2025 IRRIGATED FARM LEASING ARRANGEMENTS IN KANSAS

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Sources of Kansas Irrigated Lease Information

Understanding lease arrangements is important for Kansas agricultural landowners and operators seeking to make better decisions, maintain sustainable operations, and remain 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 cooperation with the Kansas Department of Revenue. LUSO rotates among surveys of irrigated land, non-irrigated land, pasture, and input costs on a four-year cycle. In 2025, LUSO conducted a survey to collect information about Kansas irrigated farm lease arrangements. Before 2017, the Kansas irrigated farm lease survey focused solely on crop-share arrangements. As cash leasing became more common, the survey added questions about cash leases in 2017. The 2025 survey continued to include questions about both crop-share and cash leases. As in previous surveys, the 2025 Kansas Irrigated Farm Lease Arrangement Survey requested information for the 2025 crop year. This report summarizes the 2025 survey results. The information should be useful to Extension personnel, consultants, lenders, producers, and landowners evaluating the leasing arrangements used for irrigated land in Kansas.

NASS divides Kansas into nine crop reporting districts (CRDs). Because irrigated crop production in Kansas is largely confined to the western two-thirds of the state, the irrigated cropland analysis uses six regions established by the Division of Property Valuation (PVD). These districts roughly correspond to NASS CRDs: Northwest-10, West Central-20, Southwest-30, North Central-40, Central-50, and South Central-60. Figure 1 shows the area covered by each district. The 2025 Kansas Irrigated Farm Lease Arrangement Survey was distributed to a representative sample of irrigated cropland owners and operators across these six CRDs. An online version was provided to make the survey easier to complete. Respondents were contacted through postal mail, email, and online channels. Additional information about the survey is available from Leah Tsoodle (ltsoodle@ksu.edu) in Kansas State University's Department of Agricultural Economics.

General Statewide Lease Information

The 2025 Kansas Irrigated Farm Lease Arrangement Survey provides information about the distribution and characteristics of irrigated crop lease arrangements in Kansas. Several types of agreements are used to lease irrigated farmland. Under a *crop-share* lease, the landlord receives a percentage of the crop as rent and pays a percentage of the crop's input costs. A *fixed-cash* lease requires the tenant to pay the landlord a set cash rent each year. This arrangement shifts production risk to the tenant, who must be able to pay the cash rent. *Crop & cash* leases combine fixed-cash and crop-share features. *Flexible-cash* leases adjust the cash rent each year according to the tenant's crop income. Under a *net-share* lease, the landlord receives a set percentage of the annual crop but pays no crop expenses. Because the landlord does not share expenses, the crop-share percentage is typically smaller than under a traditional crop-share lease. Although the percentage is fixed, the landlord's rental income changes as yields and prices vary. *Other* leases include arrangements that do not fit any of these categories.

Table 1 shows the distribution of lease types across the six CRDs. Crop-share arrangements remained the most common method of leasing irrigated cropland in Kansas, followed by fixed-cash leases. Approximately 49.7% of respondents used crop-share leases, while 32.9% used fixed-cash leases. The corresponding percentages were 51.0% and 33.3% in 2021 and 48.7% and 38.8% in 2017. No respondents reported a crop-share-and-fixed-cash agreement in 2025, compared with 2.5% in 2021. Other lease types, including flexible-cash, net-share, and other arrangements, were used by approximately 17.4% of respondents in 2025, a slight increase from 13.5% in 2021. The use of net-share agreements increased from 6.1% in 2021 to 11.4% in 2025, while the use of flexible-cash agreements decreased from 6.1% to 5.4%. However, the changes in the percentage using each lease type between 2021 and 2025 were statistically insignificant.

Irrigated lease arrangements varied across the six crop reporting districts (Table 1). The percentage of respondents using crop-share leases ranged from 26.7% in Northwest Kansas to 71.4% in South Central Kansas. The use of fixed-cash leases ranged from 22.9% in South Central Kansas to 42.9% in North Central Kansas. In 2025, crop-share leases were the leading arrangement in West Central, Southwest, Central, and South Central Kansas, where they were used by 41.7%, 53.3%, 53.6%, and 71.4% of respondents, respectively. Fixed-cash leases were the most common arrangement in the North Central district. In the Northwest district, crop-share and net-share leases were each reported by 26.7% of respondents, while fixed-cash leases were reported by 40.0%.

The survey shows that wells were the predominant source of irrigation water (Table 2). Approximately 96.0% of reported irrigated lease units used a well. Wells were the predominant source in all six districts. In North Central Kansas, 50.0% of the reported irrigated lease units used a well, 25.0% used a river, and the remaining 25.0% used a ditch. Low-pressure pivot systems (<40 psi) dominated the irrigation systems, accounting for 76.0% of all reported units. Approximately 14.9% used high-pressure pivot systems (>40 psi). Gated pipe and subsurface drip irrigation (SDI) accounted for 1.9% and 4.5%, respectively, and roll sprinklers were used on 2.6% of reported units. Electricity and natural gas were the two leading energy sources, accounting for 39.5% and 36.5%, respectively. Statewide, 20.4% of reported units used diesel.

Tables 3-5 present characteristics and leasing information for wells and major irrigation equipment in each district. Gated pipe, drip lines, valves, filters, and flow meters are omitted because too few responses were received for those items. Average well depth was approximately 213 feet, ranging from 63.4 feet in Central Kansas to 472.6 feet in Southwest Kansas. Well output averaged 606 gallons per minute (GPM), with district averages ranging from 328.6 GPM in West Central Kansas to 850 GPM in North Central Kansas. The 2025 average well depth was lower than the 2021 average of 241 feet, although the difference was not statistically significant. Average well output in 2025 was statistically significantly lower than the 2021 average of 685 GPM with a p-value of 0.008.

