

2024 NON-IRRIGATED CROP LEASING ARRANGEMENTS IN KANSAS

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Understanding lease arrangements is important for Kansas agricultural landowners and operators to make better decisions and be more competitive. Each year the Land Use Survey Office (LUSO) in the Department of Agricultural Economics at Kansas State University (KSU) conducts one of four surveys in conjunction with the Land Use Value Project. The LUSO rotates surveys related to leasing of irrigated, non-irrigated, and pasture land, and input costs on a four-year basis. In 2024, the LUSO conducted a survey to collect information on Kansas non-irrigated farm lease arrangements. Similar surveys on Kansas non-irrigated farm lease arrangements were conducted in the past; the last survey was conducted in 2020. Surveys prior to 2016 had focused solely on crop-share leasing. Questions regarding cash leases were first included in the non-irrigated farm lease arrangement survey in 2016. In the 2020 and 2024 surveys, questions on both crop-share leases and cash leases were again included. Similar to the previous surveys on non-irrigated farm lease arrangements, the 2024 Non-Irrigated Farm Lease Arrangement Survey requested information for the 2023-2024 crop year. The following information was compiled from the 2024 survey responses and may be used to better understand non-irrigated cropland leasing arrangements in Kansas.

The 2024 Non-Irrigated Farm Lease Arrangement Survey was distributed to individuals knowledgeable about leasing non-irrigated cropland across the nine Crop Reporting Districts (CRD) in Kansas. The National Agricultural Statistics Service divides Kansas into these nine CRD (Figure 1). About 32.5% of the respondents were landlords, and 48.1% of the respondents were lessors in the 2024 crop year. Fifteen percent of the respondents were both landlords and lessors. About 3.9% of the respondents were land managers. The remaining 0.5% were respondents other than landlords, tenants, and land managers, e.g., trustee of the land. The information provided in this report is based solely upon the 2024 KSU survey responses for non-irrigated crop-share leasing arrangements. Additional information pertaining to the survey is available from Leah Tsoodle (Itsoodle@ksu.edu.) at the Kansas State University Department of Agricultural Economics.

General Statewide Lease Information

The KSU 2024 Non-Irrigated Farmland Lease Arrangement Survey provides information about the distribution and characteristics of non-irrigated cropland leases in Kansas. Table 1 illustrates the distribution of different non-irrigated farmland lease types. In the *Crop-Share* type of lease, the landlord receives a percentage of the crop as the rental payment and pays some percentage of specific crop production expenses. Historically, the most common crop-share split on non-irrigated cropland in Kansas has been one-third to the landlord and two-thirds to the tenant. The *Fixed Cash* lease entails a fixed cash rental payment to the landlord each year. The *Crop Share & Cash* type is a hybrid lease containing both fixed cash and crop-share components. *Flexible Cash* leases vary the cash rent each year, usually according to the tenant's crop income. With *Net Share* type lease arrangements, the landlord receives a set percentage of each year's crop but pays no crop production expenses. The percentage received is typically smaller than a crop-share lease percentage, because the landlord does not pay any production expenses. Although the landlord crop

share percentage is stable across years with this type of arrangement, the actual rental income will change as crop yield and prices vary. *Other* lease types are any lease arrangements that do not fall into the preceding categories.

Crop-Share rental arrangements and fixed cash leases were the two most common leasing structures among the 2024 respondents to the survey. With crop-share leases, the landlord and tenant share the risk related to crop production. In the 2023-2024 crop year, 39.8% of all non-irrigated farmland leases statewide were on a crop share basis (Table 1). This compares to 44.5% crop-share leases in the 2020 survey, and 51.6% crop-share leases in the 2016 survey, and 55.7% crop-share leases in the 2011 survey. Clearly, the data indicate that the reported percentage of crop-share leases has been steadily decreasing over time. *Crop-Share* rental arrangements were the leading method of leasing non-irrigated cropland in the CRDs Northwest-10, Southwest-30, Central-50, and South Central-60. In the remaining five regions of Kansas, the reported percentage of crop-share leases was smaller than the corresponding percentage of fixed cash leases.

Fixed Cash leases were commonly used in non-irrigated farmland arrangements across the nine crop reporting districts in Kansas. This type of lease specifies a fixed cash payment to the landlord, regardless of the crop harvest, and the tenant assumes the price, yield, and production risks. In cash lease arrangements, landowners are capable of shifting production risk to producers, and tenants must be able to pay cash rents to compete for land. Generally, large operators have lower per acre production costs, thus an ability to pay higher per acre cash rents. About 40.1% of all the respondents who leased non-irrigated land used *Fixed Cash* leases in the 2024 survey. The reported percentage of fixed cash leases was 41.9% and 29.8% in the 2020 and 2016 surveys. Fixed cash leases were the leading non-irrigated farmland arrangement in the eastern third of Kansas, CRD West Central-20, and CRD North Central-40.

On average, about 3.7% of the respondents reported leases that were a *Combination* of both crop share and a fixed cash payment. This type of hybrid lease arrangement allows landlords and tenants to share risks and ensures that the landlord gets at least a set rental payment. The reported percentages in the 2020 and 2016 surveys were 1.9% and 5.3%, respectively.

In a *Flexible Cash* lease, payments to the landlords depend on price, revenue, and/or yields; therefore, these payments vary from year to year. In the 2024 crop year, the percentage of flexible cash leases was 9.9%. The reported percentage of flexible cash leases has been increasing over time. The reported percentage was 4.3% in 2020 and 3.2% in the 2016 survey. In the 2024 survey, the use of flexible cash lease arrangements were used by more than 10% of respondents in West Central-20, North Central-40, Northeast-70, and East Central-80.

With *Net Share* lease arrangements, the landlord receives a set percentage of each year's crop and pays no crop expenses. It is expected that the percentage of crop received is typically smaller than a crop-share lease percentage, because the landlord does not pay any production expenses. Although the landlord crop share percentage is stable across years with this type of arrangement, the actual rental income will change as crop yield and prices vary. In the 2024 crop year, about 5.9% of respondents indicated they had this type of arrangement, down from 6.9% in 2020 and 6.4% in the 2016 survey. Over 10% of the total reported leases in Southwest-30 and in East Central-80 were net share leases in the 2024 survey.

Other lease types are any lease arrangements that do not fall into the preceding categories. Only 0.6% of respondents reported using “Other” lease types in 2024.

Table 2 shows the number of years without a change in rental rate. The distribution of the frequency of rental rate change in the 2024 survey was similar to the 2020 distribution. The frequency in changing rental rate in 2024 and 2020 was higher when compared to the 2016 survey. Table 2 shows that 17.8% of the respondents have not changed their rental rate in 20 or more years. About 26.2% did not change rental rate in 20 or more years in 2020. In the 2016 survey, 54.8% of the respondents did not change the rental rate for 20 or more years. About 68.3% of the respondents statewide changed their rental rate in less than six years in 2024. The corresponding percentage was 65% in 2020 and 39.2% in 2016. About 14.4% of the respondents statewide indicate that they changed the rental rate annually in 2024, slightly lower than the 15.4% in 2020.

Table 3 presents general characteristics of *Cash* leases from the 2024 survey. Statewide, the average number of landlords per lease was 1.4, lower than the 2020 average of 1.5. The state average acres per lease was 395.8 acres, up from 316.0 acres in 2020. The increase in the average acres per lease was statistically significant. The average years that land had been rented was 12 years, comparable to the average of 11.7 years in 2020. The average percentage of tenants related to landlords was 23.8% in 2024, statistically significantly lower than the average of 30.1% in 2020. Conversely, the percentage of written leases increased from 69.4% in 2020 to 70.4% in 2024. However, this increase was not statistically significant. About 14.4% of the *Cash* leases had bonus rent based on yield in 2024.

Table 4 shows general characteristics of *Crop-Share* leases from the 2024 survey. Statewide, the average number of landlords per lease was 1.4, higher than the 2020 average of 1.3 landlords per lease. The average acres per lease was 310.6 acres, slightly higher than the average of 309.4 acres in 2020. The average years that land had been rented was 18.1 years, significantly higher than the 2020 average of 15 years. About 26.3% of tenants were related to landlords in 2024, up from 25.3% in 2020. This change, however, was not statistically significant. The percentage of written leases decreased from 43.7% in 2020 to 39.3% in 2024. The decrease in the percentage of written lease was also not statistically significant. About 74.4% of *Crop-Share* lease participants received government payments in 2024, significantly lower than the 97.5% in 2020. Landlords with *crop-share* leases received 28.9% of the government payments.

