

2018 Phillips County Lease Survey Results

The Phillips-Rooks District conducted a Lease Survey in January/February 2019. Fifty surveys were randomly mailed to landowners/tenants representing 2 per township. The surveys were then compiled and summarized into county reports.

Cash Rent Paid to Landlords in 2018

Enterprise	Response Rate	Average Rent	High Paid	Low Paid
Dryland Cropland	34%	\$48.84	\$85	\$20
Native Pasture	48%	\$19.85	\$30	\$12
Native Grass Hayland	2%	\$25	\$25	\$25
Winter Grain Stalks	12%	\$8.33	\$12	\$5

General Comments from Dryland Cropland Survey

Trends - The survey data and responses from respondents would indicate the trend to be more cash rent than crop share agreements. Land rental rates are expected to remain the same. Six respondents indicated that the landlord was paying a percentage of all herbicides in substitution for no-till or minimum till. This is a trend that has become more popular amongst tenant and landowner agreements.

Lease Format - As one would expect, a combination of lease formats exist. Some respondents had 100 percent of their land under written lease while others had 100 percent oral agreements and others had a mix of both. From the responses received, it appears that oral leases are being utilized slightly more than written leases.

Crop Share - The most common crop share arrangement is a 1/3 to the landlord and 2/3 to the tenant. Under this agreement it seems common for the landlord to share 1/3 of the cost of fertilizer, herbicide, and insecticide. Sharing cost of the application is not as common. Alfalfa and cane hay shares are commonly a 50/50 arrangement. Typically the landlord is responsible for 1/3 cost of crop insurance and receives 1/3 of the crop insurance proceeds and government program payments. Additionally the landowner is responsible for terrace structure construction and tenant to be responsible in terrace structure maintenance.

Average Custom Work Rates

Swathing	\$14.50 per acre
Fertilizer Application	\$5.50 per acre
Herbicide Application	\$6.00 per acre
Planting	\$18.00 per acre
Harvesting	\$24.00 per acre

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General Comments from Pasture Lease Survey

Grazing Period – Seventy one percent of survey respondents utilized a May 1 to November 1 grazing season. A variety of other combinations of arrangements were also stated based upon many influencing factors, but mostly due to amount of rainfall received.

Stocking Rate - A stocking rate of 8.5 acres per cow-calf pair was the average of survey participants. The range in rate was from 5.5 to 12 acres per cow-calf pair. Cow size and forage availability appear as the most common underlying cause for adjustments in rate. A stocking rate of 5 acres per calf was indicated for backgrounding or stocker-feeder enterprises. In most cases, grazing pressure for 2019 is expected to remain the same.

Water Supply - The sources of water for pastures involved in the survey were a mix of ponds, rural water, streams, wells and transporting water with the most used being ponds and wells. More commonly it is the responsibility of the tenant to maintain the water supply during the grazing season.

Fence Repair - The most common arrangement for major fence repair is that the landlord furnishes the materials and the tenant supplies the labor to complete the repairs. In most cases, tenants are responsible for fence maintenance.

Weed Control - As indicated by survey responses, generally the tenant is responsible for controlling weeds. Other arrangements exist in most cases for noxious weeds with the most common arrangement being where the chemical is supplied by the landlord and the labor and equipment to apply the chemical is furnished by the tenant.

Tree Clearing - More landowners are utilizing a variety of sources to clear invasive species (Eastern Red Cedar, Honeylocust and Shumac). Methods used include: burning, aerial spraying, cut & chemically treat, and basal bark treatment.

Hunting Lease Arrangements

A variety of arrangements exist. Responses were as follows: landlord reserves 100% hunting rights, tenant and landlord share hunting rights, no hunting leases allowed and land is leased to the Kansas Department of Wildlife and Parks for public hunting.



Phillips Rooks
District

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