIDAN COUNTY**  
(785) 675-3268

*Twin Creeks Extension District*  
**2020 LEASING ARRANGEMENTS  
SURVEY SUMMARY**

**PASTURE LEASING SURVEY (54 RESPONSES)**

**RENTAL RATES**

	<u>Average \$/ac.</u>	<u>Minimum \$/ac.</u>	<u>Maximum \$/ac.</u>	<u># of Responses</u>
Decatur	\$15.56	\$10	\$20	16
Graham	\$15.27	\$10	\$20	11
Norton	\$16.73	\$10	\$25	16
Sheridan	\$15.94	\$8	\$25	11
Twin Creeks District	\$15.94	\$8	\$25	54

**STOCKING RATES**

**Cow-Calf Stocking Rate**

	<u>Average (acres/cow-calf pair)</u>	<u>Range</u>	<u># of Responses</u>
Decatur	9.54	7 - 11	12
Graham	11.29	8 - 20	7
Norton	9.04	4 - 13	12
Sheridan	10.29	10 - 12	7
Twin Creeks District	10.4	4 - 13	38

**Cow Weight**

Average cow weight was 1265.63 pounds with a range from 750 - 1500 (based on 32 responses).

**DECATUR COUNTY**  
(785) 475-8121

**GRAHAM COUNTY**  
(785) 421-3411

**NORTON COUNTY**  
(785) 877-5755

**SHERIDAN COUNTY**  
(785) 675-3268

## STOCKING RATES (continued)

### Stocker Calf Stocking Rate

	<u>Average (acres/stocker)</u>	<u>Range</u>	<u># of Responses</u>
<b>Twin Creeks District</b>	<b>4.3</b>	<b>2 - 7.5</b>	<b>5</b>

\*No individual county stocker calf stocking rates could be summarized.

### Stocker Weight

Average start weight was 500 pounds with a range from 450 - 600 (based on 5 responses). Average weight coming off grass was 770 pounds with a range from 650 - 850 (based on 5 responses).

## GENERAL GRAZING COMMENTS

---

### Beginning Date of Grazing Season

The majority of responses showed May was the most common month to turn cattle out on grass (63%), followed by April (19%). Other responses included March and June. (Total of 52 responses.)

### End Date of Grazing Season

The majority of responses showed October (45%) and November (33%) were the final months of grazing. Other responses included September and December. (Total of 49 responses.)

### Trend for Pasture Grazing Pressure in 2021

The majority of responses showed no expected change in grazing pressure for 2021 (78% of 51 responses.)

### Classification of Pasture

The majority of pasture reported was considered upland pasture (79%).

### Water

The majority of water was available via a well (54%) or pond (24%). Tenants were largely responsible for monitoring water (65%).

### Fence

The majority of responses showed tenants were responsible for maintaining fence (94%) while owners were responsible for furnishing supplies to maintain the fence (62%) based on 47 responses.

### Weed Control

Responses showed the tenant was largely responsible for controlling weeds (82% based on 45 responses). Arrangements for persistent, noxious weeds varied and included sharing the cost, the owner purchasing herbicide and the tenant spraying weeds, and more.



---

*Twin Creeks Extension District*  
**2020 LEASING ARRANGEMENTS  
SURVEY SUMMARY**

**CROP RESIDUE LEASING SURVEY (42 RESPONSES)**

**RENTAL RATES**

---

**CORN STALK GRAZING**

Eleven responses showed the average rental rate for corn stalks was \$14.07 with a range of \$5 to \$35 per acre. An additional 7 responses were reported in dollars per head per day with an average of \$0.56/hd/day and a range of \$0.30 to \$1.00.

**SORGHUM STALK GRAZING**

Five responses showed the average rental rate for grazing milo stalks was \$7.80 per acre with a range of \$5 to \$10. Only one response was recorded on a pay per head per day basis, so no summaries could be calculated.

\*Additional crops were grazed but none had sufficient data to calculate an average rental rate.

**RENTAL RATE OPTIONS**

The majority of rates were calculated on a per acre basis (84%).

**GRAZING**

---

**CROPS USED FOR GRAZING**

Responses showed corn residue was the most grazed residue (64%). Milo was the second largest crop utilized for residue grazing at 25%. Additional crops grazed were alfalfa, triticale, and cover crops.

**GRAZING PERIOD**

Most responses indicated grazing residue occurred for 60 - 90 days.

**CATTLE USED FOR GRAZING**

Responses showed 45% of animals grazed on corn and milo residue were cow/calf pairs while the remainder were dry cows. Stocker calves were also grazed on residues of all types. Common stocking rates were 1 acre per animal unit per month for both dry cows and cow-calf pairs. Common stocking rates for stocker calves were .5 acres per calf per month.

**DECATUR COUNTY**  
(785) 475-8121

**GRAHAM COUNTY**  
(785) 421-3411

**NORTON COUNTY**  
(785) 877-5755

**SHERIDAN COUNTY**  
(785) 675-3268



## GRAZING (continued)

### WATER

Responses showed 79% of cattle drank from a well while grazing residues. The remaining 21% were hauled water based on 33 total responses. Responses showed 70% of tenants maintained their water supply during the grazing season while 30% of landowners maintained the water (based on 30 responses).

### FENCE

Responses showed 81% of tenants perform maintenance on the fence while 19% of landowners do the same (based on 32 responses). Responses showed 50% of landowners supplied the material to fix fences (based on 32 responses).

### CATTLE HUSBANDRY

Responses showed the vast majority of tenants cared for the cattle with 26 of 30 total responses (87%).

## **SPECIAL THANKS TO ALL THE SPONSORS OF THE 2020 TWIN CREEKS DISTRICT LEAE SURVEY!**



*Kansas State University Agricultural Experiment Station and Cooperative Extension Service  
K-State Research and Extension is an equal opportunity provider and employer.  
[https://www.ksre.k-state.edu/employee\\_resources/civil\\_rights/](https://www.ksre.k-state.edu/employee_resources/civil_rights/)*

**DECATUR COUNTY**  
(785) 475-8121

**GRAHAM COUNTY**  
(785) 421-3411

**NORTON COUNTY**  
(785) 877-5755

**SHERIDAN COUNTY**  
(785) 675-3268