



# 2017 - 2018 Dunn County

## Farmland Cash Rental Rate Survey Results

**Katie Wantoch, UW-Extension Dunn County Agriculture Agent**

Each year the Dunn County UW-Extension office receives several questions about farmland rental rates from farm operators as well as non-farm landowners. To better answer these questions, our office has conducted a farmland cash rent survey for the past four years. The survey is intended to provide township level rental rate information for landlords and tenants who negotiate farmland rental contracts in the many townships of Dunn County. USDA's National Agricultural Statistics Service (NASS) of Wisconsin conducts a cropland cash rental rate survey and provides county averages each year.

Farmers and non-operating landowners were mailed the postcard questionnaire in December, 2017. Efforts were made to include both farm operators and landowners. Respondents were asked to report what they paid for cash rent on the farmland they operate or the rent received for land they lease to others. The respondents had the option to report on up to four different parcels, and were asked to report on non-irrigated land only.

The 2017-2018 Dunn County Survey respondents reported cash rents for parcels of farmland ranging from \$1 to \$250 per acre with the average farmland rental rate for Dunn County of \$95 per acre and a median (midpoint) rate of \$90 per acre. Response cards were received from 80 respondents. A total of 141 parcels represent all 22 Dunn County Townships. Among the respondents, 26% were renters, 25% were landlords and 49% not reporting. The questionnaire's individual responses remain confidential and are reported in aggregate. Rental rates are reported for individual townships with a minimum of 9 parcels reported. Data for townships with fewer than 9 parcels reported were combined with neighboring townships. See back page for details.

The rental rate survey should be used as a guide when determining rental rates, rather than an absolute. Rental rates in various areas may be impacted by several factors, including but not limited to: competition for the land, commodity prices, input costs, land ownership costs, distance to operator, size of field, productivity of soil types and slopes of the land. These averages and ranges are presented only as a starting point for negotiations between landowner and operator.

UW-Extension has resources available that may assist you in negotiating written lease arrangements for farmland, pasture and other farm asset lease arrangements. These lease forms and other resources can be found at the Dunn County UW-Extension website at <http://dunn.uwex.edu/agriculture/farm-management/farm-lease-information/>.

For more information and the township level data factsheet, please contact Katie Wantoch, Agriculture Agent, via email [katie.wantoch@ces.uwex.edu](mailto:katie.wantoch@ces.uwex.edu), phone (715) 232-1636 or stop in at the Dunn County UW-Extension office, 3001 U.S. Highway 12 East, Suite 102, Menomonie, WI 54751.

Year	Avg. Cash Rent \$/Acre	Median Cash Rent \$/Acre	Range for Cash Rent \$/Acre	Avg. 3 Year Corn Yield bu/Acre	USDA NASS WI Report \$/Acre
2017 – 2018	\$95	\$90	\$1-250	160	\$102 (2017)
2015 – 2016	\$96	\$90	\$1-300	141	\$99.5 (2016)
2014 - 2015	\$93	\$85	\$19-300	137	\$104 (2014)
2013 - 2014	\$91	\$85	\$18-256	130	\$104 (2014)
2012 - 2013	\$84	\$75	\$20-215	146	\$97 (2013)
2011 - 2012	\$74	\$75	\$25-250	141	\$91 (2012)

## 2017-2018 Dunn County Farmland Cash Rent Survey by Township(s)

Township(s)	# of Parcels	2017 - 2018 Avg. Cash Rent - \$/Acre	Range for Cash Rent - \$/Acre	Avg. Acres	Avg. 3 yr Corn Yield - bu/Acre	2015-2016 Avg. \$ & Range Cash Rent - \$/Acre
<b>Northwest</b> – New Haven, Sheridan	18	76	1-150	33	151	77, 20-150
<b>Northwest</b> – Tiffany, Hay River	12	90	30-150	42	140	78, 30-150
<b>Northeast</b> – Sand Creek, Wilson	10	72	40-150	122	159	93, 40-150
<b>Northeast</b> – Grant, Otter Creek	9	77	50-100	42	159	104, 40-300
<b>West Central</b> – Stanton, Sherman	9	77	2-100	46	156	95, 70-125
<b>West Central</b> – Lucas, Menomonie	11	82	7-150	87	174	121, 65-240
<b>East Central</b> – Colfax, Tainter	9	114	85-150	32	160	80, 18-175
<b>East Central</b> – Elk Mound, Red Cedar	11	111	85-160	131	183	88, 70-155
<b>Southwest</b> – Weston, Eau Galle	12	159	65-250	101	178	125, 60-250
<b>Southwest</b> - Dunn	11	98	50-170	72	151	91, 30-170
<b>Southeast</b> - Spring Brook, Peru, Rock Creek	14	100	75-135	101	178	104, 55-275
<b>No Township Reported</b>	11	90	35-150	51	158	71, 1-175
<b>County Totals/Average</b>	<b>141</b>	<b>95</b>	<b>1-250</b>	<b>66</b>	<b>160</b>	<b>96, 1-300</b>

Thank you to the farm operators and non-operating landowners who responded to the survey.

Also, thank you to Michelle Giese and Michelle Bachand, Dunn County UWEX Support Staff, for compiling the data.

Every attempt was made to obtain qualitative and reliable data for use in this survey.

Data may have been excluded due to incomplete information.