2018 Pasture Lease Survey

Brett Melton
River Valley Extension
Livestock Agent
Summary of Survey

- County of Operation
- Age of Operator
- Price of Lease
- Calving Season
- Lease Length/Season
- Grazing Density
- Length of Lease (years)
- Oral/Written
- Relation to Leasee/Leaser
- Grass/Land Type
- Water Supply
- Weed Species and Control Methods
- Hunting Rights

If there are other things we didn’t cover… Let us know!!!
County Responses

RETURNED SURVEYS

<table>
<thead>
<tr>
<th></th>
<th>Sent</th>
<th>Received</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clay</td>
<td>63</td>
<td>23</td>
<td>36.5</td>
</tr>
<tr>
<td>Cloud</td>
<td>41</td>
<td>14</td>
<td>34.1</td>
</tr>
<tr>
<td>Republic</td>
<td>45</td>
<td>16</td>
<td>35.6</td>
</tr>
<tr>
<td>Washington</td>
<td>75</td>
<td>23</td>
<td>30.7</td>
</tr>
<tr>
<td>All Counties</td>
<td>224</td>
<td>76</td>
<td>33.9</td>
</tr>
</tbody>
</table>
## Pasture Rental Rates

<table>
<thead>
<tr>
<th></th>
<th>$/acre</th>
<th>$/pair</th>
<th>$/head</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clay</td>
<td>23.85 (13)</td>
<td>200.00 (1)</td>
<td>None</td>
</tr>
<tr>
<td>Cloud</td>
<td>25.67 (9)</td>
<td>150.00 (1)</td>
<td>1.45 (3)</td>
</tr>
<tr>
<td>Republic</td>
<td>26.91 (11)</td>
<td>175.00 (2)</td>
<td>None</td>
</tr>
<tr>
<td>Washington</td>
<td>27.43 (7)</td>
<td>149.38 (8)</td>
<td>1.00 (1)</td>
</tr>
<tr>
<td>All Counties</td>
<td>25.73 (40)</td>
<td>157.92 (12)</td>
<td>1.34 (4)</td>
</tr>
</tbody>
</table>
## Pasture Rental Rates

### Expanding on Dollar Per Acre

<table>
<thead>
<tr>
<th>County</th>
<th>Average</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clay</td>
<td>23.85</td>
<td>15.00</td>
<td>40.00</td>
</tr>
<tr>
<td>Cloud</td>
<td>25.67</td>
<td>18.00</td>
<td>45.00</td>
</tr>
<tr>
<td>Republic</td>
<td>26.91</td>
<td>18.00</td>
<td>35.00</td>
</tr>
<tr>
<td>Washington</td>
<td>27.43</td>
<td>15.00</td>
<td>35.00</td>
</tr>
<tr>
<td>All Counties</td>
<td>25.73 (6.62)</td>
<td>15.00</td>
<td>45.00</td>
</tr>
</tbody>
</table>
2018 Grazing Season

- May 2\textsuperscript{nd} was the average starting date
- October 21\textsuperscript{st} was the average end date
  - 172 grazing days
- In general, 2018 grazing season started later and ended later than usual (*late rains*)

![Bar chart showing Acres/Pair. The average is 6.1 Acres/Pair.](chart.png)
Calving Season

Target Calving Month

93% Spring-Calving Herds (38 of 41)
Stocker Information

- 4 Responses in the District

  - 3.2 head/acre
  
  - 1.2 pounds = Average Daily Gain

  - $24/acre (3 responses)
Renegotiation of the Lease Terms

**Lease Rate**
45 Responses

- 1 Year: 17
- 2 Years: 18
- 3 Years: 6
- 5 Years: 4

**Other Terms**
14 Responses

- 1 Year: 8
- 2 Years: 4
- 3 Years: 1
- 5 Years: 1
Length of Lease

55 Responses

- 1 Year: 1 response
- 2-5 Years: 10 responses
- 6-10 Years: 7 responses
- 11+ Years: 37 responses
Terms of Lease

53 Responses

- 31 Written
- 22 Oral
Relationship to the Landowner/Tenant

54 Responses

- 32 Unrelated
- 17 Immediate Family
- 5 Distant Family

K-STATE Research and Extension
Grass/Land Type

- Reported Grass Type = 77% Warm Season Grass/23% Cool Season Grass
- Reported Land Type = 94% Upland/6% Lowland
# Water Supply/Responsibility

<table>
<thead>
<tr>
<th>Water Supply</th>
<th>Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pond</td>
<td>Tenant: 36, Landowner: 13, Both: 6</td>
</tr>
<tr>
<td>Stream</td>
<td>Tenant: 30, Landowner: 13</td>
</tr>
<tr>
<td>Well</td>
<td>Tenant: 23, Landowner: 13</td>
</tr>
<tr>
<td>Rural</td>
<td>Tenant: 7, Landowner: 4, Both: 6</td>
</tr>
<tr>
<td>Transported</td>
<td>Tenant: 5, Landowner: 3</td>
</tr>
<tr>
<td>Spring Tank</td>
<td>Tenant: 4, Landowner: 2</td>
</tr>
</tbody>
</table>
Fencing Labor/Material

**Labor**
- Tenant: 45
- Landowner: 10
- Both: 1

**Material**
- Tenant: 39
- Landowner: 13
- Both: 4
Weeds/Trees/Brush

- The two biggest problems:
  - Musk Thistles (83%)
  - Cedar Trees (82%)
- Runners up:
  - Locust Trees (61%)
  - Hedge Trees (59%)
- Brush (24%)
- Serecia Lespodeza (15%)
- Everything Else:
  - Blackberry, Rag Weed, and Old World Bluestem
Control Methods/Responsibility

- **Spot Spay (51)**
  - 89% of respondents spray every year
- **Mechanically Remove (39)**
  - 68% mechanically remove
  - 2 years on average
- **Prescribe Burn (29)**
  - 51% prescribe burn ranged from every year to 8 years
  - Most common answer was every 3 years (38% of those who burn)
  - 3.6 year average
- **Aerial Spray (21)**
  - Ranged from 2 to 10 year intervals (37%)
  - 4 year average
Hunting Rights

- Only 7 surveys listed hunting rights were leased out
  - 4 were walk-in hunting and 3 were privately leased
- Kansas law states hunting privileges are assumed to belong to the person who the land is being leased to unless stated otherwise in the lease.
  - Landowner would be trespassing if hunting on their own land (good luck continuing with that lease!)
The Average 2018 Pasture Lease

- $25.73/acre
- May 2\textsuperscript{nd} until October 21\textsuperscript{st} (172 grazing days)
- 6.1 acres/pair
- 1,290 pound mature cow
- Pond for water
- Tenant takes care of fence and landowner supplies material
- Weed control does not lean either way
Question or comments?