



***K-STATE RESEARCH AND EXTENSION TWIN CREEKS DISTRICT***  
**2022 LEASING ARRANGEMENTS**  
**SURVEY SUMMARY REPORT**

**THE 2022 SURVEY WAS COMPILED BY THE FOLLOWING AGENTS  
IN THE TWIN CREEKS EXTENSION DISTRICT:**

KARLIE RUMBECK, AG & NATURAL RESOURCES  
karlierumbeck@ksu.edu

JENILEE GODSEY, YOUTH LIVESTOCK  
jenileem@ksu.edu

KEITH VANSKIKE, AGRONOMY & NATURAL RESOURCES  
kvan@ksu.edu

**QUESTIONS? STOP IN OR CONTACT ANY OF THE FOLLOWING  
OFFICES OR EMAIL ANY OF THE ABOVE AGENTS.**

**FOR ADDITIONAL INFORMATION REGARDING AG LEASE LAWS AND  
GENERAL AG LEASE CONSTRUCTION, VISIT THE FOLLOWING LINK:**

***[HTTPS://TINYURL.COM/AGMANAGERLEASEINFO](https://tinyurl.com/agmanagerleaseinfo)***

**K-STATE**  
Research and Extension

Twin Creeks  
District

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(785) 475-8121

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

**NORTON COUNTY**  
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# 2022 LEASING ARRANGEMENTS SURVEY SUMMARY

## FARMLAND LEASING SURVEY (64 RESPONSES)

### GENERAL LEASE COMMENTS

#### Percentage of Oral and Written Leases

Responses showed 39% written lease agreements and 61% oral lease agreements in 2022, as compared to 47% written lease agreements and 53% oral lease agreements in 2020.

#### Flexible Leases

16% of responses have at least one flexible lease arrangement (9 of 58 total responses.)

#### Tillage Systems

Responses reported 54% no-till, 21% minimum till, 8% conventional till, and 17% fallow systems.

### CASH RENTS

#### Dryland

	<u>Average \$/ac.</u>	<u>Minimum \$/ac.</u>	<u>Maximum \$/ac.</u>	<u># of Responses</u>
Decatur	\$51.36	\$40	\$60	14
Graham	\$41.60	\$35	\$50	5
Norton	\$51.18	\$35	\$69	11
Sheridan	\$50.70	\$40	\$69	5
Twin Creeks District	\$48.71	\$35	\$69	35

#### Irrigated

	<u>Average \$/ac.</u>	<u>Minimum \$/ac.</u>	<u>Maximum \$/ac.</u>	<u># of Responses</u>
Decatur	\$100.00	\$100	\$100	2
Graham	\$80.00	\$80	\$80	1
Norton	\$100.00	\$80	\$150	2
Sheridan	\$203.09	\$140	\$347	4
Twin Creeks District	\$120.77	\$80	\$347	9

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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	\$16.00	\$15	\$17	2
Graham	\$18.00	\$18	\$18	2
Norton	\$22.50	\$22	\$25	2
Sheridan	\$59.00	\$18	\$100	2
Twin Creeks District	\$28.88	\$15	\$100	8

### Winter Stalks

	<u>Average \$/ac.</u>	<u>Minimum \$/ac.</u>	<u>Maximum \$/ac.</u>	<u># of Responses</u>
Decatur	\$12.60	\$8	\$20	5
Graham	\$6.50	\$5	\$10	3
Norton	\$5.00	\$5	\$5	1
Sheridan	-	-	-	-
Twin Creeks District	\$8.03	\$5	\$20	9

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

71% of responses said no adjustments were made in 2022, while 26% made an increase due to costs. This compares to 88% of responses making no adjustments in 2020.

### Predicted Price Trend for 2023

45% of responses estimated no rent changes in 2023 while 35% expected higher cash rents and 5% expected lower cash rents. (40 total responses)

## CROP SHARE LEASES - INCOME

All responses written with landowner share FIRST.

### Dryland Wheat (45 responses)

96% of responses show a 1/3, 2/3 split with landowner, operator, respectively.

### Dryland Grain Sorghum (28 responses)

93% of responses show a 1/3, 2/3 split with landowner, operator respectively. The remaining 7% of responses indicated a 0%, 100% split.

### Dryland Corn (44 responses)

95% of responses show a 1/3, 2/3 split with landowner, operator respectively.

### Dryland Soybeans (15 responses)

93% of responses show a 1/3, 2/3 split with landowner, operator respectively.



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## CROP SHARE LEASES - INCOME (CONTINUED)

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### **Dryland Alfalfa (18 responses)**

39% of responses show a 1/3, 2/3 split with landowner, operator respectively. Additionally, 50% show a 50%, 50% split, 6% show a 40%, 60% split, and 6% show a 0%, 100% split.

### **Other Crops Noted (10 responses)**

Nine responses showed a 1/3, 2/3 split on dryland sunflowers.

