## CASH RENTAL RATES FOR IOWA 2004 SURVEY

The cash rental rates presented in this publication are the result of a survey of farmers, landowners, agricultural lenders, real estate brokers, and professional farm managers. They supplied information based on their best judgments about typical cash rental rates for high, medium, and low quality cropland in their counties, as well as land devoted to hay production, oats, pasture, and cornstalk grazing.

Land suitable for corn and soybeans was divided into high, medium, and low quality thirds, based on its expected corn yield. Estimates of expected corn yields were derived from actual farm yields submitted for crop insurance documentation. The rental rates summarized in this bulletin do not reflect the value of any buildings or storage structures, and assume that half the rent is paid before planting and the remainder following harvest.

The information shown can be useful in comparing rental rates among counties and farms of different levels of productivity. However, actual rental terms for a particular farm should be set by mutual agreement between the owner and tenant, based on the productivity and other characteristics of the land being leased. Extension publication Fm-1801, "Estimating Cash Rental Rates for Farmland," offers guidelines for determining a fair cash rent for a particular farm.

Circumstances such as the following may justify a higher or lower rent in certain cases:

- Small size or unusual shape of fields
- Presence of terraces or creeks that affect the time it takes to plant and harvest
- Difficult or restricted access to fields
- High or low fertility levels or Ph
- Existence of contracts for growing seed or specialty grains, or application of manure
- Above or below average local grain prices due to transportation costs, proximity to barge loading facilities or feed demand
- USDA program variables, such as corn base and assigned yields

Counties were grouped into areas as shown on the map below. Data for some similar counties were combined, when only a small number of responses was received. Rental rates for pasture and hayland are not shown for counties for which only a few responses were received. However, the average pasture and hayland rates reported for each area are shown.

The cooperation and assistance of the landowners, farmers, and agribusiness people who responded to this survey are greatly appreciated.


## 2004 CASH RENTAL SURVEY FOR AREA 1

| County | Area Average | Clay | Dickinson | Emmet | Lyon | O'Brien | Osceola | Palo Alto | Sioux |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Number of responses | 75 | 10 | 5 | 8 | 13 | 9 | 12 | 6 | 12 |
| 1994-2003 Average Corn Yield | 148 | 148 | 144 | 148 | 148 | 151 | 145 | 148 | 155 |
| 1994-2003 Average Soybean YId | 46 | 45 | 44 | 43 | 47 | 48 | 45 | 43 | 50 |
| Average Row Crop CSR Index | 71 | 75 | 72 | 71 | 64 | 74 | 70 | 71 | 66 |
| Typical Cash Rent for Corn and Soybeans, \$ per acre |  |  |  |  |  |  |  |  |  |
| Overall average | \$130 | \$129 | \$122 | \$124 | \$134 | \$138 | \$132 | \$127 | \$133 |
| High quality third |  |  |  |  |  |  |  |  |  |
| Average response | \$146 | \$147 | \$139 | \$139 | \$150 | \$150 | \$154 | \$138 | \$154 |
| Range of responses | 100-180 | 100-170 | 130-145 | 120-160 | 120-180 | 130-170 | 130-180 | 125-150 | 130-175 |
| Medium quality third |  |  |  |  |  |  |  |  |  |
| Average response | \$130 | \$129 | \$124 | \$126 | \$133 | \$138 | \$130 | \$128 | \$134 |
| Range of responses | 90-160 | 90-150 | 117-130 | 105-150 | 100-160 | 125-160 | 110-160 | 120-135 | 110-155 |
| Low quality third |  |  |  |  |  |  |  |  |  |
| Average response | \$111 | \$111 | \$104 | \$108 | \$111 | \$121 | \$106 | \$114 | \$111 |
| Range of responses | 80-145 | 80-140 | 100-110 | 90-125 | 80-145 | 105-140 | 85-135 | 100-120 | 90-135 |
| Typical Corn Yield, bu. per acre |  |  |  |  |  |  |  |  |  |
| High third | 151 | 151 | 143 | 148 | 152 | 153 | 146 | 150 | 162 |
| Middle third | 140 | 141 | 133 | 137 | 140 | 144 | 135 | 141 | 149 |
| Low third | 126 | 124 | 118 | 125 | 124 | 129 | 121 | 126 | 137 |
| Average Rents Per Unit |  |  |  |  |  |  |  |  |  |
| Rent per bushel of corn yield | \$0.88 | \$0.87 | \$0.85 | \$0.84 | \$0.91 | \$0.91 | \$0.91 | \$0.86 | \$0.86 |
| Rent per bushel of soybean yield | \$2.85 | \$2.86 | \$2.80 | \$2.91 | \$2.85 | \$2.87 | \$2.93 | \$2.96 | \$2.65 |
| Rent per CSR index point | \$1.85 | \$1.72 | \$1.69 | \$1.75 | \$2.09 | \$1.86 | \$1.87 | \$1.80 | \$2.00 |
| Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre |  |  |  |  |  |  |  |  |  |
| Alfalfa hay, established | \$103 |  |  |  |  |  |  |  |  |
| Grass hay, established | \$71 |  |  |  |  |  |  |  |  |
| Oats | \$108 |  |  |  |  |  |  |  |  |
| Tillable pasture | \$68 |  |  |  |  |  |  |  |  |
| Improved permanent pasture | \$48 |  |  |  | \$46 |  |  |  |  |
| Unimproved permanent pasture | \$35 | \$30 |  |  | \$36 |  |  |  |  |
| Pasture, \$/AUM | NA |  |  |  |  |  |  |  |  |
| Cornstalks | \$6 |  |  |  |  |  |  |  |  |

## 2004 CASH RENTAL SURVEY FOR AREA 2

| County | Average | Calhoun | Hamilton | Humboldt | Kossuth | Pocahontas | Webster | Wright |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Number of responses | 88 | 9 | 11 | 8 | 12 | 16 | 15 | 17 |
| 1994-2003 Average Corn Yield | 153 | 150 | 158 | 153 | 152 | 152 | 158 | 151 |
| 1994-2003 Average Soybean YId | 45 | 45 | 45 | 45 | 43 | 45 | 46 | 43 |
| Average Row Crop CSR Index | 77 | 79 | 80 | Not Avail. | 72 | 74 | 82 | 76 |
| Typical Cash Rent for Corn and Soybeans, \$ per acre |  |  |  |  |  |  |  |  |
| Overall average | \$134 | \$140 | \$138 | \$129 | \$136 | \$127 | \$133 | \$135 |
| High quality third |  |  |  |  |  |  |  |  |
| Average response | \$148 | \$153 | \$147 | \$148 | \$151 | \$142 | \$148 | \$151 |
| Range of responses | 120-190 | 125-175 | 125-170 | 135-170 | 140-160 | 120-165 | 126-170 | 130-190 |
| Medium quality third |  |  |  |  |  |  |  |  |
| Average response | \$133 | \$132 | \$135 | \$131 | \$137 | \$126 | \$132 | \$134 |
| Range of responses | 100-170 | 115-150 | 115-145 | 100-150 | 130-145 | 110-135 | 115-145 | 110-170 |
| Low quality third |  |  |  |  |  |  |  |  |
| Average response | \$117 | \$123 | \$123 | \$108 | \$120 | \$111 | \$118 | \$117 |
| Range of responses | 90-150 | 110-140 | 90-135 | 90-125 | 110-130 | 100-120 | 95-135 | 95-150 |
| Typical Corn Yield, bu. per acre |  |  |  |  |  |  |  |  |
| High third | 153 | 153 | 157 | 151 | 150 | 152 | 159 | 152 |
| Middle third | 144 | 144 | 147 | 143 | 142 | 144 | 148 | 142 |
| Low third | 131 | 132 | 136 | 131 | 130 | 128 | 133 | 127 |
| Average Rents Per Unit |  |  |  |  |  |  |  |  |
| Rent per bushel of corn yield | \$0.87 | \$0.93 | \$0.87 | \$0.85 | \$0.90 | \$0.84 | \$0.84 | \$0.89 |
| Rent per bushel of soybean yield | \$3.01 | \$3.13 | \$3.05 | \$2.88 | \$3.17 | \$2.84 | \$2.88 | \$3.11 |
| Rent per CSR index point | \$1.75 | \$1.76 | \$1.72 | NA | \$1.90 | \$1.72 | \$1.62 | \$1.77 |
| Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre |  |  |  |  |  |  |  |  |
| Alfalfa hay, established | \$108 |  |  |  |  |  |  |  |
| Grass hay, established | \$91 |  |  |  |  |  |  |  |
| Oats | \$103 |  |  |  |  |  |  |  |
| Tillable pasture | \$71 |  |  |  |  |  |  |  |
| Improved permanent pasture | \$48 |  |  |  |  |  |  |  |
| Unimproved permanent pasture | \$36 |  |  |  |  |  |  |  |
| Pasture, \$/AUM | NA |  |  |  |  |  |  |  |
| Cornstalks | NA |  |  |  |  |  |  |  |

## 2004 CASH RENTAL SURVEY FOR AREA 3

| County | Area Average | Butler | Cerro Gordo | Floyd | Franklin | Hancock | Mitchell | Winnebago | Worth |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Number of responses | 85 | 15 | 7 | 12 | 17 | 9 | 8 | 12 | 5 |
| 1994-2003 Average Corn Yield | 149 | 148 | 148 | 149 | 151 | 151 | 151 | 148 | 148 |
| 1994-2003 Average Soybean YId | 44 | 45 | 43 | 44 | 44 | 44 | 45 | 42 | 43 |
| Average Row Crop CSR Index | 79 | 80 | 78 | 82 | 81 | 77 | 83 | 73 | 81 |
| Typical Cash Rent for Corn and Soybeans, \$ per acre |  |  |  |  |  |  |  |  |  |
| Overall average | \$132 | \$146 | \$139 | \$129 | \$139 | \$135 | \$129 | \$120 | \$116 |
| High quality third |  |  |  |  |  |  |  |  |  |
| Average response | \$152 | \$170 | \$159 | \$151 | \$156 | \$156 | \$151 | \$138 | \$137 |
| Range of responses | 110-199 | 144-190 | 130-190 | 125-199 | 120-190 | 150-160 | 130-170 | 110-160 | 125-150 |
| Medium quality third |  |  |  |  |  |  |  |  |  |
| Average response | \$132 | \$147 | \$140 | \$128 | \$138 | \$137 | \$132 | \$118 | \$117 |
| Range of responses | 100-165 | 130-165 | 110-165 | 110-145 | 100-165 | 130-145 | 110-155 | 100-140 | 110-127 |
| Low quality third |  |  |  |  |  |  |  |  |  |
| Average response | \$109 | \$120 | \$119 | \$109 | \$117 | \$112 | \$104 | \$101 | \$93 |
| Range of responses | 80-140 | 110-135 | 90-140 | 100-135 | 90-135 | 100-120 | 85-135 | 80-130 | 80-100 |
| Typical Corn Yield, bu. per acre |  |  |  |  |  |  |  |  |  |
| High third | 150 | 152 | 148 | 152 | 151 | 151 | 150 | 147 | 148 |
| Middle third | 139 | 140 | 138 | 138 | 139 | 141 | 140 | 138 | 135 |
| Low third | 123 | 120 | 122 | 123 | 126 | 125 | 125 | 124 | 121 |
| Average Rents Per Unit |  |  |  |  |  |  |  |  |  |
| Rent per bushel of corn yield | \$0.88 | \$0.98 | \$0.94 | \$0.87 | \$0.92 | \$0.90 | \$0.86 | \$0.81 | \$0.78 |
| Rent per bushel of soybean yield | \$3.00 | \$3.23 | \$3.22 | \$2.94 | \$3.14 | \$3.09 | \$2.89 | \$2.83 | \$2.67 |
| Rent per CSR index point | \$1.66 | \$1.81 | \$1.79 | \$1.58 | \$1.71 | \$1.75 | \$1.54 | \$1.65 | \$1.42 |
| Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre |  |  |  |  |  |  |  |  |  |
| Alfalfa hay, established | \$104 |  |  |  | \$92 |  |  |  |  |
| Grass hay, established | \$77 |  |  |  |  |  |  |  |  |
| Oats | \$108 |  |  |  |  |  |  |  |  |
| Tillable pasture | \$67 |  |  |  |  |  |  |  |  |
| Improved permanent pasture | \$41 |  |  |  |  |  |  |  |  |
| Unimproved permanent pasture | \$31 |  |  |  |  |  |  |  |  |
| Pasture, \$/AUM | NA |  |  |  |  |  |  |  |  |
| Cornstalks | NA |  |  |  |  |  |  |  |  |

## 2004 CASH RENTAL SURVEY FOR AREA 4

| County | Area Average | Allamakee | Bremer | Chickasaw | Clayton | Fayette | Howard | Winneshiek |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Number of responses | 66 | 9 | 16 | 6 | 12 | 8 | 9 | 6 |
| 1994-2003 Average Corn Yield | 147 | 144 | 154 | 145 | 148 | 150 | 144 | 145 |
| 1994-2003 Average Soybean Yld | 46 | 46 | 47 | 44 | 49 | 46 | 43 | 45 |
| Average Row Crop CSR Index | 78 | 80 | 82 | 77 | 74 | 77 | 76 | 77 |
| Typical Cash Rent for Corn and Soybeans, \$ per acre |  |  |  |  |  |  |  |  |
| Overall average | \$129 | \$125 | \$127 | \$123 | \$146 | \$140 | \$110 | \$129 |
| High quality third |  |  |  |  |  |  |  |  |
| Average response | \$149 | \$147 | \$142 | \$146 | \$175 | \$160 | \$126 | \$149 |
| Range of responses | 100-205 | 125-175 | 117-180 | 135-160 | 155-205 | 135-193 | 100-158 | 130-163 |
| Medium quality third |  |  |  |  |  |  |  |  |
| Average response | \$129 | \$124 | \$129 | \$126 | \$144 | \$138 | \$111 | \$130 |
| Range of responses | 90-160 | 110-150 | 112-150 | 115-140 | 125-160 | 120-159 | 90-145 | 115-140 |
| Low quality third |  |  |  |  |  |  |  |  |
| Average response | \$107 | \$103 | \$111 | \$98 | \$119 | \$119 | \$93 | \$108 |
| Range of responses | 70-135 | 80-130 | 90-125 | 90-115 | 100-135 | 110-130 | 70-125 | 80-115 |
| Typical Corn Yield, bu. per acre |  |  |  |  |  |  |  |  |
| High third | 149 | 144 | 161 | 147 | 151 | 149 | 144 | 143 |
| Middle third | 136 | 134 | 147 | 135 | 134 | 139 | 128 | 133 |
| Low third | 122 | 123 | 126 | 117 | 123 | 130 | 114 | 120 |
| Average Rents Per Unit |  |  |  |  |  |  |  |  |
| Rent per bushel of corn yield | \$0.87 | \$0.87 | \$0.83 | \$0.85 | \$0.98 | \$0.94 | \$0.76 | \$0.89 |
| Rent per bushel of soybean yield | \$2.81 | \$2.74 | \$2.69 | \$2.83 | \$2.98 | \$3.04 | \$2.59 | \$2.89 |
| Rent per CSR index point | \$1.65 | \$1.56 | \$1.55 | \$1.59 | \$1.96 | \$1.81 | \$1.44 | \$1.68 |
| Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre |  |  |  |  |  |  |  |  |
| Alfalfa hay, established | \$143 | \$127 |  |  | \$149 |  |  |  |
| Grass hay, established | \$119 | \$109 |  |  | \$124 |  |  |  |
| Oats | \$110 |  |  |  | \$121 |  |  |  |
| Tillable pasture | \$59 |  |  |  |  |  |  |  |
| Improved permanent pasture | \$51 |  |  |  | \$54 |  |  |  |
| Unimproved permanent pasture | \$33 |  |  |  | \$34 |  |  |  |
| Pasture, \$/AUM | \$10 |  |  |  |  |  |  |  |
| Cornstalks | NA |  |  |  |  |  |  |  |

