



K-STATE
Research and Extension

River Valley
District

Pasture Lease Survey

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The “*Going Rate*”

- Depends largely on characteristics of the pasture:
 - When the lease was last negotiated
 - Type of cattle
 - Type of soil/grass
 - Availability of water
 - Who maintains fence
 - Who manages weeds/brush
 - Relationship with the landowner/tenant
 - Cattle, forage, and grain markets



The “Going Rate”

- Survey Results for 2016

County	Average Per Acre	Average Per Pair	Total Responses
Washington	\$27.09	\$142.50	19
Clay	\$21.21	\$130.00	17
Cloud	\$29.29	\$209.48	9
Republic	\$28.80	\$200.00	18
All Counties	\$26.60	\$170.50	63



The “Going Rate”

- Survey Results for 2017

County	Average Per Acre	Min. Per Acre	Max. Per Acre	Average Per Pair	Total Responses
Washington	\$25.89	\$15.00	\$37.00	\$175.38	18
Clay	\$26.67	\$17.00	\$45.00	\$200.00	16
Cloud	\$26.60	\$17.00	\$37.00	\$231.67	14
Republic	\$25.00	\$15.00	\$40.00	\$206.67	16
All Counties	\$26.04	\$16.00	\$39.75	\$203.43	64



Average Stocking Rate

County	#Acres Per Pair	Mature Weight	Total Responses
Washington	5.82	1295	15
Clay	6.21	1252	15
Cloud	6.32	1270	11
Republic	5.85	1300	13
All Counties	6.05	1285	54

*Average lease begins April 27 and ends Oct. 19th for an average grazing season of 175 days.



Stocking Rate

- Stocking rates:
 - Leads to more weed/brush/tree control problems & costs
 - Tendency to overgraze on leased land
- Take half/leave half approach
 - Need adequate leaf area between Aug. 15th and a killing frost so that root reserves are adequate for next year's growth (late season rest)
 - Drought Management Plan/Heavy Rainfall Management



Renegotiation

- How often do you revisit or renegotiate your lease rates and other lease terms?

All Counties	1 yr	2 yr	3 yr	5 yr
Lease Rates	19 (35.2%)	5 (9.3%)	9 (16.7%)	21 (38.8%)
Other Terms	8 (50%)	3 (18.8%)	2 (12.5%)	3 (18.7%)



Length and Type of Lease

All Counties	1 yr	2-5 yrs	6-10 yrs	11+ yrs
Length of Lease	2 (3.2%)	12 (19%)	14 (22.2%)	35 (55.6%)

All Counties	Written	Oral
Type of Lease	22 (35.5%)	40 (64.5%)



Relationship and Location of Tenant/Landowner

All Counties	Immediate	Distant	Unrelated
Relationship between landowner/tenant	16 (25%)	7 (10.9%)	41 (64.1%)

All Counties	Same County	Out of County	Out of State
Landowner Resides	46 (73%)	12 (19%)	5 (8%)

Age of Operator	20-30	31-40	41-50	51-60	61-70	71 +
	4.8%	6.5%	16.1%	19.4%	32.3%	21%



Water Resources

Transporting	Pond	Stream	Well	Other
3.1%	93.8%	36%	28.1%	20.3%

Tenant	Landowner	Shared
66.6%	28.3%	5%



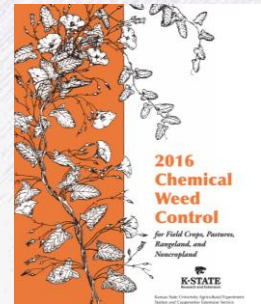
Fencing Responsibility

All Counties	Labor	Materials
Tenant	79.4%	43.6%
Landlord	17.5%	53.2%
Shared	3.2%	3.0%



Weed/Tree/Brush Management

- #1 Problem is thistles
 - Cedar trees, Locust, Hedge, Other, Sericea, Brush
- 42.9% Tenant, 23.2% Landowner, 30.4% Shared responsibility
- Treatment
 - #1 Spot spray every year, mechanically cut every 1.98 yrs, burn every 3.48 yrs, aerial spray every 4.06 years



Noxious Weed Control

- According to KS law, it is the duty of both the landowner and tenant to control the spread of and to eradicate noxious weeds
- If not controlled, county weed supervisor has the authority to spray them and charge the landowner for the service



Hunting Leases

- 86.9% did not have a hunting arrangement while 13.1% did
 - Kansas Lease Law would indicate hunting rights go to the tenant unless otherwise specified in the WRITTEN lease agreement
- Hunting agreements ranged from 5 to \$8 an acre

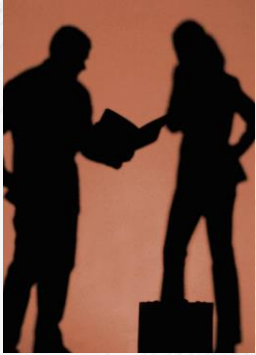


Other Comments from Survey

- Most pastures have higher rent per acre than mine
- Take care of the pasture and do not overgraze. Do a good job at maintaining fence. First and foremost, keep the livestock in and out of the neighbors pasture. If you abide by this, then you will have the land for a long time at a reasonable rate. Treat your landlord as a partner.



Questions?



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