The average well age was approximately 36 years. The average ages of pumps and gearheads and power units were 24 and 14 years, respectively. Underground pipes averaged 28 years, and center-pivot units averaged 16 years. Tables 4 and 5 show the average landlord shares of repair and maintenance costs and equipment ownership, respectively, by district. Percentages varied across the state and by equipment type. As expected, the landlord shares of repair and maintenance costs and equipment ownership were highest for wells, followed by underground pipes and pumps and gearheads. Landlords owned approximately 89.5% of wells and were responsible for 84.1% of well repair and maintenance costs in 2025. Landlords owned approximately 81% of underground pipes and 76% of pumps and gearheads. Their shares of repair and maintenance costs for underground pipes and pumps and gearheads were 74% and 71%, respectively. For power units, the landlord shares of ownership and expenses were 50% and 43%, respectively. The landlord share of center-pivot repair costs was approximately 17%, while the ownership share was approximately 60%.

Crop Share Leasing Arrangements

In the 2025 Kansas Irrigated Farm Lease Arrangement Survey, respondents were asked to provide information for up to four crop-share leases during the 2025 crop year. Respondents with more than four leases were asked to report their most typical leases. If more than one crop was grown on the same leased acreage, respondents were asked to report each crop separately.

Table 6 presents the general characteristics of crop-share leases. The average number of landlords per respondent was 2.2 statewide, down from 2.7 in 2021. Average acreage per lease unit was 268.9 acres, slightly above the 2017 average of 240.1 acres but statistically significantly below the 2021 average of 418.2 acres at the 5% level. On average, each lease unit had been rented for 19.2 years, compared with 17.5 years in 2017 and 13.8 years in 2021. Tenants and landlords were related in 37.1% of reported lease units in 2025, compared with 29.3% in 2017 and 21.3% in 2021. Written leases accounted for 39.6% in 2025, down from 76.7% in 2017 and 59.3% in 2021. Changes in the number of years the leases had been in place and the percentage of written leases were statistically significant at the 1% level. In 2025, landlords received an average of 37.8% of government payments and 34.6% of insurance indemnity payments; these figures were nearly unchanged from the corresponding 2021 percentages of 37.1% and 34.9%.

The 2025 survey results show that the 33/67 landlord-tenant crop-share arrangement was the most commonly reported split statewide (Table 7). Approximately 35.7% of reported irrigated lease units used this arrangement. Landlords received 50% of the crop under 22.8% of reported units. The 25/75 arrangement accounted for 15.8%, and the 40/60 arrangement accounted for 14.6%. Crop-share arrangements varied across districts. Tables 8-13 provide district-specific results, including the percentage of leases using each crop-share split and the percentage in which landowners shared expenses in the same proportion as the crop for each major crop. The following section describes these regional crop-share arrangements. Net-share leases are excluded from Tables 8-13 because landlords do not share expenses under those arrangements.

Northwest Kansas

Sixty percent of crop-share leases in Northwest Kansas used a one-quarter/three-quarter (25/75) landlord-tenant split (Table 7). The 33/67 arrangement accounted for 23.3% of reported irrigated cropland leases. The 20/80 and 50/50 arrangements were each used by 6.7% of respondents. In 2021, the 25/75 split was also the most common, at 63.6%. Most respondents produced corn in both 2025 and 2021; wheat, alfalfa, cane, soybeans, and sorghum were the other crops reported in the Northwest. Many respondents in this district reported using net-share leases for irrigated cropland, under which landlords did not share production expenses. Therefore, net-share leases were excluded from the Northwest crop-share analysis in Table 8.

For corn crop-share leases, all landlords paid fertilizer costs in the same proportion as the crop share they received. For example, under 25/75 arrangements, landlords received 25% of the corn crop, and all of them paid 25% of fertilizer costs. All of these landlords also paid 25% of insecticide and irrigation-energy expenses, while 50% paid 25% of herbicide expenses. Among landlords with 33/67 corn leases, two-thirds paid 33% of herbicide expenses, and one-third paid 33% of insecticide and irrigation-energy expenses. The 33/67 split was also reported for wheat production in the Northwest district. Half of these landlords paid 33% of fertilizer expenses, while none reported paying 33% of insecticide or irrigation-energy expenses. The 50/50 arrangement was used for alfalfa and cane. All landlords paid 50% of fertilizer and irrigation-energy expenses, while none reported paying 50% of herbicide or insecticide costs.

West Central Kansas

In West Central Kansas, the 33/67 landlord-tenant arrangement predominated among crop-share leases, accounting for 80.0% of reported leases in 2025 (Table 7). The 25/75 arrangement accounted for the remaining 20.0%. In 2021, the 33/67 arrangement was also the most common, at 53.8%, while the 25/75 arrangement accounted for 30.8%. Most respondents in both 2021 and 2025 produced corn (Table 9); wheat and triticale were also reported in 2025. For 33/67 corn leases, 60% of landlords paid 33% of fertilizer, herbicide, insecticide, and irrigation-energy costs. Under 25/75 corn leases, these four expenses were shared in the same proportion as the crop. All landlords with 33/67 wheat and triticale leases paid 33% of fertilizer, herbicide, insecticide, and irrigation-energy expenses.

Southwest Kansas

In Southwest Kansas, the predominant crop-share arrangement was a 33/67 split, used by 59.5% of respondents (Table 7). The 20/80 and 25/75 arrangements were used by 12.8% and 10.6%, respectively. In 2021, the corresponding percentages were 43.9%, 2.4%, and 18.3%. Most respondents produced corn in both 2021 and 2025, with wheat the second most frequently reported crop (Table 10). Sorghum, triticale, and alfalfa were also reported. The 33/67 arrangement predominated for all crops except alfalfa. All landlords who received 33% of the crop paid 33% of fertilizer expenses. Among 33/67 corn leases, 93%, 93%, and 79% of landlords paid the same percentage of herbicide, insecticide, and irrigation-energy costs, respectively. All landlords with 33/67 sorghum and triticale leases paid 33% of herbicide, insecticide, and irrigation-energy expenses. Two-thirds of landlords paid 33% of herbicide and insecticide costs for wheat. Under 25/75 corn arrangements, one-third of landlords paid 25% of fertilizer and irrigation-energy costs. All landlords who received 25% of the wheat crop paid 25% of fertilizer, insecticide, and irrigation-energy expenses. For 40/60 corn leases, half of the landlords paid 40% of fertilizer, herbicide, and insecticide expenses, while none paid 40% of irrigation-energy costs. All landlords with 50/50 corn leases paid the same share of input expenses as the crop share they received. For other corn splits, 75% of landlords paid the same proportion of fertilizer, herbicide, and insecticide expenses as the crop share they received. For sorghum with other splits, all landlords paid the same proportion of fertilizer, herbicide, insecticide, and irrigation-energy costs as the crop share they received. None of the landlords paid the same proportion of input costs for alfalfa.