## 2004 CASH RENTAL SURVEY FOR AREA 5

| County | Average | Buena Vista | Cherokee | Ida | Monona | Plymouth | Sac | Woodbury |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Number of responses | 103 | 7 | 7 | 8 | 6 | 49 | 19 | 7 |
| 1994-2003 Average Corn Yield | 143 | 151 | 149 | 146 | 130 | 144 | 149 | 135 |
| 1994-2003 Average Soybean YId | 45 | 46 | 48 | 46 | 41 | 45 | 45 | 42 |
| Average Row Crop CSR Index | 69 | 76 | 69 | 66 | Not Avail. | 64 | 75 | 62 |
| Typical Cash Rent for Corn and Soybeans, \$ per acre |  |  |  |  |  |  |  |  |
| Overall average | \$136 | \$143 | \$133 | \$145 | \$136 | \$129 | \$138 | \$130 |
| High quality third |  |  |  |  |  |  |  |  |
| Average response | \$157 | \$164 | \$150 | \$165 | \$168 | \$145 | \$156 | \$149 |
| Range of responses | 115-185 | 155-175 | 135-165 | 150-180 | 150-175 | 115-180 | 120-185 | 125-175 |
| Medium quality third |  |  |  |  |  |  |  |  |
| Average response | \$134 | \$140 | \$136 | \$144 | \$132 | \$127 | \$134 | \$128 |
| Range of responses | 89-155 | 125-147 | 125-150 | 130-150 | 125-145 | 100-150 | 89-155 | 105-140 |
| Low quality third |  |  |  |  |  |  |  |  |
| Average response | \$115 | \$119 | \$110 | \$127 | \$108 | \$109 | \$119 | \$114 |
| Range of responses | 80-145 | 100-130 | 100-130 | 110-145 | 90-130 | 80-140 | 80-140 | 90-125 |
| Typical Corn Yield, bu. per acre |  |  |  |  |  |  |  |  |
| High third | 149 | 154 | 151 | 150 | 142 | 149 | 154 | 144 |
| Middle third | 136 | 144 | 141 | 136 | 125 | 137 | 141 | 126 |
| Low third | 122 | 130 | 127 | 124 | 106 | 121 | 128 | 118 |
| Average Rents Per Unit |  |  |  |  |  |  |  |  |
| Rent per bushel of corn yield | \$0.95 | \$0.94 | \$0.90 | \$0.99 | \$1.05 | \$0.90 | \$0.92 | \$0.97 |
| Rent per bushel of soybean yield | \$3.06 | \$3.11 | \$2.79 | \$3.17 | \$3.29 | \$2.87 | \$3.08 | \$3.14 |
| Rent per CSR index point | \$2.00 | \$1.87 | \$1.92 | \$2.22 | NA | \$2.03 | \$1.83 | \$2.12 |
| Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre |  |  |  |  |  |  |  |  |
| Alfalfa hay, established | \$112 |  |  |  |  | \$120 |  |  |
| Grass hay, established | \$85 |  |  |  |  | \$84 |  |  |
| Oats | \$100 |  |  |  |  | \$99 |  |  |
| Tillable pasture | \$70 |  |  |  |  | \$79 |  |  |
| Improved permanent pasture | \$55 |  |  |  | \$53 | \$61 | \$41 |  |
| Unimproved permanent pasture | \$40 |  |  |  | \$34 | \$45 | \$33 |  |
| Pasture, \$/AUM | \$6 |  |  |  |  | \$5 |  |  |
| Cornstalks | \$4 |  |  |  |  | \$3 |  |  |

## 2004 CASH RENTAL SURVEY FOR AREA 6

| County | Area Average | Audubon | Carroll | Crawford | Greene | Guthrie | Harrison | Shelby |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Number of responses | 63 | 7 | 11 | 10 | 13 | 9 | 5 | 8 |
| 1994-2003 Average Corn Yield | 140 | 136 | 147 | 141 | 151 | 136 | 137 | 136 |
| 1994-2003 Average Soybean Yld | 43 | 42 | 45 | 44 | 45 | 41 | 42 | 45 |
| Average Row Crop CSR Index | 71 | 68 | 72 | 67 | 80 | 75 | 66 | 66 |
| Typical Cash Rent for Corn and Soybeans, \$ per acre |  |  |  |  |  |  |  |  |
| Overall average | \$133 | \$133 | \$141 | \$134 | \$138 | \$124 | \$131 | \$131 |
| High quality third |  |  |  |  |  |  |  |  |
| Average response | \$153 | \$152 | \$161 | \$155 | \$155 | \$143 | \$157 | \$149 |
| Range of responses | 125-175 | 132-175 | 140-170 | 140-170 | 135-175 | 125-153 | 130-170 | 140-160 |
| Medium quality third |  |  |  |  |  |  |  |  |
| Average response | \$134 | \$134 | \$142 | \$134 | \$139 | \$127 | \$131 | \$132 |
| Range of responses | 110-155 | 125-150 | 130-155 | 120-150 | 120-155 | 110-140 | 120-145 | 125-140 |
| Low quality third |  |  |  |  |  |  |  |  |
| Average response | \$113 | \$111 | \$119 | \$115 | \$122 | \$102 | \$106 | \$113 |
| Range of responses | 90-140 | 100-125 | 100-140 | 90-130 | 95-140 | 90-125 | 90-120 | 100-130 |
| Typical Corn Yield, bu. per acre |  |  |  |  |  |  |  |  |
| High third | 146 | 143 | 148 | 145 | 153 | 146 | 147 | 142 |
| Middle third | 134 | 130 | 136 | 131 | 143 | 133 | 133 | 131 |
| Low third | 119 | 114 | 123 | 117 | 132 | 113 | 117 | 114 |
| Average Rents Per Unit |  |  |  |  |  |  |  |  |
| Rent per bushel of corn yield | \$0.95 | \$0.99 | \$0.97 | \$0.95 | \$0.92 | \$0.91 | \$0.96 | \$0.96 |
| Rent per bushel of soybean yield | \$3.08 | \$3.19 | \$3.17 | \$3.05 | \$3.07 | \$3.00 | \$3.14 | \$2.94 |
| Rent per CSR index point | \$1.89 | \$1.88 | \$1.95 | \$2.00 | \$1.73 | \$1.66 | \$1.99 | \$2.04 |
| Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre |  |  |  |  |  |  |  |  |
| Alfalfa hay, established | \$103 | \$103 |  |  |  |  |  |  |
| Grass hay, established | \$79 | \$82 |  |  |  |  |  |  |
| Oats | \$116 |  |  |  |  |  |  |  |
| Tillable pasture | \$71 | \$61 |  |  |  |  |  | \$67 |
| Improved permanent pasture | \$51 | \$46 |  | \$55 | \$46 | \$49 |  | \$58 |
| Unimproved permanent pasture | \$37 | \$37 | \$39 | \$38 | \$35 | \$40 |  | \$41 |
| Pasture, \$/AUM | NA |  |  |  |  |  |  |  |
| Cornstalks | \$5 | \$6 |  |  |  | \$5 |  |  |

## 2004 CASH RENTAL SURVEY FOR AREA 7

|  | Area |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| County | Average | Boone | Dallas | Grundy | Hardin | Jasper | Marshall | Polk | Story |
| Number of responses | 135 | 21 | 13 | 10 | 16 | 8 | 18 | 19 | 30 |
| 1994-2003 Average Corn Yield | 153 | 157 | 146 | 149 | 153 | 153 | 153 | 157 | 155 |
| 1994-2003 Average Soybean Yld | 46 | 45 | 44 | 49 | 46 | 48 | 49 | 45 | 45 |
| Average Row Crop CSR Index | 83 | 80 | 82 | 87 | 81 | 81 | 85 | Not Avail. | 84 |
| Typical Cash Rent for Corn and Soybeans, \$ per acre |  |  |  |  |  |  |  |  |  |
| Overall average | \$139 | \$135 | \$123 | \$155 | \$142 | \$137 | \$140 | \$140 | \$141 |
| High quality third |  |  |  |  |  |  |  |  |  |
| Average response | \$156 | \$152 | \$140 | \$170 | \$164 | \$152 | \$158 | \$156 | \$159 |
| Range of responses | 120-205 | 135-180 | 120-165 | 155-185 | 126-190 | 140-160 | 145-175 | 130-190 | 130-205 |
| Medium quality third |  |  |  |  |  |  |  |  |  |
| Average response | \$139 | \$136 | \$125 | \$154 | \$140 | \$135 | \$141 | \$140 | \$139 |
| Range of responses | 106-165 | 115-160 | 110-160 | 145-165 | 106-165 | 112-150 | 130-150 | 120-165 | 110-165 |
| Low quality third |  |  |  |  |  |  |  |  |  |
| Average response | \$119 | \$118 | \$102 | \$136 | \$117 | \$121 | \$121 | \$119 | \$122 |
| Range of responses | 70-150 | 90-150 | 70-120 | 130-140 | 90-140 | 100-140 | 103-135 | 100-140 | 100-140 |
| Typical Corn Yield, bu. per acre |  |  |  |  |  |  |  |  |  |
| High third | 154 | 158 | 152 | 148 | 153 | 155 | 152 | 159 | 156 |
| Middle third | 143 | 149 | 140 | 136 | 143 | 143 | 140 | 151 | 146 |
| Low third | 129 | 132 | 128 | 126 | 128 | 127 | 127 | 138 | 127 |
| Average Rents Per Unit |  |  |  |  |  |  |  |  |  |
| Rent per bushel of corn yield | \$0.91 | \$0.86 | \$0.84 | \$1.04 | \$0.93 | \$0.90 | \$0.92 | \$0.89 | \$0.91 |
| Rent per bushel of soybean yield | \$3.01 | \$3.04 | \$2.82 | \$3.14 | \$3.09 | \$2.87 | \$2.85 | \$3.12 | \$3.11 |
| Rent per CSR index point | \$1.67 | \$1.69 | \$1.49 | \$1.77 | \$1.74 | \$1.70 | \$1.64 | NA | \$1.67 |
| Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre |  |  |  |  |  |  |  |  |  |
| Alfalfa hay, established | \$87 |  | \$71 |  |  |  |  |  |  |
| Grass hay, established | \$65 |  | \$55 |  |  |  |  |  |  |
| Oats | \$99 |  |  |  |  |  |  |  |  |
| Tillable pasture | \$49 |  | \$47 |  |  |  |  |  |  |
| Improved permanent pasture | \$40 |  | \$37 |  |  |  |  | \$42 |  |
| Unimproved permanent pasture | \$30 |  | \$26 |  | \$30 |  | \$32 | \$30 |  |
| Pasture, \$/AUM | NA |  |  |  |  |  |  |  |  |
| Cornstalks | \$7 |  |  |  |  |  |  |  | \$9 |