The average number of landlords per lease was statistically the same for both *Cash* leases and *Crop-Share* leases in 2024. The average acres per lease and the average percentage of written leases for *Cash* leases were statistically higher than the corresponding averages with *Crop-Share* arrangements. For both *Cash* and *Crop-Share* leases, the average acres rented tended to be higher in the western third of the state. As expected, the average years that land had been rented was fewer for *Cash* leases than for *Crop-Share* leases. This difference was statistically significant at the 1% level. The general trend indicates that *Cash* lease acres may turn over more frequently than those under *Crop-Share*. The average percentage of tenants related to landlords for *Cash* leases was smaller than the average percentage in *Crop-Share* leases. This difference between *Cash* and *Crop-Share* leases in percentage of tenants related to landlords was not statistically different at the state level.

Tables 5, 6, and 7 provide additional details about respondents' cash leases. About 17.0% of respondents indicated they had flexible cash leases, and 83.0% had fixed cash leases (Table 5). The split in the 2020 survey was 11% flexible cash leases and 89% fixed cash leases. Among the flexible cash rent arrangements, 44.8% of the respondents indicated that the rent was based on revenue, 16.4% had cash rent based on price, and 32.8% had cash rent based on elements other than price, yield, and revenue. Table 6 presents the average cash rent payment by crop. In about 59% of the cash leases, tenants planted wheat and corn. The cash rent payment was the highest for leases involving soybeans, with an average of \$79.25 per acre. Corn cash leases averaged \$70.58 per acre. The average per acre cash rent for wheat and grain sorghum was \$55.64 and \$51.18, respectively. The average cash rent for hay, cover crop, peas, and pasture were lower, ranging from \$30.63 for hay to \$34.33 for pasture; it is important to note these crops had very few responses. The state average cash rent payment for non-irrigated land was \$62.75 per acre for the 2023-2024 crop year (Table 7), up \$5.06 per acre from the 2020 survey. The average cash rent was the highest in Northeast-70 with an average of \$130.09 per acre, while Southwest-30 had the lowest average cash rent of \$39.28. The patterns of the average cash rent payment by crop and by CRD were very similar between the 2024 and 2020 surveys. In 2020, the cash rent was highest in Northeast-70 averaging \$109.04 per acre, while Southwest-30 had the lowest cash rent of \$31.15.

Wheat was the crop planted in 35.4% of the crop-share leases (Table 8). Corn was planted in about 22.0% of the crop-share leases. Soybeans and grain sorghum were planted in 19.8% and 17.2% of the crop-share leases, respectively. For all reported crops, the most common share landlord received was 33% of all crops in 2024. Most landlords shared fertilizer expenses at the same rate as they shared in the crop. This sharing was less common in the expenses of herbicide and insecticide.

Table 9 shows the percentage of *Crop-Share* leases with various landlord crop shares by CRD. The most common crop-share split in 2024 on non-irrigated cropland in Kansas was one-third to the landlord and two-thirds to the tenant, except for Northeast-70 region. At the state level, 79.3% of the respondents reported a 33-67 split between the landlord and tenant, comparable to the 79.8% in 2020. About 10.2% of *Crop-Share* respondents statewide indicated that the landlord-tenant split was 40-60. About 5.4% of the crop-share lease respondents across the state indicated a 50-50 split between the landlord and tenant. In the following sections, leases are discussed for the individual crop reporting districts.

Regional Information

Kansas Non-Irrigated Farm Lease Arrangement Survey respondents were asked to provide information on both *Crop-Share* leases and *Cash* leases starting in the 2016 survey. In the survey, respondents were asked to provide information on a maximum of four leases. If the respondents had more than four leases, they were asked to respond with information on their most typical leases. If the respondents had leases for more than one crop on the same acreage, they were asked to respond for each crop separately.

Tables 10 through 27 contain response information specific to each CRD. The first table for each region shows, by crop, the percentage of leases for various crop-share rates and the percentage of

leases where certain expenses are shared at the same rate as the crop. The second table for each region gives a breakdown of cash lease information by crop.

Northwest-10

In the Northwest region, the average cash rent payment was \$47.50 per acre, with a range of \$5 to \$87 per acre (Table 7). The average cash rent payment in the 2020 and 2016 survey was \$44.15 and \$49.15 per acre, respectively. In this region, a one-third/two-thirds (33/67) landlord/tenant crop-share was the predominant split, with 100% of respondents using this arrangement in 2024 (Table 9). In the 2020 and 2016 surveys, the 33/67 split was used by 94.3% and 91.9%, respectively, of respondents in this region.

Table 10 shows the majority of respondents with crop share leases indicated they produced wheat and corn. The 2024 survey indicates that 35.5% of respondents grew wheat, and 38.7% of respondents grew corn. In 2020, 39.6% and 30.2% of respondents reported growing wheat and corn, respectively. Grain sorghum was planted in 16.1% of the reported crop-share leases. Leases with soybeans, peas, and fallow were also reported in 2024. The 33/67 crop-share was predominant in all crops.

All landlords, 100%, paid the same share of fertilizer expenses as they received of the crop. In other words, if the landlord received 33% of the crop, then the landlord paid 33% of the fertilizer expenses. However, sharing the same share of herbicide and insecticide expenses does not appear as common. Landlord participation for herbicide expense and herbicide expense varied widely. If the landlord received 33% of the crop, the percentage of landlords that paid the same share of herbicide and insecticide for wheat, corn, soybeans, and grain sorghum was 45.5%, 41.7%, 0%, and 20%, respectively.

In Northwest-10, Table 11 shows that corn was the leading crop planted in the majority of cash leases; wheat was the second highest reported crop with cash leases. In this region, the average cash rent for wheat was \$49.67, slightly lower than the average cash rent of \$50.19 per acre for corn. The corresponding rent for wheat and corn averaged \$45.63 and \$46.17 per acre, respectively, in 2020. Average acres per cash rent lease unit for corn and wheat were 791 and 712 acres. The average acres per cash rent lease for corn and wheat were 619 and 452 acres in 2020.

West Central-20

In the West Central region, the average cash rent payment was \$48.75 per acre, with a range of \$18 to \$75 per acre (Table 7). The average cash rent was \$42.67 per acre in 2020. In this region, a one-third/two-thirds (33/67) landlord/tenant crop-share was the predominant split, with 83.9% of respondents using this arrangement in 2024 (Table 9). About 12.9% of *Crop-Share* respondents indicated that the landlord-tenant split was 25-75.

Three crops were reported as planted in this region with crop share leases, wheat, corn, and grain sorghum (Table 12). The majority of respondents indicated they produced wheat. Grain sorghum had the second highest number of responses. The 33/67 crop-share was predominant in all crops. In 2024, 43.8% and 25.0% of respondents reported growing wheat and corn, respectively. The 2020

survey indicates that 41.1% of respondents grew wheat, and 33.9% of respondents grew corn. About 31.2% of the crop-share leases were planted to grain sorghum in 2024.

Regarding corn and grain sorghum, all responses indicated that 100% of landlords paid the same share of fertilizer expenses as they received of the crop. If the landlord received 33% of wheat crop, 91.7% of the landlords paid 33% of the fertilizer expenses. For all crops in this region, sharing herbicide and insecticide expenses does not appear as common. About 91.67% of landlords paid their same share of herbicide for wheat, and 88.9% of landlords paid the same share of herbicide for grain sorghum when the crop share split was 33-67. The percentage of landlords participating in the same share of insecticide was 75.0% and 88.9% for wheat and grain sorghum, respectively, for 33/67 lease arrangements. Equal participation in herbicide and insecticide expenses was common for corn in this region, and all landlords paid the same share of herbicide and insecticide expenses as they received of the crop.

In the West Central region, Table 13 shows that wheat, corn, and grain sorghum were the major crops planted in the cash leases, accounting for 30% of the total number of cash leases. The average cash rent for wheat, corn, and grain sorghum was \$47.53, \$52.11, and \$49.33 per acre, respectively. In 2020, the average cash rents for wheat, corn, and grain sorghum was \$41.68, \$43.19, \$44.69, respectively. The average acres per lease was relatively high in this region. The average wheat acreage lease was 1345 acres.

Southwest-30

In the Southwest region, the average cash rent payment was \$39.78 per acre; it was higher than the 2020 average rent of \$31.98 per acre (Table 7). The average rent ranged from \$25 to \$75 per acre. In this region, a one-third/two-thirds (33/67) landlord/tenant crop-share was the predominant split, with 97.1% of respondents using this arrangement in 2024 (Table 9). For the remaining 2.9% of respondents, landlords received 25% of the crop. In the 2020 and 2016 crop years, the 33/67 split was used by 97.1% and 67.6%, respectively, of respondents in this region.