North Central Kansas

In North Central Kansas, the predominant crop-share arrangement was a 50/50 split, used by approximately 64% of respondents in 2025 (Table 7). Approximately 21% used a 33/67 arrangement. In 2021, 50/50 and 25/75 arrangements were the two most common, accounting for 68% and 16%, respectively. Corn and soybeans were the two crops reported in 2025 (Table 11), as they were in 2021. Among 2025 corn leases with 50/50 arrangements, all landlords paid 50% of fertilizer, herbicide, and irrigation-energy expenses, and 80% paid 50% of insecticide expenses. Among 50/50 soybean leases, all landlords paid 50% of fertilizer, herbicide, and insecticide expenses, and 60% paid 50% of irrigation-energy costs. For corn leases with other percentage arrangements, none of the landlords paid the same proportion of fertilizer, herbicide, insecticide, or irrigation-energy expenses as the crop share they received.

Central Kansas

In Central Kansas, 50.0% of respondents used a 40/60 landlord-tenant crop share (Table 7). The 33/67 and 50/50 arrangements were also common in 2025, accounting for 25.0% and 14.3% of crop-share leases, respectively. In 2021, the 33/67 split occurred 18.2% of the time, while 50/50 arrangements accounted for 54.5% of the district total. Most respondents produced corn, soybeans, wheat, or alfalfa (Table 12), as in 2021. Under 40/60 corn arrangements, 83% of landlords paid 40% of fertilizer, herbicide, insecticide, and irrigation-energy expenses. For soybeans and alfalfa, all landlords paid fertilizer, herbicide, insecticide, and irrigation-energy costs in the same proportion as the crop share they received. Under 33/67 corn arrangements, 75% of landlords paid 33% of fertilizer and insecticide expenses, while 50% paid 33% of herbicide and irrigation-energy costs. For 33/67 soybean arrangements, 50% of landlords paid 33% of fertilizer, herbicide, and insecticide expenses. All landlords who received 50% of the corn crop paid 50% of fertilizer, herbicide, insecticide, and irrigation-energy expenses. Under other percentage arrangements, all landlords paid the same proportion of fertilizer, herbicide, insecticide, and irrigation-energy expenses as the crop share they received for corn, soybeans, and wheat.

South Central Kansas

In South Central Kansas, 52.4% of respondents used a 50/50 landlord-tenant crop share (Table 7). The 33/67 and 40/60 arrangements were also common in 2025, accounting for 19.1% and 21.4%, respectively. In 2021, the 50/50, 33/67, and 40/60 arrangements were used by 45.9%, 21.6%, and 18.9% of respondents, respectively. In 2025, most respondents produced corn, followed by soybeans (Table 13). These were also the leading crops in 2021. Wheat and sorghum were also reported in 2025. Under 50/50 arrangements, all landlords paid 50% of fertilizer, herbicide, insecticide, and irrigation-energy costs for every crop except corn. Among landlords who received 50% of the corn crop, 93% paid 50% of these expenses. The 40/60 arrangement was also common for corn and soybean leases in 2025. All landlords paid the same proportion of fertilizer, herbicide, and insecticide expenses as the crop share they received. Under 33/67 corn arrangements, 50% of landlords paid 33% of fertilizer and insecticide expenses, while none paid 33% of herbicide or irrigation energy expenses. For soybeans, all landlords who received 33% of the crop paid 33% of fertilizer, herbicide, insecticide, and irrigation-energy costs. Under 25/75 corn arrangements, all landlords paid 25% of fertilizer costs, while none paid 25% of herbicide, insecticide, or irrigation-energy costs.

Cash Rent Leasing Arrangements

Cash-rent arrangements are also commonly used for Kansas irrigated farmland. In the 2025 crop year, 32.9% of respondents reported fixed-cash leases and 5.4% reported flexible-cash leases (Table 1). In 2021, the corresponding percentages were 33.3% and 6.1%. Cash-rent information was first collected in the 2017 survey. As with crop-share arrangements, respondents were asked to provide information for up to four irrigated cash-rent lease units during the 2025 crop year. Respondents with more than four leases were asked to report their most typical leases. If more than one crop was grown on the same leased acreage, respondents were asked to report each crop separately. Because too few flexible-cash responses were received, flexible- and fixed-cash arrangements were combined in the following discussion.

Table 14 presents the general characteristics of Kansas irrigated farmland cash leases in 2025. Average acreage per cash-rent lease was 205.1 acres, compared with 295.6 acres in 2021 and 225.9 acres in 2017. On average, land had been rented under cash leases for 14 years, the same as in 2021. Landlords and tenants were related in 51.1% of reported irrigated cash leases, and 63.7% of the leases were written. In 2021, approximately 43.0% of landlords and tenants were related, and 71.6% of leases were written. Statewide, 16.5% of respondents said their rent in cash-lease units was based on well output. Approximately 6.9% of reported cash leases included bonus rent based on yield.