## 2004 CASH RENTAL SURVEY FOR AREA 8



## 2004 CASH RENTAL SURVEY FOR AREA 9

|  | Area |  |  |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| County | Average | Cedar | Clinton | Delaware | Dubuque | Jackson | Jones | Muscatine | Scott |
| Number of responses | 90 | 16 | 12 | 15 | 7 | 11 | 9 | 11 | 9 |
| 1994-2003 Average Corn Yield | 152 | 157 | 156 | 153 | 151 | 143 | 153 | 147 | 161 |
| 1994-2003 Average Soybean YId | 48 | 49 | 49 | 49 | 50 | 46 | 48 | 45 | 52 |
| Average Row Crop CSR Index | 80 | 85 | 77 | 77 | 72 | 73 | 87 | 81 | 86 |
| Typical Cash Rent for Corn and Soybeans, \$ per acre |  |  |  |  |  |  |  |  |  |
| Overall average | \$151 | \$145 | \$162 | \$144 | \$156 | \$146 | \$146 | \$143 | \$163 |
| High quality third |  |  |  |  |  |  |  |  |  |
| Average response | \$178 | \$170 | \$192 | \$176 | \$187 | \$174 | \$176 | \$171 | \$181 |
| Range of responses | 120-235 | 130-200 | 175-235 | 135-225 | 170-200 | 120-190 | 150-210 | 150-190 | 155-200 |
| Medium quality third |  |  |  |  |  |  |  |  |  |
| Average response | \$149 | \$145 | \$159 | \$148 | \$153 | \$145 | \$141 | \$142 | \$161 |
| Range of responses | 100-180 | 100-175 | 130-180 | 100-175 | 130-170 | 110-170 | 120-165 | 125-170 | 150-170 |
| Low quality third |  |  |  |  |  |  |  |  |  |
| Average response | \$123 | \$121 | \$138 | \$118 | \$126 | \$120 | \$116 | \$114 | \$134 |
| Range of responses | 70-165 | 75-165 | 115-150 | 80-150 | 115-135 | 90-150 | 100-130 | 70-160 | 110-150 |
| Typical Corn Yield, bu. per acre |  |  |  |  |  |  |  |  |  |
| High third | 157 | 160 | 160 | 156 | 154 | 144 | 157 | 157 | 164 |
| Middle third | 141 | 143 | 146 | 143 | 140 | 130 | 139 | 136 | 149 |
| Low third | 123 | 126 | 128 | 124 | 121 | 114 | 124 | 115 | 135 |
| Average Rents Per Unit |  |  |  |  |  |  |  |  |  |
| Rent per bushel of corn yield | \$0.99 | \$0.92 | \$1.04 | \$0.94 | \$1.03 | \$1.03 | \$0.95 | \$0.97 | \$1.01 |
| Rent per bushel of soybean yield | \$3.11 | \$2.96 | \$3.33 | \$2.91 | \$3.14 | \$3.15 | \$3.04 | \$3.17 | \$3.17 |
| Rent per CSR index point | \$1.89 | \$1.71 | \$2.12 | \$1.86 | \$2.14 | \$1.99 | \$1.67 | \$1.76 | \$1.89 |
| Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre |  |  |  |  |  |  |  |  |  |
| Alfalfa hay, established | \$135 |  |  | \$145 |  | \$136 |  |  |  |
| Grass hay, established | \$112 |  |  | \$116 |  | \$119 |  |  |  |
| Oats | \$105 |  |  | \$145 |  | \$95 |  |  |  |
| Tillable pasture | \$69 |  |  | \$91 |  | \$64 |  |  |  |
| Improved permanent pasture | \$51 | \$47 |  | \$57 | \$54 | \$49 |  |  |  |
| Unimproved permanent pasture | \$35 |  |  | \$41 |  | \$33 |  |  |  |
| Pasture, \$/AUM | \$11 |  |  |  |  | \$11 |  |  |  |
| Cornstalks | \$7 |  |  |  |  | \$8 |  |  |  |

## 2004 CASH RENTAL SURVEY FOR AREA 10

| County | Area Average | Adair | Adams | Cass | Fremont | Mills | Montgomery | Page | Pottawattamie | Ringgold | Taylor |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Number of responses | 78 | 14 | 6 | 8 | 7 | 6 | 6 | 8 | 11 | 6 | 6 |
| 1994-2003 Average Corn Yield | 127 | 130 | 127 | 131 | 130 | 128 | 130 | 124 | 135 | 117 | 117 |
| 1994-2003 Average Soybean YId | 40 | 40 | 40 | 41 | 41 | 40 | 41 | 40 | 43 | 37 | 37 |
| Average Row Crop CSR Index | 74 | 73 | 76 | 73 | 75 | 75 | 72 | 75 | 71 | 73 | 74 |
| Typical Cash Rent for Corn and Soybeans, \$ per acre |  |  |  |  |  |  |  |  |  |  |  |
| Overall average | \$118 | \$114 | \$121 | \$132 | \$114 | \$119 | \$111 | \$112 | \$132 | \$108 | \$113 |
| High quality third |  |  |  |  |  |  |  |  |  |  |  |
| Average response | \$138 | \$134 | \$143 | \$152 | \$131 | \$140 | \$134 | \$131 | \$151 | \$126 | \$135 |
| Range of responses | 95-180 | 95-150 | 135-160 | 132-175 | 118-140 | 120-160 | 105-160 | 110-150 | 135-180 | 120-135 | 120-150 |
| Medium quality third |  |  |  |  |  |  |  |  |  |  |  |
| Average response | \$120 | \$116 | \$121 | \$134 | \$114 | \$127 | \$118 | \$111 | \$133 | \$111 | \$114 |
| Range of responses | 75-160 | 75-140 | 115-130 | 125-150 | 100-120 | 115-140 | 95-140 | 100-125 | 120-160 | 100-120 | 100-120 |
| Low quality third |  |  |  |  |  |  |  |  |  |  |  |
| Average response | \$98 | \$92 | \$98 | \$109 | \$98 | \$101 | \$91 | \$94 | \$113 | \$86 | \$95 |
| Range of responses | 65-135 | 65-120 | 90-105 | 103-110 | 85-110 | 95-110 | 85-100 | 85-110 | 100-135 | 70-100 | 70-110 |
| Typical Corn Yield, bu. per acre |  |  |  |  |  |  |  |  |  |  |  |
| High third | 137 | 139 | 136 | 144 | 146 | 138 | 138 | 139 | 145 | 121 | 126 |
| Middle third | 124 | 126 | 125 | 128 | 132 | 127 | 127 | 125 | 132 | 108 | 111 |
| Low third | 109 | 107 | 107 | 111 | 116 | 116 | 114 | 109 | 114 | 96 | 95 |
| Average Rents Per Unit |  |  |  |  |  |  |  |  |  |  |  |
| Rent per bushel of corn yield | \$0.93 | \$0.88 | \$0.96 | \$1.00 | \$0.88 | \$0.94 | \$0.85 | \$0.91 | \$0.98 | \$0.92 | \$0.96 |
| Rent per bushel of soybean yield | \$2.95 | \$2.87 | \$3.06 | \$3.25 | \$2.77 | \$2.98 | \$2.72 | \$2.84 | \$3.08 | \$2.91 | \$3.06 |
| Rent per CSR index point | \$1.60 | \$1.56 | \$1.59 | \$1.80 | \$1.53 | \$1.60 | \$1.55 | \$1.50 | \$1.88 | \$1.47 | \$1.51 |
| Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre |  |  |  |  |  |  |  |  |  |  |  |
| Alfalfa hay, established | \$72 | \$75 |  |  |  |  |  |  |  |  |  |
| Grass hay, established | \$57 | \$57 |  |  |  |  |  |  |  |  |  |
| Oats | \$68 | \$66 |  |  |  |  |  |  |  |  |  |
| Tillable pasture | \$47 | \$48 |  |  |  |  |  | \$46 |  |  |  |
| Improved permanent pasture | \$44 | \$38 | \$45 | \$49 |  |  |  | \$48 |  |  |  |
| Unimproved permanent pasture | \$33 | \$29 |  | \$38 |  |  |  | \$33 |  |  |  |
| Pasture, \$/AUM | \$8 |  |  |  |  |  |  |  |  |  |  |
| Cornstalks | \$5 | \$7 |  |  |  |  |  |  |  |  |  |

## 2004 CASH RENTAL SURVEY FOR AREA 11

| County | Area Average | Appanoose \& Wayne | Clarke \& Decatur |  <br> Monroe | Madison | Mahaska \& Marion | Union | Warren |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Number of responses | 43 | 5 | 10 | 6 | 5 | 6 | 6 | 5 |
| 1994-2003 Average Corn Yield | 128 | 119 | 117 | 120 | 136 | 141 | 125 | 139 |
| 1994-2003 Average Soybean Yld | 40 | 37 | 37 | 38 | 42 | 45 | 38 | 42 |
| Average CSR Index | 77 | 69 | 73 | 74 | 82 | 82 | 79 | 83 |
| Typical Cash Rent for Corn and Soybeans, \$ per acre |  |  |  |  |  |  |  |  |
| Overall average | \$110 | \$94 | \$94 | \$101 | \$108 | \$120 | \$126 | \$123 |
| High quality third |  |  |  |  |  |  |  |  |
| Average response | \$132 | \$111 | \$112 | \$124 | \$130 | \$145 | \$153 | \$146 |
| Range of responses | 90-165 | 95-125 | 90-125 | 110-130 | 105-145 | 120-150 | 140-165 | 140-160 |
| Medium quality third |  |  |  |  |  |  |  |  |
| Average response | \$108 | \$93 | \$93 | \$100 | \$110 | \$119 | \$124 | \$119 |
| Range of responses | 75-135 | 75-110 | 75-110 | 85-115 | 85-125 | 95-135 | 115-130 | 100-130 |
| Low quality third |  |  |  |  |  |  |  |  |
| Average response | \$88 | \$79 | \$76 | \$80 | \$85 | \$97 | \$99 | \$98 |
| Range of responses | 55-115 | 60-95 | 55-95 | 70-85 | 60-95 | 75-115 | 90-105 | 90-100 |
| Typical Corn Yield, bu. per acre |  |  |  |  |  |  |  |  |
| High third | 136 | 122 | 118 | 127 | 144 | 146 | 132 | 146 |
| Middle third | 121 | 108 | 109 | 112 | 129 | 131 | 117 | 132 |
| Low third | 104 | 93 | 95 | 92 | 109 | 115 | 101 | 114 |
| Average Rents Per Unit |  |  |  |  |  |  |  |  |
| Rent per bushel of corn yield | \$0.85 | \$0.79 | \$0.78 | \$0.84 | \$0.80 | \$0.87 | \$1.00 | \$0.89 |
| Rent per bushel of soybean yield | \$2.76 | \$2.53 | \$2.52 | \$2.68 | \$2.58 | \$2.75 | \$3.27 | \$2.95 |
| Rent per CSR index point | \$1.41 | \$1.36 | \$1.31 | \$1.36 | \$1.31 | \$1.47 | \$1.58 | \$1.47 |
| Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre |  |  |  |  |  |  |  |  |
| Alfalfa hay, established | \$61 |  | \$51 |  |  |  |  |  |
| Grass hay, established | \$44 |  | \$37 |  |  |  |  |  |
| Oats | \$51 |  | \$44 |  |  |  |  |  |
| Tillable pasture | \$44 |  | \$36 |  |  |  |  |  |
| Improved permanent pasture | \$39 |  | \$33 |  |  |  | \$48 |  |
| Unimproved permanent pasture | \$26 |  | \$22 |  |  | \$31 |  |  |
| Pasture, \$/AUM | \$4 |  |  |  |  |  |  |  |
| Cornstalks | \$5 |  |  |  |  |  |  |  |