Table 14 shows the majority of respondents indicated they produced wheat; grain sorghum was the second highest response. The crop mix in 2024 was similar to the 2020 crop mix in this region. The 2024 survey indicates that 57.6% of respondents grew wheat, 30.3% of respondents grew sorghum. In 2020, 48.6% and 34.3% of respondents reported growing wheat and sorghum, respectively. The 33/67 crop-share was predominant in all crops

All landlords, 100%, paid the same share of fertilizer expenses as they received of the crop, except for wheat. In other words, if the landlord received 33% of the crop, then the landlord paid 33% of the fertilizer expenses. For wheat, 57.9% of landlords received 33% of the crop paid 33% of the fertilizer expenses. Sharing herbicide expenses did not appear as common. About 26.3% and 41.7% of landlords who received one-third of the crop paid their same share of herbicide for wheat and grain sorghum, respectively. Equal participation in insecticide expenses for wheat, corn, or sorghum was also less common. The percentage of landlords that paid the same share of insecticide expenses as crop share received for wheat, corn, and grain sorghum was 26.3%, 50.0%, and 50.0%, respectively.

In the Southwest region, Table 15 shows that wheat was the crop planted in the majority of cash leases, followed by grain sorghum. The average rent on wheat, and corn was \$40.43 and \$38.60 per acre, respectively, higher than the 2020 corresponding rate of \$32.25 and \$29.80 per acre. The cash rent for grain sorghum averaged \$35.21 per acre, comparable to the 2020 rent of \$35.77 per acre. The average acres for cash leases for wheat, corn, and grain sorghum was 558, 452, and 640, respectively.

North Central-40

In the North Central region, the average cash rent payment was \$74.90 per acre, with a range of \$38 to \$138 per acre (Table 7). In the 2020 and 2016 survey, the cash rent averaged \$91.91 and \$67.21 per acre, respectively. A one-third/two-third (33/67) landlord/tenant crop-share was the predominant split in this region, with 54.1% of respondents using this arrangement in 2024 (Table 9). The 40/60 landlord/tenant crop-share split was also popular in this region, receiving 34.4% of the responses. In the 2020 survey, 58.3% of respondents used the 33/67 split and 41.7% of respondents used a 40/60 split arrangement.

Table 16 shows the majority of reported crop share leases planted soybeans; wheat and grain sorghum were the second highest responses. Corn was also an important component of the crop mix in this region. The 33/67 crop-share was predominant in wheat and grain sorghum. The 40/60 share arrangement was used more often by respondents for corn. The 33/67 and 40/60 share arrangements were used equally by respondents who planted soybeans. In 2024, 33.9%, 22.6%, 22.6% and 19.4% of reported leases growing soybeans, wheat, grain sorghum, and corn, respectively. In 2020, 25.0%, 41.7%, 11.1%, and 22.2% of respondents reported growing soybeans, wheat, grain sorghum, and corn, respectively.

All landlords paid 33% of the fertilizer expenses if the landlord received 33% of the crop for grain sorghum, soybeans, and sunflower. About 83.3% of landlords in the 33/67 split paid their same share of fertilizer for wheat. Regarding all 33/67 split arrangements, equal participation in herbicide and insecticide expenses was less common when compared with fertilizer expenses for all crops, except sunflower. About 71.4% of landlords and 77.8% of landlords in the 40/60 split paid their same share of fertilizer, herbicide and insecticide expenses for corn and soybeans, respectively. All landlords participated in their same share of fertilizer and half of the landlords paid the same share of herbicide and insecticide in the 40/60 split for wheat. Equal participation in insecticide expenses was less common in the 40/60 split, however. The percentage of landlords paying the same share of all expenses was relatively low, if the share of crop received by landlords was not 33% or 40%.

In the North Central region, Table 17 shows that 29.6% of the cash rent leases were planted to soybeans. Wheat and corn have the second largest number of reported leases. The average cash rent was highest for soybeans at \$85.66 per acre. The average reported cash rent in 2024 for wheat, corn, and grain sorghum was \$68.90, \$74.90, and \$78.43 per acre. The highest average acres leased were on acres planted to corn. The average acres per lease increased from 2020 for corn, wheat and soybeans. Comparison of cash rent leases between the 2024 results and 2020 results should be made with caution because the number of reports in 2020 was relatively small.

Central-50

In the Central region, the average cash rent payment was \$56.77 per acre, with a range of \$30 to \$75 per acre (Table 7). The cash rent in this region has been increasing and averaged \$48.48 per acre and \$37.38 per acre in 2020 and 2016, respectively. In this region, a one-third/two-thirds (33/67) landlord/tenant crop-share was the predominant split, with 83.5% of respondents using this arrangement in 2024 (Table 9). The 40/60 crop-share split was used by 11.4% of the respondents. In the 2020 and 2016 crop years, the 33/67 split was used by 72.0% and 87.9%, respectively, of respondents in this region.

Table 18 shows the majority of respondents indicated they produced wheat. Soybeans and grain sorghum were also reported to be grown on a large number of crop share leases. The 33/67 crop-share was predominant in all crops. In 2020, 44.0%, 22.7% and 21.3% of respondents reported growing wheat, soybeans, and grain sorghum, respectively. The 2020 survey indicated that 48.0% of respondents grew wheat, 22.0% of respondents grew soybeans, and 16% of respondents grew grain sorghum. In 2024, sunflower was reported in addition to wheat, grain sorghum, soybeans, and corn.

All landlords, 100%, paid 33% of fertilizer expenses, if they received 33% of the crop. Equal participation in herbicide and insecticide expenses was not as common for wheat, corn, soybeans, and grain sorghum, when landlords received one-third of the crop. For wheat, 60% and 70% of landlords paid 33% of herbicide and insecticide expenses, respectively. Regarding leases with a 40/60 arrangement, all landlords paid the same share of fertilizer, herbicide, and insecticide expenses as they received of the crop. In other words, if the landlord received 40% of the crop, then the landlord paid 40% of the fertilizer and herbicide expenses.

In the Central region, Table 19 shows that wheat was the crop planted in the majority of cash leases, followed by grain sorghum. The average cash rent for wheat in 2024 was \$55.85 per acre, higher than the 2020 average of \$51.96 per acre. The cash rent for soybeans was the highest and averaged \$67.00 per acre. The highest average acres leased were on acres planted to grain sorghum and averaged 283.5 acres.

South Central-60

In the South Central region, the average cash rent payment was \$56.88 per acre, with a range of \$30 to \$120 per acre (Table 7). The cash rent averaged \$45.47 per acre in 2020. The number of reported cash leases in this region was the highest in 2024 totaling 71, up from 31 in 2020 and 3 in 2016. In this region, a one-third/two-thirds (33/67) landlord/tenant crop-share was the predominant split, with 95.4% of respondents using this arrangement in 2024 (Table 9). In the 2016 and 2020 surveys, the 33/67 split was used by 100% and 94.4%, respectively, of respondents in this region.

Table 20 shows the majority of respondents indicated they produced wheat; corn was the second highest response, followed by soybeans. The 33/67 crop-share was predominant in all crops. In 2024, 41.9%, 21%, and 19.4% of respondents reported growing wheat, corn, and soybeans, respectively. The 2020 survey indicated that 61.2% of respondents grew wheat, 14.3% of

respondents grew corn, and 16.3% of respondents grew soybeans. Cotton and sorghum were also reported to be planted.

All landlords paid the same share of fertilizer expenses as they received of the crop. In other words, if the landlord received 33% of the crop, then the landlord paid 33% of the fertilizer expenses. Moreover, 100% of landlords participated in their same share of herbicide and insecticide expenses for soybeans, grain sorghum, and cotton. Equal participation in herbicide and insecticide expenses was lower for wheat, corn, and forage sorghum. For forage sorghum, landlords did not share herbicide and insecticide expenses. In the 33/67 split, 88.5% of wheat landlords and 92.3% of corn landlords participated in their same share of herbicide, respectively.

In the South Central region, Table 21 shows that cash rent leases were used for a wide range of crops. Wheat, corn, and soybeans were the crops planted in the majority of cash leases. The average cash rent for wheat, corn, and soybeans was \$51.17, \$63.37, and \$58.31 per acre. The corresponding cash rents in 2020 was \$50.67, \$44.31, and \$62.67, respectively. Cotton had the highest average acres per lease at 356 acres. The average acres per lease for wheat, corn, and soybeans were 259, 261, and 250 acres, respectively.

Northeast-70

In the Northeast region, the average cash rent payment was the highest across all the nine crop reporting districts at \$130.09 per acre, with a range of \$25 to \$225 per acre (Table 7). In the 2020 survey, the cash rent averaged \$109.04 per acre. Among the nine crop reporting districts, the least number of cash leases was reported in this region in 2024. In this region, a fifty/fifty (50/50) landlord/tenant crop-share was the predominant split, with 78.3% of respondents using this arrangement in 2024 (Table 9). The remaining 17.4% of the responses reported crop-share leases using the 40/60 arrangement in this region. The 33/67 split was not reported as used in this region. In the 2020 survey, 58.8% of reported leases used 50/50 split and 41.02% of reported leases used 40/60 arrangement.

Table 22 shows the majority of respondents indicated they produced corn; soybeans was the second highest response. The 50/50 split was predominant in corn and soybeans. In 2024, 58.3% and 37.5% of respondents reported growing corn and soybeans, respectively. The 2020 survey indicated that 41.2% of respondents grew corn, and 47.1% of respondents grew soybeans.

All landlords in the 50/50 and 40/60 crop-share leases paid the same share of fertilizer, herbicide, and insecticide expenses as they received of the crop. In other words, if the landlord received 50% of the crop, then the landlord paid 50% of the fertilizer, herbicide, and insecticide expenses. The only exception was for wheat; 90.1% of landlords participated in their same share of insecticide expenses. In the 2020 and 2016 surveys, 100% of landlords in the 50/50 and 40/60 crop-share leases also paid the same share of fertilizer, herbicide, and insecticide expenses as they received of the crop.

In the Northeast region, Table 23 shows that corn was the crop planted in the majority of cash leases, followed by soybeans. Soybeans had the highest average cash rent and the highest average acres per lease. The average cash rent for corn and soybeans was \$141.67 per acre and \$146.11 per

acre, respectively. The corresponding cash rents in 2020 were \$117.68 per acre for corn and \$103.91 per acre for soybeans.

East Central-80

In the East Central region, the average cash rent payment was \$63.40 per acre, with a range of \$30 to \$120 per acre (Table 7). The average cash rent was \$64.67 per acre in 2020. In this region, a one-third/two-thirds (33/67) landlord/tenant crop-share was the predominant split, with 100% of respondents using this arrangement in 2024 (Table 9). In the 2020 survey, however, a two-fifths/three-fifths (40/60) landlord/tenant crop-share was the predominant split, with 50% of respondents using this arrangement. The total number of reports on crop share leases was small in 2024, which should be taken into account when the results in this region are interpreted.

Table 24 shows wheat, corn, soybeans, and grain sorghum were planted on those crop share leases. The 33/67 crop-share was predominant for all crops. In 2024, wheat, corn, and soybeans were reported to be planted on 28.5% of total crop share leases, respectively. In 2020, 56.3% and 43.8% of respondents reported growing corn and soybeans, respectively.

All landlords in all crop-share leases paid the same share of fertilizer, herbicide, and insecticide expenses as they received of the crop, regardless of the crop. In other words, if the landlord received 33% of the crop, then the landlord paid 33% of the fertilizer, herbicide, and insecticide expenses.

In the East Central region, Table 25 shows that soybeans was the most planted crop in cash leases, followed by wheat and corn. The average cash rent for soybeans, wheat, and corn was \$62.36, \$61.81, and \$70.63 per acre, respectively. The corresponding cash rent averaged \$69.31 for soybeans, \$57.33 for wheat, and \$72.08 for corn in 2020. The highest average acres leased were on acres planted to corn and wheat.

Southeast-90

In the Southeast region, the average cash rent payment was \$71.45 per acre, up from \$50.42 in 2020. The average cash rent ranged from \$25 to \$120 per acre (Table 7). In this region, a one-third/two-third (33/67) landlord/tenant crop-share was the predominant split, with 100% of respondents using this arrangement in 2024 (Table 9). In the 2016 and 2020 surveys, the 33/67 split was used by 100% and 92.0%, respectively, of respondents in this region.

Table 26 shows the majority of respondents indicated they produced soybeans; corn was the second highest response. The 33/67 crop-share was predominant in all crops. In 2024, 42.9% and 33.3% of respondents reported growing soybeans and corn, respectively. The 2020 survey indicated that 52.0% of respondents grew soybeans, and 36.0% of respondents grew corn.

About 88.9% of landlords in soybeans leases paid the same share of fertilizer expenses as they received of the crop. In other words, for all landlords received 33% of the soybeans crop, then 88.9% of these landlords paid 33% of the fertilizer expenses. About 71.4% and 80.0% of landlords paid 33% of fertilizer expenses for corn and wheat, respectively. The percentage of landlords who

paid 33% of herbicide and insecticide expenses was smaller than the percentage of landlords who paid 33% of fertilizer expenses. About 57.1% and 40% of landlords participated in the same percent share of herbicide and insecticide for corn and soybeans, respectively. Regarding soybeans leases, 55.6% of landlords paid 33% of herbicide expenses, and 66.7% of landlords shared 33% of insecticide expenses.

In the Southeast region, Table 27 shows that soybeans was the crop planted in the majority of cash leases, followed by corn. The average cash rent was \$73.92, \$66.73, and \$81.29 for soybeans, corn, and wheat. The lowest cash rent was \$25 on pasture acres. The highest average acres leased were on acres planted to corn at 336.5 acres.

District Summary

The leasing arrangement for non-irrigated crops in Kansas was rather diversified in 2024. Since 2007, there has been a trend away from crop-share rental arrangements to cash rent. In 2024, crop-share lease rental arrangement was still widely used. Fixed cash rent was reported by more than 40% of respondents in all nine districts. Around 10% of the respondents adopted flexible cash rent. Of the crop-share arrangements, the 33/67 landlord/tenant crop split dominated in eight of the nine CRDs of the state. The 50/50 arrangement was the most popular in Northeast-70. Landlord participation in expenses varied across the state, with fertilizer expenses usually being shared in the same proportion as the crop. Sharing in herbicide expenses appeared to be less common than sharing fertilizer expenses in all districts. Even less uniformity exists in the way that insecticide expenses are divided in crop-share leasing arrangements across Kansas. These varying expense participation results could be that certain inputs may not be needed every year. Thus, landlords may report non-participation (0%) for the particular year of the survey, even though they would have shared in the costs had they actually been expended. In addition, the smaller participation may be due to crop-share leases changing due to market pressure from cash leases.

Conclusion

The land rental market in Kansas is quite variable. Rental arrangements can be affected by many factors. Table 28 summarizes respondents' opinions towards the impact of various factors. Among the factors listed in the survey, *relationship between landlords and tenant* was regarded as the most important factor. About 21.2% of the respondents considered it the least important factor, and 41.0% of the respondents regarded it as the most important factor for deciding rental rates. About 54.5% of the respondents rated it as a 4 or 5 on the scale of importance. *land quality, input cost, and land location* were also considered as very important in determining rental rates. About 48.2%, 46.9%, and 44.9% of the respondents rated land location, land quality, and input cost, respectively, as a 4 or 5 on the scale of importance. The *crop price* was another important factor for non-irrigated farm lease arrangements. It was rated 4 or 5 on the scale of importance by 40.7% of the respondents. *Land size* and *length of the lease* could play roles in determining non-irrigated farming lease arrangements, but those were not considered as important as other factors by respondents. Respondents also listed *other* factors affecting rental rates. Crop yield was a factor regarded as most important by several respondents. The importance of crop yield reinforced the importance of land quality as these two factors are closely related. Tenant quality including character, experience, and productivity was another very important factor for deciding rental rate. Taxes and county mill levy

were also suggested by respondents as factors affecting rental rate, but respondents did not consider those very important.

The crop-share rental arrangement remained a very popular type of arrangement for Kansas non-irrigated farmland leases based on the 2024 survey for the 2023-2024 crop year. The survey data, along with anecdotal evidence from extension specialists, suggest a trend away from crop-share rental arrangements toward other lease types. In the 2024 survey, fixed cash rent was reported by more than 40% of respondents statewide. The flexible cash rent arrangements increased from 0.1% in 2011 to 3.2% in 2016 to 4.3% in 2020 to 9.9% in 2024. The flexible cash rent combined with fixed cash rent arrangements accounted for 50% of the total non-irrigated lease respondents in 2024. Results showed that the average cash rent payment was about \$62.75 per acre for the state. The increasing use of the cash rent reflects landlords' tendency of risk reduction and may be reflective of landowners being more removed from the operation. As landlords negotiate rental arrangements, their perceptions of income risk and expectations for crop income play a key role (Albright, O'Brien, and Sartwelle, 1996).

