

2018 LEASE SURVEY SUMMARY

**K-STATE RESEARCH & EXTENSION
TWIN CREEKS DISTRICT
DECATUR COUNTY**

Summary Based on 15 Total Respondents (20% Return Rate)

K-STATE
Research and Extension

Twin Creeks
District

2018 FARMLAND LEASING ARRANGEMENT SURVEY SUMMARY

For Dryland/Irrigated Crops

DECATUR County

(Summary based on 9 responses)

Cash Rent Leases (for Dryland/Irrigated Crops)

Summary of CASH RENTAL RATES paid to landowners in 2018.

Dryland/Irrigated Crop Enterprise	Average Rent Per Acre	Range of Cash Rents (Low - High)	Number of Responses
Cropland (non-irrigated)	\$44.50 /A	\$32 – 70	7
Cropland (irrigated)	\$100	N/A	1
Native or Tame Pasture	\$14.50 /A	\$10 - \$20	4
Native or Tame Hayland	No Response	No Response	0
Winter Grain Stalks	\$15 /A	N/A	1

Estimated Price Trend for 2019 Dryland/Irrigated Crop Land in Decatur County:

Higher: **0%** No Change: **78%** Lower: **0%** Unsure of 2019 Trend: **22%**

Estimated Trend for 2019 Cash Rent or Crop Share Leasing Arrangements in Decatur County:

More Cash Rent: **38%** More Crop Share: **12%** No Change: **50%**

Interest in Flexible Leasing Arrangements? Yes: **25%** No: **75%**

Percentage of Written and Oral Farmland Leases:

Written leases: **51%** Oral leases: **49%**

Adjustments to Cash Rents Due to Rising Input Costs in 2018:

No Adjustments: **100%** Increase: **0%** Decrease: **0%**

When Cash Rental Payments Were Made to the Landlord for 2018:

All at Once	Split Payment	Dates for Split Payment	After Harvest
50% (Payments in March & December)	50%	Jan/May Mar/Sept Apr/Sept Apr/Oct Apr/Dec	None

Percentage of Acres in the Different Tillage Systems:

No-Till	Minimum Till	Conventional Till	Summer Fallow
53%	19%	15%	14%

Crop Share Summary

Crop share percentage paid to landlords in 2018.

Dryland/Irrigated Crop Enterprise	Share Paid to Landowner	Number of Responses
Wheat	1/3 – 100%	3
Grain Sorghum	1/3 – 67%, 2/5 – 33%	3
Corn	1/3 – 100%, Comment: some 50% on irrigated	3
Sunflowers	1/3 – 100%	1
Soybeans	1/3 – 100% Comment: some 50% on irrigated	1
Alfalfa	½ - 50% 1/3 – 50% Comment: some 50% on irrigated	2
Other Crops	1/3 – 100%	1
Crop Insurance Proceeds	1/3 – 100%	3
Government Program Payments	1/3 – 100%	3

Landlord Share of Input or Cost

Which costs were shared and what percentage the landowners paid for crop share leases in 2018.

Expense or Input	Landowners % Share of Crop Expenses	Number of Responses
Fertilizer	1/3 – 100% Comment: 50% on irrigated	2
Fertilizer Application	1/3 – 100% Comment: 50% on irrigated	3
Herbicides	1/3 – 100% Comment: 50% on irrigated	3
Herbicide Application	1/3 – 100% Comment: 50% on irrigated	2
Insecticides	1/3 – 100% Comment: 50% on irrigated	3
Insecticide Application	1/3 – 100% Comment: 50% on irrigated	3
Harvesting Costs	No Response	0
Hauling Grain to Storage	No Response	0
Drying Costs after Harvest	No Response	0
Crop Insurance Costs	1/3 – 100%	3
Other Production Costs (seed, fungicide, crop consulting, etc.)	No Response	0
Terrace/Structure Maintenance (Annual upkeep costs)	No Response	0
Terrace/Structure Construction (Long term major land investments)	All – 100%	3

2018 PASTURE LEASING ARRANGEMENT SURVEY SUMMARY

DECATUR County

(Summary based on 11 responses)

Pasture Land Rental Rates (11 Responses):

Average Rent/Acre: **\$17.00**

Range of Rent/Acre: **\$10 to \$25**

Other Arrangements (ex. \$/# of gain, \$/head/day): **No Responses**

Estimated Trend for 2019 Grazing Pressure in Decatur County:

Increase: **10%**

Decrease: **10%**

No change: **80%**

Typical Pasture Grazing Period:

Month Started	Month Ended	Pasture Season Length (In Months)
May – 100%	October – 70% November – 30%	6 mo. – 70% 7 mo. – 30%

Pasture Grazing in 2018:

Month Started	Month Ended	Pasture Season Length (In Months)
May – 100%	October – 67% November – 33%	6 mo. – 66% 7 mo. – 33%

Stocking Rate for Cow/Calf Enterprises:

Average: **8.5 acres/pair**

Range: **5 - 10 acres/pair**

Stocking Rate for Stocker-Feeder Enterprises: No Response

Mature Weight of Cow:

Average: **1,170 lbs.**

Range: **1,000 – 1,250 lbs.**

Starting and Ending Weight of Stocker-Feeder Calves: No Response

Livestock Water Supply:

Transported: **5%**

Pond: **24%**

Stream: **19%**

Well: **52%**

Summary of Tenant/Landlord Responsibilities:

Responsibility	Tenant	Landlord	# of Responses
Maintaining Water Supply	83%	17%	12
Maintaining Fences – Materials	42%	58%	12
Maintaining Fences - Labor	82%	18%	11
Controlling Weeds	58%	42%	12

Are special arrangements made for weed control if persistent noxious weeds are present in the pasture(s)?Yes: **37%**No: **63%****Special Arrangement Comments:**

1. If an issue arises, tenant notifies landowner and landowner initiates control.
2. Landowner will pay for some weed control if the situation becomes bad.