### **Crop Insurance Proceeds (42 responses)**

83% of responses show a 1/3, 2/3 split with landowner, operator respectively. Additionally, 16% show a 0%, 100% split.

### **Government Program Payments (43 responses)**

95% of responses show a 1/3, 2/3 split with landowner, operator respectively. Additionally, 5% of responses show a 0%, 100% split.

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## CROP SHARE LEASES - EXPENSES

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### **Dryland Fertilizer (44 responses)**

89% of responses show a 1/3, 2/3 split with landowner, operator respectively. Additionally, 9% show owners do not pay fertilizer costs.

### **Dryland Fertilizer Application (38 responses)**

47% of responses show a 1/3, 2/3 split with landowner, operator respectively. Additionally, 50% of responses show owners pay no fertilizer applicator costs.

### **Dryland Herbicide (43 responses)**

81% of responses show a 1/3, 2/3 split with landowner, operator respectively. Additionally, 16% show owners do not pay for herbicide.

### **Dryland Herbicide Application (36 responses)**

58% of responses show landowners incur no cost for herbicide application. Additionally, 39% show a 1/3, 2/3 split.

### **Dryland Insecticide (37 responses)**

70% of responses show a 1/3, 2/3 split with landowner, operator respectively. Additionally, 27% of responses show owners incur no costs for insecticide.



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## CROP SHARE LEASES - EXPENSES (CONTINUED)

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### **Dryland Insecticide Application (32 responses)**

53% of responses show the landowner incurs no cost for insecticide application. Additionally, 44% show a 1/3, 2/3 split.

### **Dryland Harvesting Costs (34 responses)**

97% of responses show landowners incur no harvesting costs while the additional 3% of responses show landowners share a 1/3, 2/3 split.

### **Dryland Drying Expenses (33 responses)**

94% of responses show the owner incurs no expenses for drying costs, up from 86% in 2020. The remaining responses show 6% of owners split drying costs at 1/3, 2/3 to the landowner, operator respectively.

### **Dryland Crop Insurance (37 responses)**

84% of responses show a 1/3, 2/3 split with landowner, operator respectively, up from 59% in 2020. 16% of responses indicate landowners incur no expenses for crop insurance, down from 30% in 2020.

### **Dryland Terrace Maintenance (31 responses)**

65% of responses show owners incur no expense for terrace maintenance while 23% show owners incur the entire expense of terrace maintenance. 10% of responses show a 1/3, 2/3 split. The remaining response indicates a 50/50 split.

### **Dryland Terrace Construction (31 responses)**

74% of responses show owners incur the entire expense for terrace construction while 23% show owners incur no expense for terrace construction.

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

Owners buy their own crop insurance on 0% share.

### **Irrigated Crop Share Leases**

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* **2022 LEASING ARRANGEMENTS SURVEY SUMMARY**

## **RECREATIONAL LEASING SURVEY (12 RESPONSES)**

### **RENTAL RATES**

#### **Deer**

Rented for entire deer season at an average of \$3/acre.

#### **Turkeys**

Rented for entire turkey season at an average of \$3/acre.

#### **Upland Game**

Rented for entire pheasant season at an average of \$2.50/acre.

### **GENERAL LEASE COMMENTS**

#### **Percentage of Oral and Written Leases**

Responses showed 64% oral leases and 36% written leases (11 responses.)

#### **Average Years Leased by the Same Tenant**

Responses showed an average of 13.1 years rented to the same tenant (8 responses.)

#### **Walk-In Hunting**

50% of 12 responses showed that they participated in walk-in hunting, while the other 50% of the 12 responses showed that they did not participate in walk-in hunting.

#### **Property Management for Wildlife Habitat**

Responses showed that 17% of properties were specifically managed for wildlife while 83% were managed for other purposes.

#### **Waiver of Liability and/or Need Liability Insurance**

100% of 11 total responses showed that a liability waiver was NOT signed. Additionally, 27% of 11 total responses showed that liability insurance was required, and 73% of 11 total responses showed that liability insurance was NOT required.

#### **Respondents were also asked to rate the property on a 1-5 scale, with 1 classifying as superior and 5 classifying as fair.**

There were 0 responses for "superior," 2 responses for "excellent," 3 responses for "very good," 5 responses for "good," and 1 response for "fair."

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*Twin Creeks Extension District*  
**2022 LEASING ARRANGEMENTS  
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**PASTURE LEASING SURVEY (52 RESPONSES)**

**RENTAL RATES**

	<u>Average \$/ac.</u>	<u>Minimum \$/ac.</u>	<u>Maximum \$/ac.</u>	<u># of Responses</u>
Decatur	\$15.81	\$12	\$20	16
Graham	\$18.45	\$14	\$25	11
Norton	\$17.33	\$8	\$24	15
Sheridan	\$19.44	\$15	\$27.50	9
Twin Creeks District	\$17.47	\$8	\$27.50	51

**STOCKING RATES**

Cow-Calf Stocking Rate

	<u>Average (acres/cow-calf pair)</u>	<u>Range</u>	<u># of Responses</u>
Decatur	10.35	2 - 20	17
Graham	9.56	8 - 12	9
Norton	9.08	5 - 11	13
Sheridan	9.00	5 - 10	4
Twin Creeks District	9.65	2 - 20	43

Cow Weight

Average cow weight in the district was 1268.94 pounds with a range of 900 - 1600 pounds (gathered from 33 responses.)