Average cash rent increased over time. In 2025, cash rent averaged $144.75 per acre, an increase of $16.91 from the 2021 average of $127.84. The increase was statistically significant at the 1% level. The 2017 average was $115.32 per acre. Average annual cash rents for corn, soybeans, wheat, and sorghum were $154.41, $175.00, $89.86, and $111.00 per acre, respectively (Table 15). The corresponding 2021 rents were $129.03, $127.00, $97.62, and $99.44 per acre. Average annual cash rent for forage crops, including triticale, crabgrass, hay, corn silage, and alfalfa, was

$128.08 per acre. Cash rent also varied across crop reporting districts (Table 16). Average cash rent was highest in South Central Kansas at $179.71 per acre, followed by Northwest and Central Kansas at $169.27 and $166.05, respectively. West Central Kansas had the lowest average cash rent, at $97.51 per acre. Individual cash-rent payments varied substantially, even within a district. For example, reported corn rent ranged from $40 to $275 per acre statewide. In Southwest Kansas, cash rent ranged from $70 to $260 per acre. Hay-ground cash rent averaged $135.00 per acre. Table 17 shows average cash rent by crop and district. Average corn rent was highest in South Central Kansas at $187.45 per acre and lowest in West Central Kansas at $99.93 per acre.

Conclusion

Results of the 2025 Irrigated Farm Lease Arrangement Survey indicate that crop-share arrangements remain the most popular lease type in Kansas. However, these results, together with comments from Extension specialists, suggest that other lease types, especially cash leases, increasing in popularity in 2021 and held steady in 202. Fixed-cash arrangements were used by 32.9% of respondents in the 2025 crop year, and flexible-cash arrangements were reported by 5.4%. Crop-share lease units averaged 268.9 acres, compared with 205.1 acres for cash-rent lease units. Irrigated crop-share lease units had been rented for an average of 19 years, compared with 14 years for cash-rent units. Landlords and tenants were related in 37.1% of reported irrigated crop-share leases, statistically significantly below the 51.1% reported for cash leases with a p-value of 0.018. Approximately 39.6% of crop-share leases were written, statistically significantly below the 63.7% reported for cash leases at 1% level.

In 2025, the 33/67 landlord-tenant arrangement remained the most common crop-share split statewide. Approximately 36% of landlords received 33% of the crop in reported lease units. Compared with the 2024 Kansas Non-Irrigated Farm Lease Arrangement Survey, the 2025 irrigated survey reported a wider range of predominant lease splits across districts (Tsoodle and Li, 2024). The 33/67 split overwhelmingly predominated on non-irrigated land statewide, except in Northeast Kansas, where the 50/50 split was most common. On irrigated land, the 33/67 split predominated only in West Central and Southwest Kansas. The 25/75 split was most common in the Northwest; 50/50 arrangements predominated in North Central and South Central Kansas; and the 40/60 arrangement was most common in Central Kansas. These results support Extension specialists' observation that higher landlord crop shares are more common in the central third of the state than in the western third. When negotiating rental arrangements, landlords' perceptions of production risk and expectations for crop income play key roles (Albright, O'Brien, and Sartwelle, 1996).

The 2025 survey suggests that many landlords paid fertilizer costs in the same proportion as the crop share they received. Landlords also commonly paid the same proportion of herbicide, insecticide, and irrigation-energy costs. The crop mix has changed little since 2021. Corn was the most frequently reported crop in all six districts. Soybeans were the second-leading crop in the central third of the state, while wheat ranked second in western Kansas.

The 2025 Kansas Irrigated Farm Lease Arrangement Survey included questions about cash leases because of their increased use in farmland rental markets. Average annual cash rent was $144.75 per acre in 2025, above the 2021 average of $127.84. As expected, the 2025 irrigated cash rent was also above the 2024 non-irrigated average of $62.75 per acre. Cash rents varied widely by crop, district, and individual lease.

Many factors can affect rental arrangements. Changes in farm policy, commodity prices, and technology influence farm structure, rental arrangements, and crop diversity, but the forces driving current changes are difficult to isolate. The 2025 survey asked respondents to rate the influence of several possible factors. Table 18 summarizes their views. Tenant stewardship and the relationship between landowners and operators were regarded as the two most important factors in determining irrigated cropland rental rates. Approximately 67% of respondents rated landlord-operator relationship as 1 or 2, and about 63% of respondents rated tenant stewardship as 1 or 2 on the importance scale. Water quantity was also considered important, with approximately 62% assigning it a rating of 1 or 2. Land quality and crop price were also considered important: approximately 68.8% and 58.7% of respondents, respectively, assigned ratings of 1-3. Irrigation-equipment availability, input costs, water quality, and land location could also influence lease arrangements. Respondents considered lease length and land size the least important factors listed in the 2025 survey.

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Figure 1. Irrigated Land Use Districts

