

2018 LEASE SURVEY SUMMARY

K-STATE RESEARCH & EXTENSION TWIN CREEKS DISTRICT

Summary Based on 43 Total Respondents (14% Return Rate)

K-STATE
Research and Extension

Twin Creeks
District

2018 FARMLAND LEASING ARRANGEMENT SURVEY SUMMARY

For Dryland/Irrigated Crops

TWIN CREEKS DISTRICT

(Summary based on 29 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	\$20 – 80	18
Cropland (irrigated)	\$118 /A	\$90 - 140	3
Native or Tame Pasture	\$15.10 /A	\$5 - 30	10
Native or Tame Hayland	\$43.33 /A	\$15 - \$95	3
Winter Grain Stalks	\$15 /A	N/A	1

Comments:

- Generally no charge to graze winter stalks if not overgrazed.
- Other charges for grazing winter grain stalks included \$0.30/hd/day and \$0.50/hd/day.

Estimated Price Trend for 2019 Dryland/Irrigated Crop Land throughout the District:

Higher: **4%** No Change: **65%** Lower: **8%** Unsure of 2019 Trend: **23%**

Estimated Trend for 2019 Cash Rent or Crop Share Leasing Arrangements throughout the District:

More Cash Rent: **30%** More Crop Share: **13%** No Change: **57%**

Interest in Flexible Leasing Arrangements? Yes: **10%** No: **90%**

Percentage of Written and Oral Farmland Leases: (24 Responses)

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

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

No Adjustments: **91%** Increase: **0%** Decrease: **9%**

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

All at Once	Split Payment	Dates for Split Payment	After Harvest
48% (Payments in January, March, May & December)	48%	Jan/May Jan/Oct Mar/Sept Mar/Oct Mar/Nov Apr/Sept Apr/Oct Apr/Dec May/Oct	4%

		June/Dec July/Dec	
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Percentage of Acres in the Different Tillage Systems:

No-Till	Minimum Till	Conventional Till	Summer Fallow
50%	30%	9%	11%

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%	10
Grain Sorghum	1/3 – 87%, 2/5 – 13%	8
Corn	1/3 – 100%, Comment: some 50% on irrigated	10
Sunflowers	1/3 – 100%	2
Soybeans	1/3 – 100% Comment: some 50% on irrigated	4
Alfalfa	1/2 - 33% 1/3 – 67% Comment: some 50% on irrigated	3
Other Crops	1/3 – 100%	3
Crop Insurance Proceeds	1/3 – 100%	8
Government Program Payments	1/3 – 100%	8

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; 33% on both dry & irrigated	9
Fertilizer Application	1/3 – 100% Comment: 50% on irrigated	5
Herbicides	1/3 – 100% Comment: 50% on irrigated; 33% on both dry & irrigated	8
Herbicide Application	1/3 – 100% Comment: 50% on irrigated; 33% on both dry & irrigated	6
Insecticides	1/3 – 100% Comment: 50% on irrigated	8

Insecticide Application	1/3 – 100% Comment: 50% on irrigated	5
Harvesting Costs	No Response	0
Hauling Grain to Storage	No Response	0
Drying Costs after Harvest	No Response	0
Crop Insurance Costs	1/3 – 90% Landlord Pays All - 10%	10
Other Production Costs (seed, fungicide, crop consulting, etc.)	1/3 – 100%	1
Terrace/Structure Maintenance (Annual upkeep costs)	Landlord Pays all – 67% 1/3 – 33%	3
Terrace/Structure Construction (Long term major land investments)	Landlord Pays all – 83% 1/3 – 17%	6

2018 PASTURE LEASING ARRANGEMENT SURVEY SUMMARY

TWIN CREEKS DISTRICT (Summary based on 28 responses)

Pasture Land Rental Rates (11 Responses):

Average Rent/Acre: **\$16.20**Range of Rent/Acre: **\$8 to \$25**Other Arrangements (ex. \$/# of gain, \$/head/day): **\$0.75/hd/d**

Estimated Trend for 2019 Grazing Pressure in the District:

Increase: **4%**Decrease: **4%**No change: **92%**

Typical Pasture Grazing Period:

Month Started	Month Ended	Pasture Season Length (In Months)
April – 12% May – 88%	September – 15% October – 52% November – 30% December – 3%	5 mo. – 12% 6 mo. – 56% 7 mo. – 24% 8 mo. – 4% 9 mo. – 4%

Pasture Grazing in 2018:

Month Started	Month Ended	Pasture Season Length (In Months)
April – 10% May – 90%	September – 10% October – 40% November – 40% December – 10%	5 mo. – 10% 6 mo. – 40% 7 mo. – 30% 8 mo. – 20%

Stocking Rate for Cow/Calf Enterprises: (21 Responses)

Average: **8.8 acres/pair**Range: **5 - 11 acres/pair**

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

Average: **4 acres/calf**Range: **3 - 5 acres/calf**

Mature Weight of Cow: (15 Responses)

