

2007 Polk County Cropland Rent Survey

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Landlords and tenants have vested an interest in determining what is a fair and equitable amount of money to pay for cash rent.

To help answer the frequently asked questions: “What is the going rate for renting cropland?” the Polk County UW-Extension Office conducted a cash rent survey in January of 2008. Farmers and “non-operating” landowners were surveyed by mail. Respondents were asked to report what they paid for cash rent for the cropland they operated or the rent they received for the cropland they leased to others.

Responses were received from 61 respondents on 137 parcels of rented land in 23 of Polk County’s towns. Respondents reported cash rents for cropland ranging from \$5 per acre of \$120 per acre for corn ground.

Potential yield and location surfaced as two important factors affecting rental rates. Parcels averaging 131 bushels of corn or greater averaged over \$50/acre, whereas less productive parcels averaged less than \$50/acre. Also, the two southern districts tended to have greater rental rates, near \$50, compared to the rest of the county that averaged \$34-38. It is important to remember that there are several factors that affect land rental rates, and these averages and ranges are presented only as a starting point for negotiations.

Polk County Farmland Rent

Year	Avg. \$/Acre	High	Low
2007	\$44	\$120	\$5
2004	\$40	\$70	\$14
2003	\$35	\$72	\$10
2001	\$36	\$90	\$10
2000	\$35	\$74	\$5
1999	\$35	\$71	\$15
1998	\$33	\$70	\$10
1997	\$30	\$65	\$10
1996	\$33	\$74	\$10

Cash Rent Survey of Cropland By Town Polk County 2007			
District	# of Parcels	Avg. Rent/Acre	Range in Rental Rate - \$/Acre
Northwest District: St. Croix Falls, Eureka, Laketown, Sterling	21	\$38.00	\$20-\$60
Northeast District: Bone Lake, Clam Falls, Lorain, Georgetown, Johnstown, McKinley, Luck, West Sweden	19	\$34.00	\$15 - \$50
Central District: Apple River, Balsam Lake Beaver, Milltown	25	\$38.00	\$5 - \$50
Southeast District: Lincoln, Black Brook, Clayton, Clear Lake	21	\$50.00	\$40 - \$72
Southwest District: Alden, Farmington, Garfield, Osceola	51	\$52.00	\$35 - \$120

Cash Rent Survey of Cropland By Corn Yield Potential Polk County 2007		
Corn Yield Bushels/Acre	Range of Average Cash Rent Dollars/Acre	Average Cash Rent Dollars/Acre
150 +	\$25 - \$120	\$55.00
149 -141	\$45 - \$65	\$53.00
140- 131	\$35 - \$70	\$51.00
130 -121	\$30 - \$70	\$47.00
120 - 111	\$5 - \$62	\$33.00
110 - 101	\$20 - \$60	\$42.00
100 - 91	\$30 - \$50	\$41.00

The 2007 Cropland Rental Rate Survey was conducted by Ryan Sterry, UW-Extension Agriculture Agent, Polk County. Thank you to Patti Andersen, Polk County UW-Extension Lead Secretary, for compiling the report and to the operators and non-operating landowners who responded to the survey.

For more information regarding cropland rental rates and cash leases, contact the Polk County Extension Office at 715-485-8600.