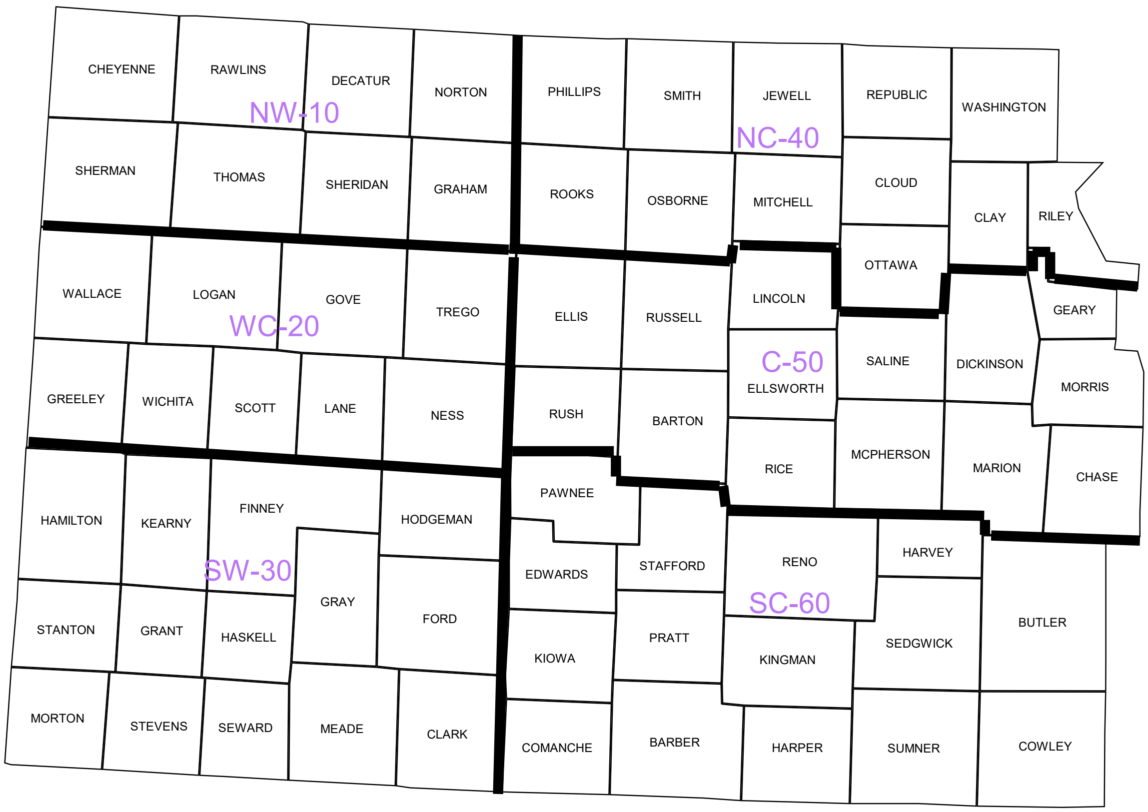

Table 1. Irrigated Lease Types

District	Crop Share	Fixed Cash	Net Share	Flexible Cash	Other
Northwest-10	26.7%	40.0%	26.7%	6.7%	0.0%
West Central-20	41.7%	33.3%	0.0%	25.0%	0.0%
Southwest-30	53.3%	30.0%	10.0%	3.3%	3.3%
North Central-40	35.7%	42.9%	21.4%	0.0%	0.0%
Central-50	53.6%	35.7%	3.6%	7.1%	0.0%
South Central-60	71.4%	22.9%	5.7%	0.0%	0.0%
State	49.7%	32.9%	11.4%	5.4%	0.7%

Table 2. General Irrigation Information

District	Source of Water			Irrigation System					Energy Type			
	Well	River	Ditch	High-Pressure Pivot (>40 psi)	Low-Pressure Pivot (<40 psi)	SDI	Gated Pipe	Roll Sprinkler	Electric	Natural Gas	Propane (L.P.)	Diesel
Northwest-10	97.6%	2.4%	0.0%	4.9%	95.1%	0.0%	0.0%	0.0%	42.5%	37.5%	0.0%	20.0%
West Central-20	100.0%	0.0%	0.0%	21.4%	78.6%	0.0%	0.0%	0.0%	64.7%	35.3%	0.0%	0.0%
Southwest-30	100.0%	0.0%	0.0%	8.1%	83.8%	0.0%	0.0%	8.1%	26.8%	68.3%	0.0%	4.9%
North Central-40	50.0%	25.0%	25.0%	0.0%	71.4%	0.0%	14.3%	14.3%	22.2%	0.0%	11.1%	66.7%
Central-50	93.3%	6.7%	0.0%	37.0%	37.0%	22.2%	3.7%	0.0%	57.7%	15.4%	7.7%	19.2%
South Central-60	100.0%	0.0%	0.0%	17.9%	75.0%	3.6%	3.6%	0.0%	29.4%	23.5%	8.8%	38.2%
State	96.0%	2.9%	1.2%	14.9%	76.0%	4.5%	1.9%	2.6%	39.5%	36.5%	3.6%	20.4%

Table 3. Average Age of Well & Irrigation Equipment

District	Average Well Depth (Feet)	Average Output (Gallons/Min.)	Average Age (Years)				
			Well	Pump & Gearhead	Power Unit	Underground Pipe	Center Pivot Unit
Northwest-10	218.3	498.4	35.4	28.7	17.4	32.7	20.6
West Central-20	205.0	328.6	42.2	14.5	6.0	29.7	13.4
Southwest-30	472.6	768.0	35.6	29.9	13.4	32.2	16.9
North Central-40	193.3	850.0	19.7	12.6	16.8	23.8	14.0
Central-50	63.4	580.0	39.8	18.0	11.3	19.5	16.1
South Central-60	114.2	710.2	32.3	24.8	13.6	20.5	11.3
State	213.0	606.2	35.6	23.9	13.6	27.7	16.1

Table 4. Average Landlord Repairs & Maintenance Share of Irrigation Equipment

District	Repairs and Maintenance (%)				
	Well	Pump & Gearhead	Power Unit	Underground Pipe	Center Pivot Unit
Northwest-10	74.3%	54.7%	45.4%	70.6%	20.6%
West Central-20	100.0%	91.7%	8.3%	100.0%	16.4%
Southwest-30	77.7%	76.5%	12.9%	76.1%	16.9%
North Central-40	100.0%	60.0%	60.0%	60.0%	16.3%
Central-50	95.8%	75.9%	71.6%	74.1%	17.1%
South Central-60	84.3%	72.6%	53.3%	71.1%	11.3%
State	84.1%	71.3%	42.9%	74.1%	16.7%

Table 5. Average Landlord Ownership Share of Irrigation Equipment

District	Ownership (%)				
	Well	Pump & Gearhead	Power Unit	Underground Pipe	Center Pivot Unit
Northwest-10	97.1%	86.3%	58.8%	90.9%	75.7%
West Central-20	100.0%	92.9%	8.3%	100.0%	71.4%
Southwest-30	74.1%	51.0%	17.7%	68.6%	14.0%
North Central-40	100.0%	90.0%	100.0%	100.0%	83.3%
Central-50	95.8%	79.3%	72.4%	74.1%	78.9%
South Central-60	84.8%	76.0%	61.0%	77.9%	62.9%
State	89.5%	76.4%	50.4%	81.3%	59.7%

Table 6. General Leasing Characteristics: Crop-Share Leases

District	Ave. Landlords Per Respondent	Ave. Acres Per Lease	Ave. # Years Rented Land	% Related To Landlord	% With A Written Lease	% Government Payment Landlord Received	% Insurance Indemnity payments Landlord Received
	Crop share Leases						
Northwest-10	2.0	149.4	17.2	53.3%	26.7%	27.3%	26.5%
West Central-20	2.8	410.4	25.9	0.0%	50.0%	36.4%	36.4%
Southwest-30	3.1	514.3	20.8	32.6%	57.8%	31.0%	32.2%
North Central-40	2.1	168.3	15.1	71.4%	7.1%	45.0%	43.0%
Central-50	1.9	107.7	16.1	46.4%	25.0%	50.4%	39.1%
South Central-60	1.7	198.9	20.8	21.4%	47.6%	42.9%	38.6%
State	2.2	268.9	19.2	37.1%	39.6%	37.8%	34.6%

Table 7. Percent of Respondents Using Specific Landlord Crop-Share Arrangements by District

Landlord Share	Northwest-10	West Central-20	Southwest-30	North Central-40	Central-50	South Central-60	State
20%	6.7%	0.0%	12.8%	0.0%	0.0%	0.0%	4.7%
25%	**60.0%**	20.0%	10.6%	0.0%	0.0%	4.8%	15.8%
33%	23.3%	**80.0%**	**59.5%**	21.4%	25.0%	19.1%	**35.7%**
40%	0.0%	0.0%	4.3%	0.0%	**50.0%**	21.4%	14.6%
45%	0.0%	0.0%	0.0%	0.0%	10.7%	0.0%	1.8%
50%	6.7%	0.0%	4.3%	**64.3%**	14.3%	**52.4%**	22.8%
Other	3.3%	0.0%	8.5%	14.3%	0.0%	2.4%	4.7%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table 8. Northwest-10 Irrigated Crop-Share Arrangements*

Crop	Landlord's Percent of Crop Received (and of Costs Paid)*				
	25%	33%	40%	50%	Other %
Corn (5 Leases)					
Total Leases in Lease Arrangement	2	3			
% of Total Leases in Lease Arrangement	40.0%	60.0%			
% of Leases Sharing Fertilizer Costs	100.0%	100.0%	-	-	-
% of Leases Sharing Herbicide Costs	50.0%	66.7%			
% of Leases Sharing Insecticide Costs	100.0%	33.3%			
% of Leases Sharing Irrigation Energy Costs	100.0%	33.3%			
Wheat (2 Leases)					
Total Leases in Lease Arrangement		2			
% of Total Leases in Lease Arrangement		100.0%			
% of Leases Sharing Fertilizer Costs	-	50.0%	-	-	-
% of Leases Sharing Herbicide Costs		0.0%			
% of Leases Sharing Insecticide Costs		0.0%			
% of Leases Sharing Irrigation Energy Costs		0.0%			
Alfalfa (1 Lease)					
Total Leases in Lease Arrangement				1	
% of Total Leases in Lease Arrangement				100.0%	
% of Leases Sharing Fertilizer Costs	-	-	-	100.0%	-
% of Leases Sharing Herbicide Costs				0.0%	
% of Leases Sharing Insecticide Costs				0.0%	
% of Leases Sharing Irrigation Energy Costs				100.0%	
Cane (1 Lease)					
Total Leases in Lease Arrangement				1	
% of Total Leases in Lease Arrangement				100.0%	
% of Leases Sharing Fertilizer Costs	-	-	-	100.0%	-
% of Leases Sharing Herbicide Costs				0.0%	
% of Leases Sharing Insecticide Costs				0.0%	
% of Leases Sharing Irrigation Energy Costs				100.0%	

*Percentages indicate the share of landlords who paid each cost in the same proportion as the crop share they received. For example, 100.0% means that all landlords in that column paid the listed cost at the stated crop-share percentage. A dash indicates no responses.

Table 9. West Central-20 Irrigated Crop-Share Arrangements*

Crop	Landlord's Percent of Crop Received (and of Costs Paid)*				
	25%	33%	40%	50%	Other %
Corn (6 Leases)					
Total Leases in Lease Arrangement	1	5			
% of Total Leases in Lease Arrangement	16.7%	83.3%			
% of Leases Sharing Fertilizer Costs	100.0%	60.0%	-	-	-
% of Leases Sharing Herbicide Costs	100.0%	60.0%			
% of Leases Sharing Insecticide Costs	100.0%	60.0%			
% of Leases Sharing Irrigation Energy Costs	100.0%	60.0%			
Wheat (2 Leases)					
Total Leases in Lease Arrangement		2			
% of Total Leases in Lease Arrangement		100.0%			
% of Leases Sharing Fertilizer Costs	-	100.0%	-	-	-
% of Leases Sharing Herbicide Costs		100.0%			
% of Leases Sharing Insecticide Costs		100.0%			
% of Leases Sharing Irrigation Energy Costs		100.0%			
Triticale (1 Lease)					
Total Leases in Lease Arrangement		1			
% of Total Leases in Lease Arrangement		100.0%			
% of Leases Sharing Fertilizer Costs	-	100.0%	-	-	-
% of Leases Sharing Herbicide Costs		100.0%			
% of Leases Sharing Insecticide Costs		100.0%			
% of Leases Sharing Irrigation Energy Costs		100.0%			

*Percentages indicate the share of landlords who paid each cost in the same proportion as the crop share they received. For example, 100.0% means that all landlords in that column paid the listed cost at the stated crop-share percentage. A dash indicates no responses.