Of the crop-share arrangements, the 33/67 landlord/tenant crop split dominated in eight of the nine districts of the state. The 50/50 split was predominant in the Northeast-70 region. Landlord participation in expenses varied across the state, with fertilizer expenses usually being shared in the same proportion as the crop. Sharing in herbicide expenses appeared to be less common than sharing fertilizer expenses in all districts. Even less uniformity exists in the way that insecticide expenses are divided in crop-share leasing arrangements across Kansas. Lower landlord participation in expenses may reflect market pressures from cash leases; landlords may be requiring compromises in expense participation to remain in crop-share leases.

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Figure 1. Kansas Crop reporting Districts

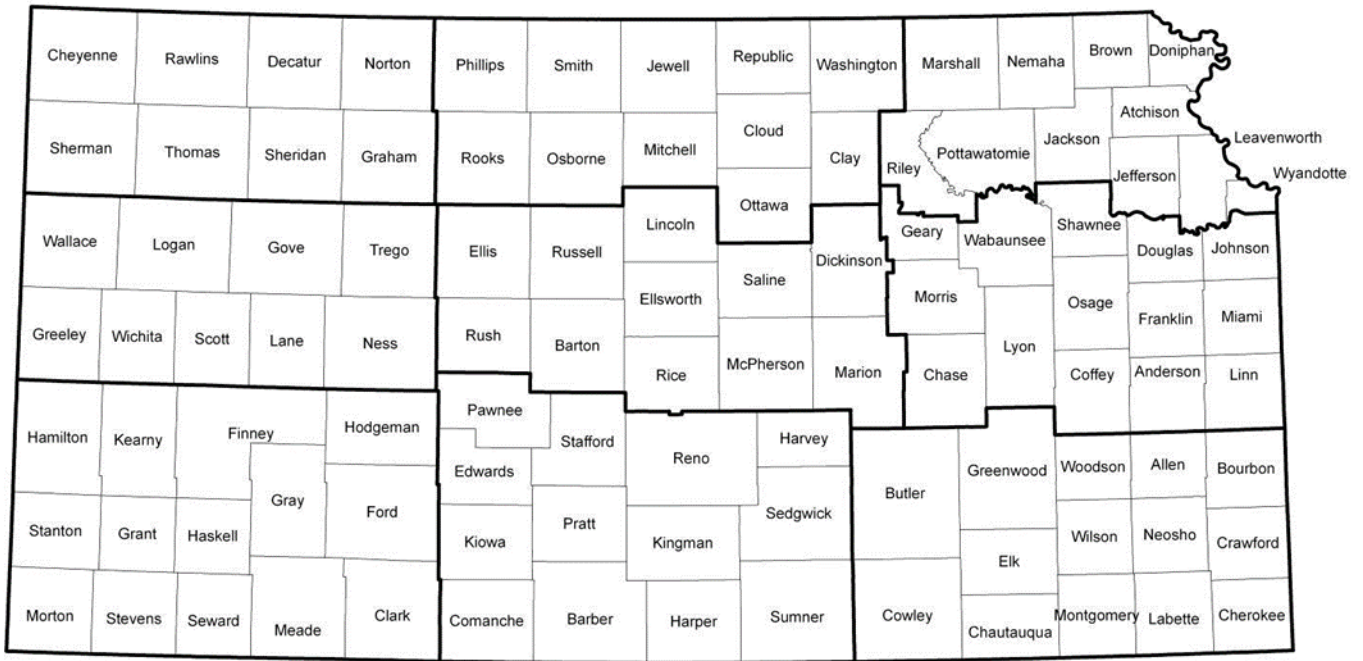


Table 1. Non-Irrigated Lease Types

District	Crop Share	Fixed Cash	Crop Share & Cash Rent	Flexible Cash	Net Share	Other Type
Northwest-10	40.6%	31.3%	9.4%	9.4%	9.4%	0.0%
West Central-20	27.8%	38.9%	2.8%	22.2%	2.8%	5.6%
Southwest-30	53.6%	35.7%	0.0%	0.0%	10.7%	0.0%
North Central-40	36.4%	38.6%	6.8%	15.9%	2.3%	0.0%
Central-50	46.0%	40.0%	6.0%	2.0%	6.0%	0.0%
South Central-60	44.3%	39.3%	1.6%	8.2%	6.6%	0.0%
Northeast-70	33.3%	50.0%	0.0%	10.0%	6.7%	0.0%
East Central-80	30.0%	40.0%	5.0%	15.0%	10.0%	0.0%
Southeast-90	38.1%	52.4%	0.0%	9.5%	0.0%	0.0%
State	39.8%	40.1%	3.7%	9.9%	5.9%	0.6%

Table 2. Number of Years Without Rental Rate Changes

District	Number of Years									
	1	2	3	4	5	6	7&8	10	15	20 or More
Northwest-10	18.8%	0.0%	31.3%	0.0%	25.0%	0.0%	0.0%	6.3%	0.0%	18.8%
West Central-20	10.5%	5.3%	31.6%	10.5%	31.6%	0.0%	5.3%	0.0%	0.0%	5.3%
Southwest-30	0.0%	21.4%	0.0%	0.0%	35.7%	0.0%	0.0%	21.4%	0.0%	21.4%
North Central-40	16.7%	4.2%	33.3%	0.0%	16.7%	0.0%	0.0%	4.2%	0.0%	25.0%
Central-50	7.1%	17.9%	7.1%	0.0%	28.6%	0.0%	0.0%	14.3%	3.6%	21.4%
South Central-60	16.2%	0.0%	10.8%	10.8%	24.3%	0.0%	5.4%	16.2%	2.7%	13.5%
Northeast-70	15.8%	0.0%	36.8%	5.3%	15.8%	0.0%	5.3%	5.3%	0.0%	15.8%
East Central-80	50.0%	10.0%	10.0%	10.0%	0.0%	0.0%	0.0%	10.0%	0.0%	10.0%
Southeast-90	7.7%	7.7%	15.4%	7.7%	15.4%	7.7%	7.7%	0.0%	0.0%	30.8%
State	14.4%	6.7%	19.4%	5.0%	22.8%	0.6%	2.8%	9.4%	1.1%	17.8%

Table 3. General Leasing Characteristics: Cash Rent Leases

Districts	Cash Rent Leases					
	Landlords per Lease	Avg. Acres per Lease	Avg. Years Rented Land	% Related to Landlords	% Written Lease	% Bonus Rent on Yield
Northwest-10	1.2	546.4	10.2	26.8%	95.1%	41.7%
West Central-20	1.5	778.1	9.0	24.0%	82.0%	14.9%
Southwest-30	1.1	598.6	13.7	43.2%	70.3%	0.0%
North Central-40	1.5	312.7	13.4	20.4%	70.8%	19.1%
Central-50	1.4	234.4	17.2	30.8%	48.7%	0.0%
South Central-60	1.6	264.6	11.5	17.9%	74.6%	14.9%
Northeast-70	1.3	247.6	12.9	35.7%	60.7%	6.9%
East central-80	1.1	172.4	10.0	0.0%	52.0%	28.0%
Southeast-90	1.1	278.7	11.7	13.3%	60.0%	3.7%
State	1.4	395.8	12.0	23.8%	70.4%	14.4%

Table 4. General Leasing Characteristics: Crop-Share Leases

Districts	Crop Share Leases						
	Landlords per Lease	Avg. Acres per Lease	Avg. Years Rented Land	% Related to Landlords	% Written Lease	% Received Government Payment	Payment Share for Landlord
Northwest-10	1.8	503.3	13.8	34.6%	30.8%	100.0%	27.0%
West Central-20	1.2	777.2	12.6	5.6%	61.1%	88.9%	19.8%
Southwest-30	1.4	387.0	13.7	37.9%	37.9%	78.6%	21.0%
North Central-40	1.5	220.4	23.0	28.2%	33.3%	46.2%	41.3%
Central-50	1.2	133.0	20.4	27.9%	45.9%	83.3%	36.6%
South Central-60	1.6	340.3	19.2	28.3%	41.5%	73.1%	29.6%
Northeast-70	1.0	161.2	16.8	10.5%	31.6%	30.0%	16.7%
East Central-80	1.3	230.3	30.7	100.0%	33.3%	57.1%	39.5%
Southeast-90	1.3	380.8	13.2	0.0%	21.4%	100.0%	20.8%
State	1.4	310.6	18.1	26.3%	39.3%	74.4%	28.9%