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## STOCKING RATES (CONTINUED)

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### Stocker Calf Stocking Rate

	<u>Average (acres/stocker)</u>	<u>Range</u>	<u># of Responses</u>
<b>Twin Creeks District</b>	<b>5.0</b>	<b>2 - 7</b>	<b>11</b>

\*Due to a low number of responses, stocker calf stocking rates could not be broken down by individual county.

### Stocker Weight

Average start weight was 578 pounds with a range from 500 - 800 pounds (gathered from 9 responses.) Average weight coming off grass was 769 pounds with a range from 600 - 950 pounds (gathered from 9 responses.)

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## GENERAL GRAZING COMMENTS

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### Beginning Date of Grazing Season (51 responses)

May was the most common month to turn cattle out on grass (75% of responses), followed by April (18%.) Other responses included January, March, and June.

### End Date of Grazing Season (51 responses)

The majority of responses showed October (61%) and November (24%) were the final months of grazing. Other responses included August, September, and December. One response indicated cattle grazed year-round.

### Trend for Pasture Grazing Pressure in 2023

56% of 50 responses showed no expected change in grazing pressure for 2023. This is down from 78% of 51 responses for no expected change in 2021. Additionally, 34% of 50 responses indicated a decrease in grazing pressure in 2023.

### Classification of Pasture

Responses indicated that a majority of pasture was considered upland or lowland/river bottom, and very few acres were considered a mix of the two.

### Water

The majority of water was available via a well (46%) or as a combination of pond and well (22%). Tenants were largely responsible for monitoring water (65% of 51 responses.)

### Fence

The majority of responses showed tenants were responsible for maintaining fence (96%) while owners were responsible for furnishing supplies to maintain the fence (68% of 50 responses.)

### Weed Control

Responses showed the tenant was largely responsible for controlling weeds (82% gathered from 45 responses). 8 of 49 responses showed that the landowner pays for any chemical sprayed. Other special arrangements included landowner paying for aerial spraying, if needed.





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*Twin Creeks Extension District*  
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**CROP RESIDUE LEASING SURVEY (57 RESPONSES)**

**RENTAL RATES**

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**CORN STALK GRAZING**

Fifteen responses showed the average rental rate for corn stalks on a dollar per acre basis was \$8.10, significantly down from \$14.07 from 11 responses in 2020. The range in 2022 was \$0 to \$20 per acre. An additional 11 responses were reported in dollars per head per day with an average of \$0.59/hd/day and a range of \$0.30 to \$1.00.

**OTHER CROPS GRAZED**

Additional crops were marked as grazed, but very few responses were given in dollars to collect an average. One response indicated that there was not enough residue left to graze in 2022. Ranges will be given instead, and are as follows:

Sorghum Stalks, \$/head, 3 responses, range: \$4-10

Sorghum Stalks, \$/acre, 6 responses, range: \$0.30-1

Cover Crops, \$/head, 1 response, range: \$2

**GRAZING**

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**CROPS USED FOR GRAZING**

Out of 67 responses for crops used for grazing (respondents could chose multiple,) corn residue was the most frequent response. Milo was the second most frequent response. Additional crops grazed were alfalfa, wheat, soybeans, and cover crops.

**GRAZING PERIOD**

Responses indicated grazing residue occurred for 20 - 140 days, with the most frequent response being 60 days.

**CATTLE USED FOR GRAZING**

Responses showed 38% of animals grazed were cow/calf pairs while the remainder were dry cows. There were no responses for grazing of stocker calves on resides. Common stocking rates ranged from 1 acre to 8 acres per cow-calf pair. Dry cows and stocker calves did not have enough responses to generate an average.

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## GRAZING (CONTINUED)

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### WATER

Responses showed 52% of cattle drank from a well while grazing residues. The remaining responses either hauled water (12%) or a combination of both a well and hauled (36%.) Responses showed 62% of tenants maintained their water supply during the grazing season while 28% of landowners maintained the water (gathered from 40 responses.) The remaining 10% of responses indicated that both tenants and landowners maintained water.

### FENCE

Responses showed 92% of tenants primarily perform maintenance on the fence while 8% of landowners are primarily responsible for fence maintenance (gathered from 39 responses.) Responses showed 72% of tenants supplied the material for fences (gathered from 39 responses.)

### CATTLE HUSBANDRY

Responses indicated that nearly all tenants were responsible for cattle care and health with 36 of 39 total responses, or 92%.

## ***SPECIAL THANKS TO ALL THE SPONSORS OF THE 2022 TWIN CREEKS DISTRICT LEASE SURVEY!***

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