Physical Location of Pasture Land:Decatur County: **67%**Other Counties: **33%** (Graham, Hitchcock, Norton, Rawlins, Sheridan County)**Pastureland Classifications:**

Upland	Lowland/River	Mixture
73%	9%	17%

2018 CROP RESIDUE GRAZING SURVEY

DECATUR County

(Summary based on 7 responses)

Crops Utilized for Grazing:

Corn: **47%** Milo: **20%** Alfalfa: **6.67%** Wheat: **6.67%**
Soybeans: **13.33%** Cover Crops: **6.67%** Other: **0%**

Average Rental Rate On Various Types of Grazed Residue:

	Average \$/Acre	Average Dollars/Head/Day	# of Responses
Corn Stalks	\$12/A	\$.043/hd/d	5
Sorghum Stalks	No Responses	\$0.43/hd/d	2
Cover Crops	\$10/A	\$0.50/hd/d	2
Alfalfa	No Response	No Response	0
Other	No Response	\$0.50/hd/d	1

Average Stocking Rate for Cow/Calf Pairs on Grazed Residue:

	Average Stocking Rate	Range of Stocking Rates	Months Grazed	# of Responses
Corn Stalks	5.5 A/pair	1-10 A/pair	Oct-Dec Oct-Jan Dec - Feb	3
Sorghum Stalks	No Response	No Response	No Response	0
Cover Crops	10 A/pair	N/A	No Response	1
Alfalfa	10 A/pair	N/A	No Response	1
Other	No Response	No Response	No Response	0

Average Stocking Rate for Stocker/Feeder Calves on Grazed Residue:

	Average Stocking Rate	Range of Stocking Rates	Months Grazed	# of Responses
Corn Stalks	15 A/stocker	N/A	Oct-Jan	1
Sorghum Stalks	No Response	No Response	No Response	0
Cover Crops	15 A/stocker	N/A	No Response	1
Alfalfa	No Response	No Response	No Response	0
Other	No Response	No Response	No Response	0

Grazing Weight of Cow:

Average: **1,158 lbs.**

Range: **1,000 – 1,250 lbs.**

Grazing Weight of Feeders/Stockers:Average: **500 lbs.**Range: **400 – 600 lbs.****Livestock Water Supply:**Transported: **22%**Well: **67%**Other: **11%****Summary of Tenant/Landlord Responsibilities:**

Responsibility	Tenant	Landlord	# of Responses
Maintaining Water Supply	57%	43%	7
Maintaining Fences – Materials	57%	43%	7
Maintaining Fences - Labor	71%	29%	7
Cattle Care and Health	83%	17%	6

Additional Feed Supplements Used While Grazing Crop Residue:**Hay** (2 Responses)Type: **Alfalfa & Cane**Lbs/day: **As Needed****Grain**Type: **No Response**Lbs/day: **NR****Silage**Type: **No Response**Lbs/day: **NR****Other** (4 Responses)Type: **Protein Tubs**Lbs/day: **1 tub/25 cows****Free Choice****Expected Gain While Grazing Crop Residues:**Cows: **2.5 Lbs/Day** (2 Response)Stocker/Feeder: **2 Lbs/Day** (1 Response)

2018 RECREATIONAL LEASING ARRANGEMENT SURVEY

HUNTING OR FISHING

DECATUR County

(Summary based on 4 responses who have selected one representative lease that they participate in.)

Percentage of Written and Oral Recreational Leases: (2 Responses)

Written leases: **0%**

Oral leases: **100%**

Years Leased by the Same Tenant: (2 Responses)

1-5 Years: **0%**

5-10 Years: **50%**

10 Years (+): **50%**

Participation in Walk-In Hunting: (4 Responses)

Yes: **25%**

No: **75%**

Leasing Arrangements for 2018:

Hunting Type	Average Acres Leased	# of Hunters	Lease Length (day/week/ month/season)	Rent \$/Acre
Deer (2 Responses)	620	3-5	1-Nov-Dec 1-Season	\$1000
Turkey (1 Response)	600	6	April	No Response
Upland Game Bird (1 Response)	600	12	Nov-Jan	No Response
Waterfowl, Fishing & Other	No Responses	No Responses	No Responses	No Responses

Rating of the Quality of Tract for Hunting: (2 Responses)

Superior: **0%**

Excellent: **50%**

Very Good: **50%**

Good: **No Responses**

Fair: **No Responses**

Is the property specifically managed to improve the wildlife or fish habitat? (3 Responses)

Yes: **33%**

No: **67%**

Are users (hunters/fisherman) required to sign a waiver of liability and/or carry liability insurance? (2 Responses)

Yes: **0%**

No: **100%**

Additional Comments or Observations Regarding Recreational Leasing in Decatur County:

1. Land is leased for hunting but is not handled by the owner.