Table 5. Cash Rent Breakdown by Type

	Number of Reports	Lease Percentage (%)	Average Rent (\$/Acre per Year)
Fixed Cash Rent	327	82.99%	63.54
Flexible Cash Rent	67	17.01%	58.92
Flexible Cash Rent Based on Revenue	30	44.78%	51.41
Flexible Cash Rent Based on Price	11	16.42%	109.18
Flexible Cash Rent Based on Yield	4	5.97%	42.50
Flexible Cash Rent Based on Other	22	32.84%	46.39

Table 6. Average Cash Rent Payment by Crop

Crop	Cash Rent Payment (\$/Acre per Year)					
	Number of Reports	Average	Fixed Cash Rent	Flexible Cash Rent	Min	Max
Corn	114	70.58	73.73	58.78	5	225
Wheat	118	55.64	56.08	52.57	5	130
Soybeans	71	79.25	79.36	78.73	30	175
Grain Sorghum	61	51.18	49.70	58.76	5	95
Cotton	9	50.33	52.88	30.00	30	60
Sunflower	3	37.67	47.50	18.00	25	65
Peas	4	33.75	43.33	5.00	34	50
Alfalfa	5	54.40	54.40	-	30	70
Hay	4	30.63	30.63	-	25	37.5
Pasture	3	34.33	34.33	-	18	40
Grass	2	42.00	-	42.00	5	50
Oats	1	50.00	50.00	-	50	50
Cover crop	1	32.00	32.00	-	32	32
State	394	62.75	63.54	58.92	5	225

Note: - No responses.

Table 7. Average Cash Rent Payment by CRD

Districts	Cash rent Payment (\$/Acre per Year)						
	# Reports	% of Total Leases	Average Rent	Fixed Cash Rent	Flexible Cash Rent	Min	Max
Northwest-10	46	11.68%	47.50	54.29	15.25	5	87
West Central-20	59	14.97%	48.75	47.86	50.94	18	75
Southwest-30	36	9.14%	39.28	38.26	75.00	25	75
North Central-40	54	13.71%	74.90	73.67	77.35	38	130
Central-50	39	9.90%	56.77	56.47	68.00	30	75
South Central-60	71	18.02%	56.88	55.83	62.64	30	120
Northeast-70	29	7.36%	130.09	130.09	130.00	25	225
East central-80	31	7.87%	63.40	67.31	50.00	30	120
Southeast-90	31	7.87%	71.45	72.07	62.50	25	120
State	394	100.00%	62.75	63.54	58.92	5	225

Table 8. Landlord's Percent of Crop Share Received and Cost Paid by Crop

Crop	Number of Reports	% of Total Leases	Landlord's Crop Share Received		Landlord's Cost Share-Fertilizer		Landlord's Cost Share-Herbicide		Landlord's Cost Share-Insecticide	
			Most Common Share	% of Leases at Mode Share	Most Common Share	% of Leases at Mode Share	Most Common Share	% of Leases at Mode Share	Most Common Share	% of Leases at Mode Share
Wheat	132	35.39%	33%	88.6%	33%	93.0%	33%	68.6%	33%	72.6%
Corn	82	21.98%	33%	58.5%	33%	63.6%	33%	48.7%	33%	50.0%
Soybeans	74	19.84%	33%	63.5%	33%	67.6%	33%	59.4%	33%	60.3%
Grain Sorghum	64	17.16%	33%	82.8%	33%	87.3%	33%	55.0%	33%	70.0%
Forage Sorghum	2	0.54%	33%	100.0%	33%	100.0%	33%	100.0%	33%	100.0%
Cotton	6	1.61%	33%	100.0%	33%	100.0%	33%	100.0%	33%	100.0%
Sunflowers	2	0.54%	33%	100.0%	33%	100.0%	33%	100.0%	33%	100.0%
Fallow	1	0.27%	33%	100.0%	33%	100.0%	0%	100.0%	0%	100.0%
Hay	1	0.27%	33%	100.0%	33%	100.0%	33%	100.0%	0%	100.0%
Brome	1	0.27%	33%	100.0%	33%	100.0%	33%	100.0%	33%	100.0%
Peas	3	0.80%	33%	33.3%	33%	100.0%	0%	66.7%	0%	66.7%
Cover Crop	1	0.27%	33%	100.0%	33%	100.0%	0%	100.0%	33%	100.0%

Table 9. Percent Share of the Crop the Landlord Received by CRD

District	Landlord Share (%)							
	20%	25%	30%	33%	40%	45%	50%	67%
Northwest-10	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
West Central-20	0.0%	12.9%	0.0%	83.9%	0.0%	0.0%	0.0%	3.2%
Southwest-30	2.9%	0.0%	0.0%	97.1%	0.0%	0.0%	0.0%	0.0%
North Central-40	3.3%	1.6%	0.0%	54.1%	34.4%	4.9%	1.6%	0.0%
Central-50	0.0%	0.0%	0.0%	83.5%	11.4%	0.0%	0.0%	5.1%
South Central-60	0.0%	1.5%	0.0%	95.4%	3.1%	0.0%	0.0%	0.0%
Northeast-70	0.0%	0.0%	4.3%	0.0%	17.4%	0.0%	78.3%	0.0%
East central-80	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
Southeast-90	0.0%	0.0%	0.0%	100.0%	0.0%	0.0%	0.0%	0.0%
State	0.9%	1.7%	0.3%	79.3%	10.2%	0.9%	5.4%	1.4%

Table 10. Northwest-10 Non-Irrigated Crop-Share Arrangements

Crop	Landlord's Percent of Crop Received (and of Costs Paid)*			
	33% Share	40% Share	50% Share	Other % Share
Wheat (11 Leases)				
Total Leases in Lease Arrangement	11			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	100.00%	No Responses	No Responses	No Responses
% of Leases Sharing Herbicide Costs	45.45%			
% of Leases Sharing Insecticide Costs	45.45%			
Corn (12 Leases)				
Total Leases in Lease Arrangement	12			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	100.00%	No Responses	No Responses	No Responses
% of Leases Sharing Herbicide Costs	41.67%			
% of Leases Sharing Insecticide Costs	41.67%			
Soybeans (1 Leases)				
Total Leases in Lease Arrangement	1			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	100.00%	No Responses	No Responses	No Responses
% of Leases Sharing Herbicide Costs	0.00%			
% of Leases Sharing Insecticide Costs	0.00%			
Grain Sorghum (5 Leases)				
Total Leases in Lease Arrangement	5			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	100.00%	No Responses	No Responses	No Responses
% of Leases Sharing Herbicide Costs	20.00%			
% of Leases Sharing Insecticide Costs	20.00%			
Peas (1 Leases)				
Total Leases in Lease Arrangement	1			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	100.00%	No Responses	No Responses	No Responses
% of Leases Sharing Herbicide Costs	100.00%			
% of Leases Sharing Insecticide Costs	100.00%			
Fallow (1 Lease)				
Total Leases in Lease Arrangement	1			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	100.00%	No Responses	No Responses	No Responses
% of Leases Sharing Herbicide Costs	0.00%			
% of Leases Sharing Insecticide Costs	0.00%			

* The percentages calculated in this table represent the percent of landlords sharing the **same** percent of costs as their share of the crop.

Table 11. Northwest-10 Non-Irrigated Cash Rent Arrangements

Crop	Number of Leases	% of Total Leases	Average Rent (\$/Acre per Year)	Average Acres
Wheat	12	26.09%	49.67	791.27
Corn	21	45.65%	50.19	712.27
Grain Sorghum	9	19.57%	44.44	1023.75
Peas	4	8.70%	33.75	2000.00

Table 12. West Central-20 Non-Irrigated Crop-Share Arrangements

Crop	Landlord's Percent of Crop Received (and of Costs Paid)*			
	33% Share	40% Share	50% Share	Other % Share
Wheat (14 Leases)				
Total Leases in Lease Arrangement	12			2
% of Total Leases in Lease Arrangement	85.71%			14.29%
% of Leases Sharing Fertilizer Costs	91.67%	No Responses	No Responses	50.00%
% of Leases Sharing Herbicide Costs	91.67%			50.00%
% of Leases Sharing Insecticide Costs	75.00%			0.00%
Corn (8 Leases)				
Total Leases in Lease Arrangement	6			2
% of Total Leases in Lease Arrangement	75.00%			25.00%
% of Leases Sharing Fertilizer Costs	100.00%	No Responses	No Responses	100.00%
% of Leases Sharing Herbicide Costs	100.00%			100.00%
% of Leases Sharing Insecticide Costs	100.00%			100.00%
Grain Sorghum (10 Leases)				
Total Leases in Lease Arrangement	9			1
% of Total Leases in Lease Arrangement	90.00%			10.00%
% of Leases Sharing Fertilizer Costs	100.00%	No Responses	No Responses	100.00%
% of Leases Sharing Herbicide Costs	88.89%			100.00%
% of Leases Sharing Insecticide Costs	88.89%			0.00%

* The percentages calculated in this table represent the percent of landlords sharing the same percent of costs as their share of the crop.

