

2018

LEASE SURVEY SUMMARY

K-STATE RESEARCH & EXTENSION
TWIN CREEKS DISTRICT
SHERIDAN COUNTY

Summary Based on 11 Total Respondents (15% Return Rate)

K-STATE
Research and Extension

Twin Creeks
District

2018 FARMLAND LEASING ARRANGEMENT SURVEY SUMMARY

For Dryland/Irrigated Crops

SHERIDAN County

(Summary based on 7 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)	\$47.33/A	\$35 - \$62	3
Cropland (irrigated)	\$127.50/A	\$120 - \$150	2
Native or Tame Pasture	\$19.50/A	\$18 - \$25	4
Native or Tame Hayland	\$57.50/A	\$15 - \$95	4
Winter Grain Stalks	No Response	No Response	0

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

Higher: **0%** No Change: **63%** Lower: **25%** Unsure of 2019 Trend: **12%**

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

More Cash Rent: **0%** More Crop Share: **25%** No Change: **75%**

Interest in Flexible Leasing Arrangements? Yes: **0%** No: **100%**

Percentage of Written and Oral Farmland Leases:

Written Leases: **41%** Oral Leases: **59%**

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

No Adjustments: **86%** Increase: **0%** Decrease: **14%**

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

All at Once	Split Payment	Dates for Split Payment	After Harvest
33% (Payments in January & October)	50%	Jan/Oct June/Oct July/Dec	17%

Percentage of Acres in the Different Tillage Systems:

No-Till	Minimum Till	Conventional Till	Summer Fallow
12%	68%	4%	16%

Other Observations Regarding Dryland/Irrigated Crop Share Rental Arrangements:**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-Dryland)	4
Grain Sorghum	1/3 – 100% (1-Dryland & Irrigated, 1-Dryland)	3
Corn	1/3 – 100% (1-Dryland & Irrigated, 2-Dryland)	4
Sunflowers	1/3 – 100%	1
Soybeans	1/3 – 100%	1
Alfalfa	1/3 – 100%	1
Other Crops	1/3 – 100% (1-Feed)	2
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% (1-Dryland & Irrigated)	3
Fertilizer Application	1/3 – 100%	1
Herbicides	1/3 – 100% (1-Dryland & Irrigated)	2
Herbicide Application	1/3 – 100% (1-Dryland & Irrigated)	1
Insecticides	1/3 – 100% (1-Irrigated)	3
Insecticide Application	1/3 – 100%	1
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% (1-Dryland & Irrigated)	4
Other Production Costs (seed, fungicide, crop consulting, etc.)	1/3 – 100%	1
Terrace/Structure Maintenance (Annual upkeep costs)	1 – 100%	1
Terrace/Structure Construction (Long term major land investments)	1 – 100%	1

Additional Comments or Observations About Farmland Leasing in Sheridan County:

1. Have no cash leases it is all crop share.

2018 PASTURE LEASING ARRANGEMENT SURVEY SUMMARY

SHERIDAN County (Summary based on 8 responses)

Pasture Land Rental Rates (4 Responses):

Average Rent/Acre: **\$19.50**

Range of Rent/Acre: **\$18 to \$25**

Other Arrangements (ex. \$/# of gain, \$/head/day): **\$0.75/head/day** (1 Response)

Estimated Trend for 2019 Grazing Pressure in Sheridan County:

Increase: **0%**

Decrease: **0%**

No change: **100%**

Typical Pasture Grazing Period (8 Responses):

Month Started	Month Ended	Pasture Season Length (In Months)
April – 25% May – 75%	September – 25% October – 38% November – 38%	4 mo. – 12% 5 mo. – 50% 6 mo. – 26% 7 mo. – 12%

Pasture Grazing in 2018 (6 Responses):

Month Started	Month Ended	Pasture Season Length (In Months)
April – 17% May – 83%	September – 16% October – 16% November – 68%	4 mo. – 16% 5 mo. – 16% 6 mo. – 52% 7 mo. – 16%

Stocking Rate for Cow/Calf Enterprises (3 Responses):

Average: **9 acres/pair**

Range: **7-10 acres/pair**

Stocking Rate for Stocker-Feeder Enterprises (2 Responses):

Average: **4 acres/calf**

Range: **3-5 acres/calf**

Mature Weight of Cow:

Average: **1,050 lbs.**

Range: **900 – 1,150 lbs.**

Starting and Ending Weight of Stocker-Feeder Calves:

Starting Average: **575 lbs.**

Starting Range: **550 - 600 lbs.**

Ending Average: **800 lbs.**

Ending Range: **800 – 800+ lbs.**

Livestock Water Supply:Pond: **16%**Stream: **16%**Well: **67%**Transported: **0%****Summary of Tenant/Landlord Responsibilities:**

Responsibility	Tenant	Landlord	# of Responses
Maintaining Water Supply	37%	63%	8
Maintaining Fences – Materials	33%	66%	9
Maintaining Fences - Labor	88%	12%	8
Controlling Weeds	60%	40%	5

Are special arrangements made for weed control if persistent noxious weeds are present in the pasture(s)?Yes: **20%**No: **80%****Special Arrangement Comments:**

1. Tenant responsible, landowner pays chemical cost.

Physical Location of Pasture Land:Sheridan County: **100%**Other Counties: **0%****Pastureland Classifications:**

Upland	Lowland/River	Mixture
81%	2%	17%

Additional Comments or Observations About Pasture Leasing in Sheridan County:

2018 CROP RESIDUE GRAZING SURVEY

SHERIDAN County

(Summary based on 3 responses)

Crops Utilized for Grazing:

Corn: **75%** Milo: **25%** Alfalfa: **0%** Wheat: **0%** Soybeans: **0%**
Cover Crops: **0%** Other: **0%** (Crop Indicated for Other: **No Response**)

Average Rental Rate On Various Types of Grazed Residue:

Corn/Sorghum Stalks: **No Responses** **\$0.29/head/day** (3 Responses)
Cover Crops: **No Responses**
Alfalfa (Winter Grazing): **No Responses**
Winter Wheat: **No Responses**

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

Corn/Sorghum Stalks: **2 acres/pair** (1 Response) For: **45 Days**
Cover Crops: **No Responses** For: **No Response**
Alfalfa (Winter Grazing): **No Responses** For: **No Response**
Other Crops: **No Responses** For: **No Response**

Average Stocking Rate for Stocker/Feeder Calves on Grazed Residue: **No Response**

Grazing Weight of Cow:

Average: **1,000 lbs.** Range: **900 – 1,100 lbs.**

Grazing Weight of Feeders/Stockers:

Average: **No Responses** Range: **No Responses**

Livestock Water Supply:

Transported: **0%** Well: **67%** Other: **33%**

Summary of Tenant/Landlord Responsibilities:

Responsibility	Tenant	Landlord	# of Responses
Maintaining Water Supply	33%	67%	3
Maintaining Fences – Materials	100%	0%	2
Maintaining Fences - Labor	0%	100%	2
Cattle Care and Health	100%	0%	2

Additional Feed Supplements Used While Grazing Crop Residue:

Hay Type: No Response Lbs/day: NR	Grain Type: No Response Lbs/day: NR	Silage (1 Response) Type: Sorghum Lbs/day: As Needed
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Twit
Dist

Other (1 Response)
Type: **Protein Tub**
Lbs/day: **Free Choice**

Expected Gain While Grazing Crop Residues:

Cows: **Maintain Body Weight (Prior to Calving)** (1 Response)

Stocker/Feeder: **No Response**

Additional Comments or Observations About Crop Residue Leasing in Sheridan County:

2018 RECREATIONAL LEASING ARRANGEMENT SURVEY HUNTING OR FISHING

SHERIDAN County

(Summary based on 3 responses who have selected one representative lease that they participate in.)

Percentage of Written and Oral Recreational Leases:

Written leases: **100%** (1 Response) Oral leases: **0%**

Years Leased by the Same Tenant:

1-5 Years: **100%** (1 Response)

5-10 Years: **0%**

10 Years (+): **0%**

Participation in Walk-In Hunting:

Yes: **0%** No: **100%**

Leasing Arrangements for 2018: No Response

Rating of the Quality of Tract for Hunting:

Superior: **No Responses** Excellent: **No Responses** Very Good: **No Responses**

Good: **No Responses** Fair: **100%** (1 Response)

Is the property specifically managed to improve the wildlife or fish habitat?

Yes: **50%** No: **50%**

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

Yes: **0%** No: **100%** (1 Response)

Additional Comments or Observations Recreational Leasing in Sheridan County:
