**LAND RENT SURVEY**

November 12, 2024

Dear Landlords and Tenants:

We realize that both the landlord and tenant should probably base rents on an analysis that shows how much they need to charge or can afford to pay. However, in most cases, people just want to know what is "typical" for at least a starting point.

If you feel it has some value, would you please complete the enclosed survey with your best estimates for **2025** and return it to me in the enclosed envelope, preferably by **December 20, 2024**. You will receive a copy of the summary when it is compiled. We do have many requests for this information, so your input is greatly appreciated. Results of the survey will be available at the start of January 2025.

**Also, if you feel the figures we compile do not indicate what is typical in this area, we’d like to hear from you.**

**On December 16th, the Dawson County Extension office is hosting an *Open House* from 4-7 pm. The first 10 people that return the survey at the open house will receive a free copy of the 2024 Weed, Disease, and Insect Management Guide. I hope to see you all there, light refreshments will be provided!**

Thanks in advance for your advice/best guesses,

Talon Mues

Talon Mues, Extension Instructor

**Overall, do you feel rents are going to be higher - lower - or about the same as last year and by what percent? \_\_\_\_\_\_\_ %.**

CORN/SOYBEAN GROUND

Rent on good Dawson County corn/soybean ground with average base (**assumes landlord owns power unit and pivot for irrigated ground)**.

Gravity Irrigated Pivot Irrigated Dry Land

$ \_\_\_\_\_\_\_/acre cash rent $ \_\_\_\_\_\_\_/acre cash rent $ \_\_\_\_\_\_/acre cash rent

# \_\_\_\_\_\_\_ bushels/acre to landlord # \_\_\_\_\_\_\_ bushels/acre to landlord # \_\_\_\_\_\_ bushels/acre to landlord

\_\_\_\_\_\_\_: \_\_\_\_\_\_\_ crop share \_\_\_\_\_\_\_: \_\_\_\_\_\_\_ crop share \_\_\_\_\_\_\_: \_\_\_\_\_\_\_ crop share

Tenant Landlord Tenant Landlord Tenant Landlord

Any Qualifying Comments?

Do you adjust for tenant owning power unit? \_\_\_\_\_\_\_\_\_\_\_\_\_ How much? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Do you adjust for tenant owning pivot? \_\_\_\_\_\_\_\_\_\_\_\_\_ How much? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Important: I would greatly appreciate examples of flex rents that tie rent to price and/or yield.**

**Other rental agreements** (i.e., variable on corn price, combination bushel and cash, etc.) Please explain:

**Flip to the other side ~>**

PIVOT CORNERS

$ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ rent What crop is grown on non-irrigated pivot corners: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

ALFALFA GROUND $ /Acre Cash Rent

\_\_\_\_\_\_\_: \_\_\_\_\_\_\_ crop share

Tenant Landlord

Any Qualifying Comments? 

PASTURE Pasture Rent for typical Dawson County hill pasture.

COW-CALF month $\_\_\_\_\_\_\_\_ YEARLING STEER month $\_\_\_\_\_\_\_\_

acre $\_\_\_\_\_\_\_\_ acre $\_\_\_\_\_\_\_\_

Any Qualifying Comments?

Who takes care of cattle, water, fences, and thistles at the above rent?

STOCKING RATES \_\_\_\_\_\_\_\_ Acre/Cow-Calf

\_\_\_\_\_\_\_\_ Acre/Yearling

CORN STALK RENT NEXT FALL

Price per head/day \_\_\_\_\_\_\_\_ Price per acre $\_\_\_\_\_\_\_\_ (landowner fences and takes care of water & salt)

Price per head/day \_\_\_\_\_\_\_\_ Price per acre $\_\_\_\_\_\_\_\_ (renter fences and takes care of water & salt)

Price per acre to bale $ \_\_\_\_\_\_\_\_\_\_\_\_

SOYBEAN STUBBLE RENT

Price per head/day \_\_\_\_\_\_\_\_ Price per acre $\_\_\_\_\_\_\_\_ (landowner fences and takes care of water & salt)

Price per head/day \_\_\_\_\_\_\_\_ Price per acre $\_\_\_\_\_\_\_\_ (renter fences and takes care of water & salt)

Price per acre to bale $ \_\_\_\_\_\_\_\_\_\_\_\_

COVER CROPS

Composition of any cover crops planted? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (percentages) \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Cover Crop Pasture Rental Rate \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Who pays for seed & establishment? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

CUSTOM FARMING LIST

Do you do any custom farming?\_\_\_\_\_\_\_\_\_\_ If Yes:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name

If so, what operations? \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Others you know who do custom work: Operations

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Alternative Crops

Some alternative crops and enterprises I or my neighbors/customers are considering: 1. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

2. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ E-mail \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(optional) (if you supply your e-mail, we can send your copy immediately after compiling results)

SS/dl

LANDRENT23.LTR

Enc. - self-addressed envelope

**Return by December 20!**

Email [tmues3@unl.edu](mailto:tmues3@unl.edu) with questions