

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

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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.

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**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).

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STOCKING RATES (continued)

Stocker Calf Stocking Rate

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

*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.

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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!



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