Table 13. West Central-20 Non-Irrigated Cash Rent Arrangements

Crop	Number of Leases	% of Total Leases	Average Rent (\$/Acre per Year)	Average Acres
Wheat	19	32.20%	47.53	1345.88
Corn	18	30.51%	52.11	1144.27
Grain Sorghum	18	30.51%	49.33	1254.93
Grass	1	1.69%	34.00	100.00
Sunflower	3	5.08%	37.67	1216.00

Table 14. Southwest-30 Non-Irrigated Crop-Share Arrangements

Crop	Landlord's Percent of Crop Received (and of Costs Paid)*			
	33% Share	40% Share	50% Share	Other % Share
Wheat (19 Leases)				
Total Leases in Lease Arrangement	19			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	57.89%	No Responses	No Responses	No Responses
% of Leases Sharing Herbicide Costs	26.32%			
% of Leases Sharing Insecticide Costs	26.32%			
Corn (2 Leases)				
Total Leases in Lease Arrangement	2			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	100.00%	No Responses	No Responses	No Responses
% of Leases Sharing Herbicide Costs	100.00%			
% of Leases Sharing Insecticide Costs	50.00%			
Grain Sorghum (10 Leases)				
Total Leases in Lease Arrangement	10			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	100.00%	No Responses	No Responses	No Responses
% of Leases Sharing Herbicide Costs	41.67%			
% of Leases Sharing Insecticide Costs	50.00%			
Sunflower (1 Leases)				
Total Leases in Lease Arrangement	1			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	100.00%	No Responses	No Responses	No Responses
% of Leases Sharing Herbicide Costs	100.00%			
% of Leases Sharing Insecticide Costs	100.00%			
Rye, Row Crop (1 Leases)				
Total Leases in Lease Arrangement	1			1
% of Total Leases in Lease Arrangement	100.00%			50.00%
% of Leases Sharing Fertilizer Costs	100.00%	No Responses	No Responses	100.00%
% of Leases Sharing Herbicide Costs	0.00%			100.00%
% of Leases Sharing Insecticide Costs	100.00%			100.00%

* The percentages calculated in this table represent the percent of landlords sharing the same percent of costs as their share of the crop.

Table 15. Southwest-30 Non-Irrigated Cash Rent Arrangements

Crop	Number of Leases	% of Total Leases	Average Rent (\$/Acre per Year)	Average Acres
Wheat	15	41.67%	40.43	558.00
Corn	5	13.89%	38.60	452.00
Soybeans	2	5.56%	50.00	640.00
Grain Sorghum	12	33.33%	35.21	640.00
Alfalfa	1	2.78%	60.00	1000.00
Cover crop	1	2.78%	32.00	960.00

Table 16. North Central-40 Non-Irrigated Crop-Share Arrangements

Crop	Landlord's Percent of Crop Received (and of Costs Paid)*			
	33% Share	40% Share	50% Share	Other % Share
Wheat (14 Leases)				
Total Leases in Lease Arrangement	12	2		
% of Total Leases in Lease Arrangement	85.71%	14.29%		
% of Leases Sharing Fertilizer Costs	83.33%	100.00%	No Responses	No Responses
% of Leases Sharing Herbicide Costs	75.00%	50.00%		
% of Leases Sharing Insecticide Costs	66.67%	50.00%		
Corn (11 Leases)				
Total Leases in Lease Arrangement		7		4
% of Total Leases in Lease Arrangement		63.64%		36.36%
% of Leases Sharing Fertilizer Costs	No Responses	71.43%	No Responses	50.00%
% of Leases Sharing Herbicide Costs		71.43%		50.00%
% of Leases Sharing Insecticide Costs		71.43%		50.00%
Soybeans (21 Leases)				
Total Leases in Lease Arrangement	9	9		3
% of Total Leases in Lease Arrangement	42.86%	42.86%		14.29%
% of Leases Sharing Fertilizer Costs	100.00%	77.78%	No Responses	33.33%
% of Leases Sharing Herbicide Costs	88.89%	77.78%		33.33%
% of Leases Sharing Insecticide Costs	77.78%	77.78%		33.33%
Grain Sorghum (14 Leases)				
Total Leases in Lease Arrangement	11	3		
% of Total Leases in Lease Arrangement	78.57%	21.43%		
% of Leases Sharing Fertilizer Costs	100.00%	100.00%	No Responses	No Responses
% of Leases Sharing Herbicide Costs	81.82%	100.00%		
% of Leases Sharing Insecticide Costs	90.91%	100.00%		
Sunflower (1 Lease)				
Total Leases in Lease Arrangement	1			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	100.00%	No Responses	No Responses	No Responses
% of Leases Sharing Herbicide Costs	100.00%			
% of Leases Sharing Insecticide Costs	100.00%			

* The percentages calculated in this table represent the percent of landlords sharing the same percent of costs as their share of the crop.

Table 17. North Central-40 Non-Irrigated Cash Rent Arrangements

Crop	Number of Leases	% of Total Leases	Average Rent (\$/Acre per Year)	Average Acres
Wheat	14	25.92%	68.90	399.21
Corn	14	25.93%	74.90	414.96
Soybeans	16	29.63%	85.66	275.06
Grain Sorghum	6	11.11%	78.43	97.17
Pasture	2	3.70%	39.00	250.00
Alfalfa	1	1.85%	62.00	160.00
Oats	1	1.85%	50.00	43.00

Table 18. Central-50 Non-Irrigated Crop-Share Arrangements

Crop	Landlord's Percent of Crop Received (and of Costs Paid)*			
	33% Share	40% Share	50% Share	Other % Share
Wheat (33 Leases)				
Total Leases in Lease Arrangement	30	3		
% of Total Leases in Lease Arrangement	90.91%	10.00%		
% of Leases Sharing Fertilizer Costs	100.00%	100.00%	No Responses	No Responses
% of Leases Sharing Herbicide Costs	60.00%	100.00%		
% of Leases Sharing Insecticide Costs	70.00%	100.00%		
Corn (7 Leases)				
Total Leases in Lease Arrangement	6	1		
% of Total Leases in Lease Arrangement	85.71%	14.29%		
% of Leases Sharing Fertilizer Costs	100.00%	100.00%	No Responses	No Responses
% of Leases Sharing Herbicide Costs	50.00%	100.00%		
% of Leases Sharing Insecticide Costs	66.67%	100.00%		
Soybeans (17 Leases)				
Total Leases in Lease Arrangement	14	3		
% of Total Leases in Lease Arrangement	82.35%	17.65%		
% of Leases Sharing Fertilizer Costs	100.00%	100.00%	No Responses	No Responses
% of Leases Sharing Herbicide Costs	85.71%	100.00%		
% of Leases Sharing Insecticide Costs	92.86%	100.00%		
Grain Sorghum (16 Leases)				
Total Leases in Lease Arrangement	14	2		
% of Total Leases in Lease Arrangement	87.50%	12.50%		
% of Leases Sharing Fertilizer Costs	100.00%	100.00%	No Responses	No Responses
% of Leases Sharing Herbicide Costs	42.86%	100.00%		
% of Leases Sharing Insecticide Costs	64.29%	100.00%		
Sunflower (2 Leases)				
Total Leases in Lease Arrangement	2			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	100.00%	No Responses	No Responses	No Responses
% of Leases Sharing Herbicide Costs	100.00%			
% of Leases Sharing Insecticide Costs	100.00%			

* The percentages calculated in this table represent the percent of landlords sharing the same percent of costs as their share of the crop.

Table 19. Central-50 Non-Irrigated Cash Rent Arrangements

Crop	Number of Leases	% of Total Leases	Average Rent (\$/Acre per Year)	Average Acres
Wheat	20	51.28%	55.85	238.74
Corn	3	7.69%	61.67	230.00
Soybeans	5	12.82%	67.00	160.00
Grain Sorghum	10	25.64%	54.70	283.50
Alfalfa	1	2.56%	30.00	40.00

Table 20. South Central-60 Non-Irrigated Crop-Share Arrangements

Crop	Landlord's Percent of Crop Received (and of Costs Paid)*			
	33% Share	40% Share	50% Share	Other % Share
Wheat (26 Leases)				
Total Leases in Lease Arrangement	26			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	100.00%	No Response	No Response	No Response
% of Leases Sharing Herbicide Costs	88.46%			
% of Leases Sharing Insecticide Costs	84.62%			
Corn (14 Leases)				
Total Leases in Lease Arrangement	13	1		
% of Total Leases in Lease Arrangement	92.86%	7.14%		
% of Leases Sharing Fertilizer Costs	100.00%	100.00%	No Response	No Response
% of Leases Sharing Herbicide Costs	92.31%	100.00%		
% of Leases Sharing Insecticide Costs	92.31%	100.00%		
Soybeans (13 Leases)				
Total Leases in Lease Arrangement	12	1		
% of Total Leases in Lease Arrangement	92.31%	7.69%		
% of Leases Sharing Fertilizer Costs	100.00%	100.00%	No Response	No Response
% of Leases Sharing Herbicide Costs	100.00%	100.00%		
% of Leases Sharing Insecticide Costs	100.00%	100.00%		
Grain Sorghum (4 Leases)				
Total Leases in Lease Arrangement	4			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	100.00%	No Response	No Response	No Response
% of Leases Sharing Herbicide Costs	100.00%			
% of Leases Sharing Insecticide Costs	100.00%			
Forage Sorghum (1 Leases)				
Total Leases in Lease Arrangement	1			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	100.00%	No Response	No Response	No Response
% of Leases Sharing Herbicide Costs	0.00%			
% of Leases Sharing Insecticide Costs	0.00%			
Cotton (6 Leases)				
Total Leases in Lease Arrangement	6			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	100.00%	No Response	No Response	No Response
% of Leases Sharing Herbicide Costs	100.00%			
% of Leases Sharing Insecticide Costs	100.00%			

* The percentages calculated in this table represent the percent of landlords sharing the same percent of costs as their share of the crop.

Table 21. South Central-60 Non-Irrigated Cash Rent Arrangements

Crop	Number of Leases	% of Total Leases	Average Rent (\$/Acre per Year)	Average Acres
Wheat	21	29.58%	51.17	258.95
Corn	19	26.76%	63.37	261.14
Soybeans	16	22.54%	58.31	250.08
Grain Sorghum	5	7.04%	60.80	216.60
Cotton	9	12.68%	50.33	356.00
Alfalfa	1	1.41%	70.00	160.00

Table 22. Northeast-70 Non-Irrigated Crop-Share Arrangements

Crop	Landlord's Percent of Crop Received (and of Costs Paid)*			
	33% Share	40% Share	50% Share	Other % Share
Corn (14 Leases)				
Total Leases in Lease Arrangement		1	11	2
% of Total Leases in Lease Arrangement		7.14%	78.57%	14.29%
% of Leases Sharing Fertilizer Costs	No Responses	100.00%	100.00%	50.00%
% of Leases Sharing Herbicide Costs		100.00%	100.00%	0.00%
% of Leases Sharing Insecticide Costs		100.00%	90.91%	0.00%
Soybeans (9 Leases)				
Total Leases in Lease Arrangement		2	7	
% of Total Leases in Lease Arrangement		22.22%	77.78%	
% of Leases Sharing Fertilizer Costs	No Responses	100.00%	100.00%	No Responses
% of Leases Sharing Herbicide Costs		100.00%	100.00%	
% of Leases Sharing Insecticide Costs		100.00%	100.00%	
Grain Sorghum (1 Lease)				
Total Leases in Lease Arrangement		1		
% of Total Leases in Lease Arrangement		100.00%		
% of Leases Sharing Fertilizer Costs	No Responses	100.00%	No Responses	No Responses
% of Leases Sharing Herbicide Costs		100.00%		
% of Leases Sharing Insecticide Costs		100.00%		

* The percentages calculated in this table represent the percent of landlords sharing the same percent of costs as their share of the crop.

Table 23. Northeast-70 Non-Irrigated Cash Rent Arrangements

Crop	Number of Leases	% of Total Leases	Average Rent (\$/Acre per Year)	Average Acres
Wheat	2	6.90%	120.00	278.00
Corn	15	51.72%	141.67	230.27
Soybeans	9	31.03%	146.11	327.44
Hay	3	10.34%	30.83	74.33

Table 24. East Central-80 Non-Irrigated Crop-Share Arrangements

Crop	Landlord's Percent of Crop Received (and of Costs Paid)*			
	33% Share	40% Share	50% Share	Other % Share
Wheat (2 Leases)				
Total Leases in Lease Arrangement	2			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	100.00%	No Responses	No Responses	No Responses
% of Leases Sharing Herbicide Costs	100.00%			
% of Leases Sharing Insecticide Costs	100.00%			
Corn (2 Leases)				
Total Leases in Lease Arrangement	2			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	100.00%	No Responses	No Responses	No Responses
% of Leases Sharing Herbicide Costs	100.00%			
% of Leases Sharing Insecticide Costs	100.00%			
Soybeans (2 Leases)				
Total Leases in Lease Arrangement	2			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	100.00%	No Responses	No Responses	No Responses
% of Leases Sharing Herbicide Costs	100.00%			
% of Leases Sharing Insecticide Costs	100.00%			
Grain Sorghum (1 Lease)				
Total Leases in Lease Arrangement	1			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	100.00%	No Responses	No Responses	No Responses
% of Leases Sharing Herbicide Costs	100.00%			
% of Leases Sharing Insecticide Costs	100.00%			

* The percentages calculated in this table represent the percent of landlords sharing the same percent of costs as their share of the crop.

Table 25. East Central-80 Non-Irrigated Cash Rent Arrangements

Crop	# of Leases	% of Total Leases	Average Rent (\$/Acre per Year)	Average Acres
Wheat	8	25.81%	61.81	221.50
Corn	8	25.81%	70.63	222.00
Soybeans	11	35.48%	62.36	154.99
Grain Sorghum	1	3.23%	90.00	118.00
Grass	1	3.23%	50.00	5.00
Alfalfa	1	3.23%	50.00	35.00
Hay	1	3.23%	30.00	96.00

Table 26. Southeast-90 Non-Irrigated Crop-Share Arrangements

Crop	Landlord's Percent of Crop Received (and of Costs Paid)*			
	33% Share	40% Share	50% Share	Other % Share
Wheat (5 Leases)				
Total Leases in Lease Arrangement	5			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	80.00%	No Responses	No Responses	No Responses
% of Leases Sharing Herbicide Costs	40.00%			
% of Leases Sharing Insecticide Costs	40.00%			
Corn (7 Leases)				
Total Leases in Lease Arrangement	7			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	71.43%	No Responses	No Responses	No Responses
% of Leases Sharing Herbicide Costs	57.14%			
% of Leases Sharing Insecticide Costs	57.14%			
Soybeans (9 Leases)				
Total Leases in Lease Arrangement	9			
% of Total Leases in Lease Arrangement	100.00%			
% of Leases Sharing Fertilizer Costs	88.89%	No Responses	No Responses	No Responses
% of Leases Sharing Herbicide Costs	55.56%			
% of Leases Sharing Insecticide Costs	66.67%			

* The percentages calculated in this table represent the percent of landlords sharing the same percent of costs as their share of the crop.

Table 27. Southeast-90 Non-Irrigated Cash Rent Arrangements

Crop	Number of Leases	% of Total Leases	Average Rent (\$/Acre per Year)	Average Acres
Wheat	7	22.58%	81.29	295.57
Corn	11	35.48%	66.73	336.50
Soybeans	12	38.71%	73.92	233.36
Pasture	1	3.23%	25.00	80.00

Table 28. Importance of Factors Affecting Rental Rate

Factors Affecting Rental Rate	# of Responses	Average	Percentage of Responses (%)				
			Least Important			Most Important	
			1	2	3	4	5
Crop Price	155	3.02	24.5%	14.8%	16.8%	18.1%	22.6%
Input Cost	156	3.19	20.5%	9.6%	25.5%	23.1%	21.8%
Land Size	147	2.77	27.2%	17.7%	28.2%	15.0%	15.6%
Land Quality	162	3.27	18.5%	12.3%	21.7%	19.1%	27.8%
Land Location	162	3.16	20.4%	12.3%	20.0%	28.4%	19.8%
Length of the Lease	136	2.89	27.2%	15.4%	18.1%	16.9%	14.0%
Relationship between Landowner and Tenant	156	3.53	21.2%	8.3%	14.3%	13.5%	41.0%
Other	15	2.89	26.7%	0.0%	0.0%	13.3%	53.3%