



Extension

UNIVERSITY OF WISCONSIN-MADISON
DUNN COUNTY

2018 - 2019 Dunn County

Farmland Cash Rental Rate Survey Results

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Each year the Extension Dunn County 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 every other year.

Farmers and non-operating landowners were mailed the postcard questionnaire in December, 2018. 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 three different parcels, and were asked to report on non-irrigated land only.

The 2018-2019 Dunn County Survey respondents reported cash rents for parcels of farmland ranging from \$0 to \$300 per acre with the average farmland rental rate for Dunn County of \$98 per acre and a median (midpoint) rate of \$99 per acre. Response cards were received from 81 respondents. A total of 141 parcels represent 21 Dunn County Townships. Among the respondents, 33% were renters, 18% were landlords and 48% 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 seven parcels reported. Data for townships with fewer than seven 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.

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 Extension Dunn County website at <https://dunn.extension.wisc.edu/agriculture/farm-management/farm-lease-information/>

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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
2018 – 2019	\$98	\$99	\$0-300	152	\$102 (2017)
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)

2018-2019 Dunn County Farmland Cash Rent Survey by Township(s)

Township(s)	# of Parcels	2018 - 2019 Avg. Cash Rent - \$/Acre	Range for Cash Rent - \$/Acre	Avg. Acres *reported	Avg. 3 yr Corn Yield - bu/Acre *reported	2017-2018 Avg. \$ & Range Cash Rent - \$/Acre
Northwest – New Haven, Sheridan	18	61	1-115	27	129	76, 1-150
Northwest – Tiffany, Hay River	9	102	48-140	54	166	90, 30-150
Northeast – Sand Creek, Wilson	8	109	45-150	124	146	72, 40-150
Northeast – Grant	9	103	65-175	35	137	77, 50-100
West Central – Stanton, Sherman	16	82	10-160	50	152	77, 2-100
West Central – Lucas, Menomonie	18	124	65-150	71	173	82, 7-150
East Central – Colfax, Tainter	8	107	50-165	139	174	114, 85-150
East Central – Elk Mound, Red Cedar	7	107	75-155	92	170	111, 85-160
Southwest – Weston, Eau Galle	12	100	3-180	78	170	159, 65-250
Southwest - Dunn	8	79	50-110	71	138	98, 50-170
Southeast - Spring Brook, Peru, Rock Creek	18	103	0-300	82	151	100, 75-135
No Township Reported	10	78	50-180	63	149	90, 35-150
County Totals/Average	141	98	0-300	70	152	95, 1-250

*reported – information is based on data collected and may not be representative of the township, area or county.

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

Also, thank you to Michelle Bachand and Bethany Peterson, Extension Dunn County Support, 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.

For more information, please contact Katie Wantoch, Agriculture Agent, via email katie.wantoch@wisc.edu, phone (715) 232-1636 or stop in at the Extension Dunn County office, 3001 U.S. Highway 12 East, Menomonie, WI 54751.