Table 10. Southwest-30 Irrigated Crop-Share Arrangements*

Crop	Landlord's Percent of Crop Received (and of Costs Paid)*				
	25%	33%	40%	50%	Other %
Corn (24 Leases)					
Total Leases in Lease Arrangement	3	14	2	1	4
% of Total Leases in Lease Arrangement	12.5%	58.3%	8.3%	4.2%	16.7%
% of Leases Sharing Fertilizer Costs	33.3%	100.0%	50.0%	100.0%	75.0%
% of Leases Sharing Herbicide Costs	0.0%	92.9%	50.0%	100.0%	75.0%
% of Leases Sharing Insecticide Costs	0.0%	92.9%	50.0%	100.0%	75.0%
% of Leases Sharing Irrigation Energy Costs	33.3%	78.6%	0.0%	100.0%	0.0%
Sorghum (2 Leases)					
Total Leases in Lease Arrangement	-	1	-	-	1
% of Total Leases in Lease Arrangement		50.0%			50.0%
% of Leases Sharing Fertilizer Costs		100.0%			100.0%
% of Leases Sharing Herbicide Costs		100.0%			100.0%
% of Leases Sharing Insecticide Costs		100.0%			100.0%
% of Leases Sharing Irrigation Energy Costs		100.0%			100.0%
Wheat (4 Leases)					
Total Leases in Lease Arrangement	1	3	-	-	-
% of Total Leases in Lease Arrangement	25.0%	75.0%			
% of Leases Sharing Fertilizer Costs	100.0%	100.0%			
% of Leases Sharing Herbicide Costs	0.0%	66.7%			
% of Leases Sharing Insecticide Costs	100.0%	66.7%			
% of Leases Sharing Irrigation Energy Costs	100.0%	0.0%			
Alfalfa (1 Lease)					
Total Leases in Lease Arrangement	-	-	-	-	1
% of Total Leases in Lease Arrangement					100.0%
% of Leases Sharing Fertilizer Costs					0.0%
% of Leases Sharing Herbicide Costs					0.0%
% of Leases Sharing Insecticide Costs					0.0%
% of Leases Sharing Irrigation Energy Costs					0.0%
Triticale (2 Leases)					
Total Leases in Lease Arrangement	-	2	-	-	-
% of Total Leases in Lease Arrangement		100.0%			
% of Leases Sharing Fertilizer Costs		100.0%			
% of Leases Sharing Herbicide Costs		100.0%			
% of Leases Sharing Insecticide Costs		100.0%			
% of Leases Sharing Irrigation Energy Costs		100.0%			

*Percentages indicate the share of landlords who paid each cost in the same proportion as the crop share they received. For example, 100.0% means that all landlords in that column paid the listed cost at the stated crop-share percentage. A dash indicates no responses.

Table 11. North Central-40 Irrigated Crop-Share Arrangements*

Crop	Landlord's Percent of Crop Received (and of Costs Paid)*				
	25%	33%	40%	50%	Other %
Corn (7 Leases)					
Total Leases in Lease Arrangement				5	2
% of Total Leases in Lease Arrangement				71.4%	28.6%
% of Leases Sharing Fertilizer Costs	-	-	-	100.0%	0.0%
% of Leases Sharing Herbicide Costs				100.0%	0.0%
% of Leases Sharing Insecticide Costs				80.0%	0.0%
% of Leases Sharing Irrigation Energy Costs				100.0%	0.0%
Soybeans (3 Leases)					
Total Leases in Lease Arrangement				3	
% of Total Leases in Lease Arrangement				100.0%	
% of Leases Sharing Fertilizer Costs	-	-	-	100.0%	-
% of Leases Sharing Herbicide Costs				100.0%	
% of Leases Sharing Insecticide Costs				100.0%	
% of Leases Sharing Irrigation Energy Costs				60.0%	

*Percentages indicate the share of landlords who paid each cost in the same proportion as the crop share they received. For example, 100.0% means that all landlords in that column paid the listed cost at the stated crop-share percentage. A dash indicates no responses.

Table 12. Central-50 Irrigated Crop-Share Arrangements*

Crop	Landlord's Percent of Crop Received (and of Costs Paid)*				
	25%	33%	40%	50%	Other %
Corn (15 Leases)					
Total Leases in Lease Arrangement		4	6	4	1
% of Total Leases in Lease Arrangement		26.7%	40.0%	26.7%	6.7%
% of Leases Sharing Fertilizer Costs	-	75.0%	83.3%	100.0%	100.0%
% of Leases Sharing Herbicide Costs		50.0%	83.3%	100.0%	100.0%
% of Leases Sharing Insecticide Costs		75.0%	83.3%	100.0%	100.0%
% of Leases Sharing Irrigation Energy Costs		50.0%	83.3%	100.0%	100.0%
Soybeans (8 Leases)					
Total Leases in Lease Arrangement		2	5		1
% of Total Leases in Lease Arrangement		25.0%	62.5%		12.5%
% of Leases Sharing Fertilizer Costs	-	50.0%	100.0%	-	100.0%
% of Leases Sharing Herbicide Costs		50.0%	100.0%		100.0%
% of Leases Sharing Insecticide Costs		50.0%	100.0%		100.0%
% of Leases Sharing Irrigation Energy Costs		0.0%	100.0%		100.0%
Wheat (1 Lease)					
Total Leases in Lease Arrangement					1
% of Total Leases in Lease Arrangement					100.0%
% of Leases Sharing Fertilizer Costs	-	-	-	-	100.0%
% of Leases Sharing Herbicide Costs					100.0%
% of Leases Sharing Insecticide Costs					100.0%
% of Leases Sharing Irrigation Energy Costs					100.0%
Alfalfa (1 Lease)					
Total Leases in Lease Arrangement			1		
% of Total Leases in Lease Arrangement			100.0%		
% of Leases Sharing Fertilizer Costs	-	-	100.0%	-	-
% of Leases Sharing Herbicide Costs			100.0%		
% of Leases Sharing Insecticide Costs			100.0%		
% of Leases Sharing Irrigation Energy Costs			100.0%		

*Percentages indicate the share of landlords who paid each cost in the same proportion as the crop share they received. For example, 100.0% means that all landlords in that column paid the listed cost at the stated crop-share percentage. A dash indicates no responses.

Table 13. South Central-60 Irrigated Crop-Share Arrangements*

Crop	Landlord's Percent of Crop Received (and of Costs Paid)*				
	25%	33%	40%	50%	Other %
Corn (23 Leases)					
Total Leases in Lease Arrangement	1	2	5	14	1
% of Total Leases in Lease Arrangement	4.3%	8.7%	21.7%	60.9%	4.3%
% of Leases Sharing Fertilizer Costs	100.0%	50.0%	100.0%	92.9%	100.0%
% of Leases Sharing Herbicide Costs	0.0%	0.0%	100.0%	92.9%	100.0%
% of Leases Sharing Insecticide Costs	0.0%	50.0%	100.0%	92.9%	100.0%
% of Leases Sharing Irrigation Energy Costs	0.0%	0.0%	60.0%	92.9%	100.0%
Sorghum (1 Lease)					
Total Leases in Lease Arrangement	-	-	-	1	-
% of Total Leases in Lease Arrangement				100.0%	
% of Leases Sharing Fertilizer Costs				100.0%	
% of Leases Sharing Herbicide Costs				100.0%	
% of Leases Sharing Insecticide Costs				100.0%	
% of Leases Sharing Irrigation Energy Costs				100.0%	
Soybeans (6 Leases)					
Total Leases in Lease Arrangement	-	1	4	1	-
% of Total Leases in Lease Arrangement		16.7%	66.7%	16.7%	
% of Leases Sharing Fertilizer Costs		100.0%	100.0%	100.0%	
% of Leases Sharing Herbicide Costs		100.0%	100.0%	100.0%	
% of Leases Sharing Insecticide Costs		100.0%	100.0%	100.0%	
% of Leases Sharing Irrigation Energy Costs		100.0%	50.0%	100.0%	
Wheat (3 Leases)					
Total Leases in Lease Arrangement	-	-	-	3	-
% of Total Leases in Lease Arrangement				100.0%	
% of Leases Sharing Fertilizer Costs				100.0%	
% of Leases Sharing Herbicide Costs				100.0%	
% of Leases Sharing Insecticide Costs				100.0%	
% of Leases Sharing Irrigation Energy Costs				100.0%	

*Percentages indicate the share of landlords who paid each cost in the same proportion as the crop share they received. For example, 100.0% means that all landlords in that column paid the listed cost at the stated crop-share percentage. A dash indicates no responses.

Table 14. General Leasing Characteristics: Cash Rent Leases

District	Ave. Acres Per Lease	Ave. # Years Rented Land	% Related to Landlord	% With A Written Lease	% with Rent Based on Well Output	% Bonus Rent Based on Yield
Northwest-10	352.2	11.5	50.0%	73.7%	19.0%	0.0%
West Central-20	143.7	10.1	77.8%	75.0%	66.7%	25.0%
Southwest-30	247.6	20.2	72.7%	59.1%	16.7%	11.1%
North Central-40	136.9	8.0	61.5%	38.5%	0.0%	0.0%
Central-50	108.1	17.3	30.0%	63.2%	5.0%	5.3%
South Central-60	134.0	14.3	10.0%	80.0%	10.0%	10.0%
State	205.1	14.4	51.1%	63.7%	16.5%	6.9%

Table 15. Average Cash Rent Payment by Crop

Crop	# Reports	Cash Rent Payment ($/Acre per Year) Average Payment	Min	Max
Corn	67	154.41	40	275
Wheat	7	89.86	49	125
Soybeans	6	175.00	100	250
Sorghum	4	111.00	100	164
Cotton	2	90.00	80	100
Forage Crops*	12	128.08	60	185
All Crops	98	144.75	40	275

* Forage crops include triticale, crabgrass, hay, corn silage, & alfalfa.

Table 16. Average Cash Rent Payment by Crop Reporting District (CRD)

District	Cash Rent Payment ($/Acre per Year)				Hay Ground Cash Rent ($/Acre per Year)
	# Reports	Average Payment	Min	Max	
Northwest-10	22	169.27	40	275	1/
West Central-20	11	97.51	49	164	-
Southwest-30	23	110.52	70	260	133.75
North Central-40	13	145.77	70	250	85.00
Central-50	19	166.05	90	250	1/
South Central-60	10	179.71	125	206	-
State	98	144.75	40	275	135.00

1/ Insufficient responses to report.
- indicates no response.

Table 17. Average Cash Rent Payment by Crop and Crop Reporting District

District	Cash Rent Payment ($/Acre per Year) Corn	Wheat	Soybeans	Sorghum	Cotton	Forage Crops	All Crops
Northwest-10	169.71	-	-	-	-	1/	169.27
West Central-20	99.93	87.25	-	1/	-	1/	97.51
Southwest-30	108.50	90.00	-	90.00	90.00	131.00	110.52
North Central-40	148.00	-	1/	-	-	120.00	145.77
Central-50	171.79	1/	183.33	1/	-		166.05
South Central-60	187.45	-	162.50	-	-	1/	179.71
State	154.41	89.86	175.00	111.00	90.00	128.08	144.75

* Forage crops include triticale, crabgrass, hay, corn silage, & alfalfa.
1/ Insufficient responses to report. - indicates no response.

Table 18. Importance of Factors Affecting Rental Rate

Factors Affecting Rental Rate	# of Responses	Avg.	Percentage of Responses (%)						
			Most Important						Least Important
			1	2	3	4	5	6	7
Relationship between Landowner & Operator	69	2.35	40.6%	26.1%	15.9%	7.2%	1.4%	2.9%	5.8%
Tenant Stewardship	65	2.45	33.8%	29.2%	15.4%	9.2%	6.2%	4.6%	1.5%
Water Quantity	65	2.55	35.4%	26.2%	15.4%	10.8%	1.5%	4.6%	6.2%
Land Quality	64	3.02	21.9%	21.9%	25.0%	12.5%	6.3%	7.8%	4.7%
Crop Price	63	3.19	25.4%	20.6%	12.7%	15.9%	11.1%	4.8%	9.5%
Irrigation Equipment Availability	63	3.62	17.5%	9.5%	15.9%	30.2%	11.1%	9.5%	6.3%
Input Cost	64	3.64	15.6%	14.1%	20.3%	20.3%	12.5%	4.7%	12.5%
Water Quality	66	3.76	16.7%	13.6%	15.2%	21.2%	10.6%	10.6%	12.1%
Land Location	65	3.78	7.7%	23.1%	20.0%	16.9%	12.3%	4.6%	15.4%
Length of Lease	65	4.18	3.1%	16.9%	18.5%	23.1%	13.8%	7.7%	16.9%
Land Size	60	4.58	1.7%	8.3%	13.3%	25.0%	26.7%	8.3%	16.7%