



Extension

UNIVERSITY OF WISCONSIN-MADISON
DUNN COUNTY

2020 - 2021 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 eight 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 October, 2020. 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 2020-2021 Dunn County Survey respondents reported cash rents for parcels of farmland ranging from \$0 to \$250 per acre with the average farmland rental rate for Dunn County of \$96 per acre and a median (midpoint) rate of \$95 per acre. Response cards were received from 68 respondents. A total of 122 parcels represent 19 Dunn County Townships. Among the respondents, 36% were renters, 12% were landlords and 52% 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
2020 - 2021	\$96	\$95	\$0-250	150	\$101 (2020)
2019 - 2020	\$91	\$92	\$1-250	151	\$102 (2019)
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)

2020-2021 Dunn County Farmland Cash Rent Survey by Township(s)						
Township(s)	# of Parcels	2020 - 2021 Avg. Cash Rent - \$/Acre	Range for Cash Rent - \$/Acre	Avg. Acres *reported	Avg. 3 yr Corn Yield - bu/Acre *reported	2019-2020 Avg. \$ & Range Cash Rent - \$/Acre
Northwest – New Haven, Sheridan, Tiffany, Hay River	14	74	1-120	28	120	64, 1-115
Northwest – Stanton, Sherman	10	90	65-100	50	160	75, 55-85
Northeast – Sand Creek, Wilson	14	84	20-150	98	140	62, 50-150
Northeast – Grant, Otter Creek	9	90	30-135	124	153	92, 50-125
West Central – Lucas	7	109	0-180	55	185	69, 28-90
West Central – Menomonie	8	128	85-150	54	182	108, 93-150
East Central – Colfax, Tainter, Elk Mound, Red Cedar	13	90	35-125	66	153	93, 35-145
Southwest – Weston, Eau Galle, Dunn	10	135	65-250	68	164	111, 7-250
Southeast - Spring Brook, Peru, Rock Creek	20	111	40-175	73	148	130, 100-200
No Township Reported	17	75	0-170	49	136	26, 25-28
County Totals/Average	122	96	0-250	66	148	91, 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, 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, WI relay: 711, or stop in at the Extension Dunn County office, 3001 U.S. Highway 12 East, Menomonie, WI 54751.