## 2004 CASH RENTAL SURVEY FOR AREA 12

| County | Area Average | Davis | Des Moines | Henry | Keokuk | Lee \& Van Buren | Louisa | Jefferson \& Wapello | Washington |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Number of responses | 50 | 7 | 5 | 7 | 6 | 5 | 7 | 8 | 5 |
| 1994-2003 Average Corn Yield | 136 | 123 | 144 | 142 | 138 | 131 | 139 | 130 | 144 |
| 1994-2003 Average Soybean YId | 42 | 39 | 44 | 45 | 43 | 41 | 43 | 40 | 45 |
| Average Row Crop CSR Index | 76 | 67 | 83 | 80 | 80 | 71 | 80 | 78 | 82 |
| Typical Cash Rent for Corn and Soybeans, \$ per acre |  |  |  |  |  |  |  |  |  |
| Overall average | \$118 | \$104 | \$131 | \$119 | \$126 | \$111 | \$129 | \$131 | \$133 |
| High quality third |  |  |  |  |  |  |  |  |  |
| Average response | \$142 | \$124 | \$158 | \$147 | \$145 | \$135 | \$157 | \$152 | \$161 |
| Range of responses | 110-170 | 110-135 | 150-165 | 130-155 | 135-160 | 130-140 | 145-170 | 130-170 | 150-168 |
| Medium quality third |  |  |  |  |  |  |  |  |  |
| Average response | \$120 | \$106 | \$130 | \$122 | \$127 | \$114 | \$131 | \$132 | \$130 |
| Range of responses | 95-150 | 95-120 | 125-135 | 115-125 | 115-140 | 110-120 | 120-150 | 120-145 | 125-135 |
| Low quality third |  |  |  |  |  |  |  |  |  |
| Average response | \$94 | \$81 | \$106 | \$91 | \$108 | \$85 | \$101 | \$110 | \$107 |
| Range of responses | 70-125 | 70-90 | 95-115 | 80-100 | 90-120 | 80-95 | 80-125 | 90-130 | 100-115 |
| Typical Corn Yield, bu. per acre |  |  |  |  |  |  |  |  |  |
| High third | 145 | 127 | 149 | 151 | 143 | 138 | 149 | 141 | 148 |
| Middle third | 130 | 118 | 134 | 134 | 127 | 123 | 129 | 125 | 132 |
| Low third | 113 | 101 | 122 | 110 | 112 | 107 | 113 | 107 | 112 |
| Average Rents Per Unit |  |  |  |  |  |  |  |  |  |
| Rent per bushel of corn yield | \$0.88 | \$0.85 | \$0.91 | \$0.84 | \$0.92 | \$0.87 | \$0.93 | \$0.96 | \$0.92 |
| Rent per bushel of soybean yield | \$2.80 | \$2.66 | \$3.00 | \$2.66 | \$2.92 | \$2.78 | \$3.02 | \$3.10 | \$2.92 |
| Rent per CSR index point | \$1.54 | \$1.54 | \$1.57 | \$1.48 | \$1.58 | \$1.54 | \$1.60 | \$1.61 | \$1.60 |
| Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre |  |  |  |  |  |  |  |  |  |
| Alfalfa hay, established | \$67 |  |  |  |  |  |  | \$115 |  |
| Grass hay, established | \$53 |  |  |  |  |  |  | \$95 |  |
| Oats | \$77 |  |  |  |  |  |  |  |  |
| Tillable pasture | \$44 | \$50 |  |  |  |  |  | \$69 |  |
| Improved permanent pasture | \$39 | \$42 |  |  |  |  |  | \$58 |  |
| Unimproved permanent pasture | \$24 | \$25 |  |  | \$23 |  |  | \$38 |  |
| Pasture, \$/AUM | \$7 |  |  |  |  |  |  |  |  |
| Cornstalks | \$8 |  |  |  |  |  |  | \$3 |  |

## Overall Average of Typical Cash Rents for Row Cropland 2000-2004

|  | $\underline{2000}$ | $\underline{2001}$ | $\underline{2002}$ | $\underline{2003}$ | $\underline{2004}$ |  |
| :---: | ---: | ---: | ---: | ---: | ---: | ---: |
| Area 1 | $\$ 117$ | $\$ 121$ | $\$ 122$ | $\$ 126$ | $\$ 130$ |  |
| Area 2 | 126 | 128 | 128 | 131 | 134 |  |
| Area 3 | 121 | 123 | 123 | 129 | 132 |  |
| Area 4 | 117 | 118 | 122 | 126 | 129 |  |
| Area 5 | 123 | 123 | 130 | 133 | 136 |  |
| Area 6 | 122 | 126 | 126 | 132 | 133 |  |
| Area 7 | 126 | 129 | 132 | 136 | 139 |  |
| Area 8 | 129 | 131 | 132 | 137 | 141 |  |
| Area 9 | 138 | 137 | 143 | 152 | 151 |  |
| Area 10 | 106 | 110 | 110 | 114 | 118 |  |
| Area 11 | 100 | 102 | 103 | 106 | 110 |  |
| Area 12 | 113 | 111 | 113 | 121 | 118 |  |
|  |  |  |  |  |  |  |
| State | $\$ 120$ | $\$ 122$ | $\$ 124$ | $\$ 128$ | $\$ 131$ |  |

File:Economics 1-8
Prepared by William Edwards, extension economist and Darnell Smith, extension associate.

[^0]"Iowa State University does not discriminate on the basis of race, color, age, religion, national origin, sexual orientation, sex, marital status, disability or status as a U.S. Vietnam Era Veteran. Any persons having inquiries concerning this may contact the Director of Equal Opportunity and Diversity, 3680 Beardshear Hall, 515-294-7612."


[^0]:    ... and justice for all
    The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Many materials can be made available in alternative formats for ADA clients. To file a complaint of discrimination, write USDA, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call 202-720-5964.

    Issued in furtherance of Cooperative Extension work, Acts of May 8 and June 30, 1914, in cooperation with the U.S. Department of Agriculture. Stanley R. Johnson, director, Cooperative Extension Service, lowa State University of Science and Technology, Ames, lowa.