Average: **1,183 lbs.**Range: **900 – 1,400 lbs.**

Starting and Ending Weight of Stocker-Feeder Calves: (2 Responses)

Average Starting Weight: **575 lbs.**Average Ending Weight: **800 lbs.**

Livestock Water Supply:

Transported: **2%**Pond: **21%**Stream: **17%**Well: **60%**

Summary of Tenant/Landlord Responsibilities:

Responsibility	Tenant	Landlord	# of Responses
Maintaining Water Supply	56%	44%	27
Maintaining Fences – Materials	50%	50%	31
Maintaining Fences - Labor	79%	21%	28
Controlling Weeds	52%	48%	25

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.
3. Landowner will pay chemical cost but tenant responsible for control.
4. Landowner will pay for aerial control if needed or every few years.

Physical Location of Pasture Land:Decatur County: **32%**Graham County: **25%**Hitchcock County, NE: **4%**Norton County: **7%**Rawlins County: **4%**Sheridan County: **28%****Pastureland Classifications:**

Upland	Lowland/River	Mixture
78%	5%	17%

2018 CROP RESIDUE GRAZING SURVEY

TWIN CREEKS DISTRICT (Summary based on 15 responses)

Crops Utilized for Grazing:

Corn: **48%** Milo: **27%** Alfalfa: **4%** Wheat: **4%**
Soybeans: **9%** Cover Crops: **4%** Other: **4%**

Average Rental Rate On Various Types of Grazed Residue:

	Average \$/Acre	Average Dollars/Head/Day	# of Responses
Corn Stalks	\$10.25 /A	\$0.35/hd/d	9
Sorghum Stalks	\$5 /A	\$0.38/hd/d	6
Cover Crops	\$10 /A	\$0.50/hd/d	2
Alfalfa	\$15 /A	No Response	1
Other	No Response	\$0.50/hd/d	1

Comments:

1. Rate determined on each field.
2. No overgrazing allowed.

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

	Average Stocking Rate	Range of Stocking Rates	Months Grazed	# of Responses
Corn Stalks	3.4 A/pair	1-10 A/pair	Oct-Dec Oct-Jan Dec - Feb	6
Sorghum Stalks	4 A/pair	1-8 A/pair	No Response	3
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: **1,150 lbs.**Range: **900 – 1,400 lbs.****Grazing Weight of Feeders/Stockers:**Average: **500 lbs.**Range: **400 – 600 lbs.****Livestock Water Supply:**Transported: **24%**Well: **65%**Other: **11%****Summary of Tenant/Landlord Responsibilities:**

Responsibility	Tenant	Landlord	# of Responses
Maintaining Water Supply	54%	46%	13
Maintaining Fences – Materials	70%	30%	13
Maintaining Fences - Labor	67%	33%	12
Cattle Care and Health	92%	8%	12

Comments:

1. Landowner maintains well water line and tenant maintains tanks.

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** (1 Response)Type: **Sorghum Silage**Lbs/day: **As Needed****Other** (7 Responses)Type: **Protein Tubs**Lbs/day: **1 tub/25 cows, .25 lb/hd/d,
free choice****Expected Gain While Grazing Crop Residues:**Cows: **1.7 Lbs/Day** (4 Responses)Stocker/Feeder: **1.25 Lbs/Day** (2 Responses)**Maintain** (5 Responses)

2018 RECREATIONAL LEASING ARRANGEMENT SURVEY

HUNTING OR FISHING

TWIN CREEKS DISTRICT

(Summary based on 13 responses who have selected one representative lease that they participate in.)

Percentage of Written and Oral Recreational Leases: (8 Responses)

Written leases: **38%**

Oral leases: **62%**

Years Leased by the Same Tenant: (7 Responses)

1-5 Years: **29%**

5-10 Years: **42%**

10 Years (+): **29%**

Participation in Walk-In Hunting: (13 Responses)

Yes: **23%**

No: **77%**

Leasing Arrangements for 2018:

Hunting Type	Average Acres Leased	# of Hunters	Lease Length (day/week/ month/season)	Rent \$
Deer (5 Responses)	526	3-8	1 - Nov-Dec 1 – Week 1 - Year 2 - Season	\$1983
Turkey (2 Responses)	550	2-6	April	\$200
Upland Game Bird (3 Responses)	580	4-12	1 - Nov-Jan 1 - Season	\$733
Waterfowl, Fishing & Other	No Responses	No Responses	No Responses	No Responses

Rating of the Quality of Tract for Hunting: (7 Responses)

Superior: **14%**

Excellent: **29%**

Very Good: **14%**

Good: **No Responses**

Fair: **43%**

Is the property specifically managed to improve the wildlife or fish habitat? (9 Responses)

Yes: **33%**

No: **67%**

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

(6 Responses)

Yes: **33%**

No: **67%**

Additional Comments or Observations Regarding Recreational Leasing in Decatur County:

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