



**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

County	Average Per Acre	Min. Per Acre	Max. Per Acre	Average Per Pair	Total Responses
Washington	\$27.09	\$15.00	\$36.00	\$142.50	19
Clay	\$21.21	\$10.50	\$45.00	\$130.00	17
Cloud	\$29.29	\$20.00	\$40.00	\$209.48	9
Republic	\$28.80	\$20.00	\$46.87	\$200.00	18
All Counties	\$26.60	\$16.38	\$41.97	\$170.50	63



# Average Stocking Rate

County	#Acres Per Pair	Mature Weight	Total Responses
Washington	5.58	1259	18
Clay	5.95	1250	12
Cloud	6.59	1343	8
Republic	5.37	1288	13
All Counties	5.87	1285	51

\*Average lease begins April 22 and ends Oct. 20<sup>th</sup>. for an average grazing season of 181 days.



# Stocker Cattle

	Acres	Beg. Wt. (pounds)	End Wt. (pounds)	Gain (pounds)
Average	3.38	554	763	209
Minimum	2			
Maximum	4			
Count	6			

If pasture was priced at \$26.60/acre, that would be \$0.43 per pound of gain. Cost of pasture is \$89.91.



# 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. 15<sup>th</sup> 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	28 (48.3%)	5 (8.6%)	9 (15.5%)	16 (27.6%)
Other Terms	13 (61.9%)	1 (4.8%)	4 (19%)	3 (14.3%)



# Length and Type of Lease

All Counties	1 yr	2-5 yrs	6-10 yrs	11+ yrs
Length of Lease	2 (3%)	14 (20.9%)	19 (28.4%)	32 (47.8%)

All Counties	Written	Oral
Type of Lease	24 (36.4%)	43 (65.2%)





# Relationship and Location of Tenant/Landowner

All Counties	Immediate	Distant	Unrelated
Relationship between landowner/tenant	19 (26.6%)	3 (4.1%)	52 (70.3%)

All Counties	Same County	Out of County	Out of State
Landowner Resides	41 (60.3%)	17 (24.6%)	10 (14.7%)



# Water Resources

Transporting	Pond	Stream	Well	Other
1.64%	49.2%	21.3%	20.5%	5.36%

Tenant	Landowner	Shared
66.2%	24.6%	9.2%



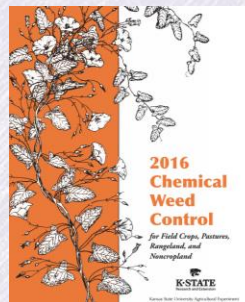
# Fencing Responsibility

All Counties	Labor	Materials
Tenant	79.1%	25.8%
Landlord	16.4%	71.2%
Shared	4.48%	3.0%



# Weed/Tree/Brush Management

- #1 Problem is Cedar Trees
  - Locust, Brush, Sericea, Blackerry
- 42% Tenant, 24% Landowner, 34% Shared responsibility
- Treatment
  - #1 Spot spray every year, mechanically cut every 2.3 yrs, burn every 3.65 yrs, aerial spray every 2.74 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

- 87.7% did not have a hunting arrangement while 12.3% did
  - Kansas Lease Law would indicate hunting rights go to the tenant unless otherwise specified in the WRITTEN lease agreement
- Hunting agreements ranged from \$2 to \$64 an acre

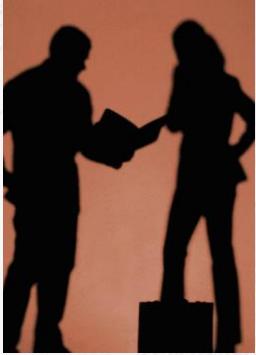


# Other Comments from Survey

- Pasture rent is all over the map
- We pay \$20 an acre, but sub lease for \$25 an acre and do fence maintenance as well as tree/brush/weed management
- Per head per day is fair to both the tenant and landowner
- Some of the lease has poor fence. I use and maintain electric fence on some parts of the land. This is why \$20 an acre is fair.
- Landowner determines stocking rate on pasture based on pasture quality that year



# Questions?



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River Valley Extension District



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