

2025 Kansas County-Level Cash Rental Rates for Irrigated Cropland

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Intended Use¹

This publication is a sister publication to the 2025 Kansas County-Level Cash Rental Rate for Non-Irrigated Cropland (available on AgManager.info). A procedure similar to the one used to develop the non-irrigated cash rental rates is employed for this publication of irrigated cash rental rates. The rental rate estimates provided in this publication are intended for the 2025 crop year. The estimate includes an expectation of 2024 farm profitability. Because the estimate is based on average irrigated corn yields for the county, actual lease rates could be higher or lower. In particular, the use of irrigated corn only for these estimates likely means the highest expected profitability for an irrigated acre. Estimates are also a function of NASS survey rates from 2024 to help smooth out the estimate. The estimates that are provided are intended to cover all expenses and not just the cash cost. These estimates are also not an endorsement for what a tenant and landlord should pay. They are merely provided to give a starting point in lease negotiations. Any lease that a tenant and landlord willingly agree to is considered a “fair” lease.

Approach

The approach to develop these estimates of irrigated cash leases is nearly identical to the non-irrigated lease rates. Please see this other publication for full details. While the non-irrigated estimates is based on the percentage of corn, grain sorghum, wheat, and soybeans in a county, these estimates of irrigated lease rates are based solely on growing irrigated corn only on the irrigated land. As in the non-irrigated estimates, FSA reported acres and yields are used.

The reported cash rent estimates are all based on the assumption that the landlord owns all irrigation items. For those acres where the tenant may own part of the irrigation process, the values of fixed costs for components of the irrigation process can be subtracted from the estimated cash rental rate (these are shown in the last figure). These values are taken from K-State irrigated crop budgets and represent wells of two different depths. In Western Kansas, a 300 well depth is assumed while in Central Kansas, a 150 foot well depth is assumed. The operating costs and repair

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and maintenance of the irrigation equipment are assumed to be the responsibility of the tenant no matter who owns the equipment.

Results

Figures 1, 2, 3, 4, and 5 show the results of estimating a potential cash rent for 2025 irrigated cropland. The 2023 and 2024 NASS values are shown along with the predicted KSU value and the potential ranges for cash rents. Figure 1 shows the NASS August survey results for irrigated cropland while Figure 2 shows the predicted KSU value on a color coded state map of Kansas counties. Darker values have higher predicted cash rental rates. *Based on the modeling approach used here, irrigated cash rents for newly rented ground are expected to: decrease by 5% in Eastern Kansas, increase by 5% in Central Kansas, and increase by 4% in Western Kansas.*

References

Ibendahl, G. and D. O'Brien. 2024. "2025 Kansas County-Level Cash Rental Rates for Non-Irrigated Cropland." AgManager Publication, September 27, 2024.

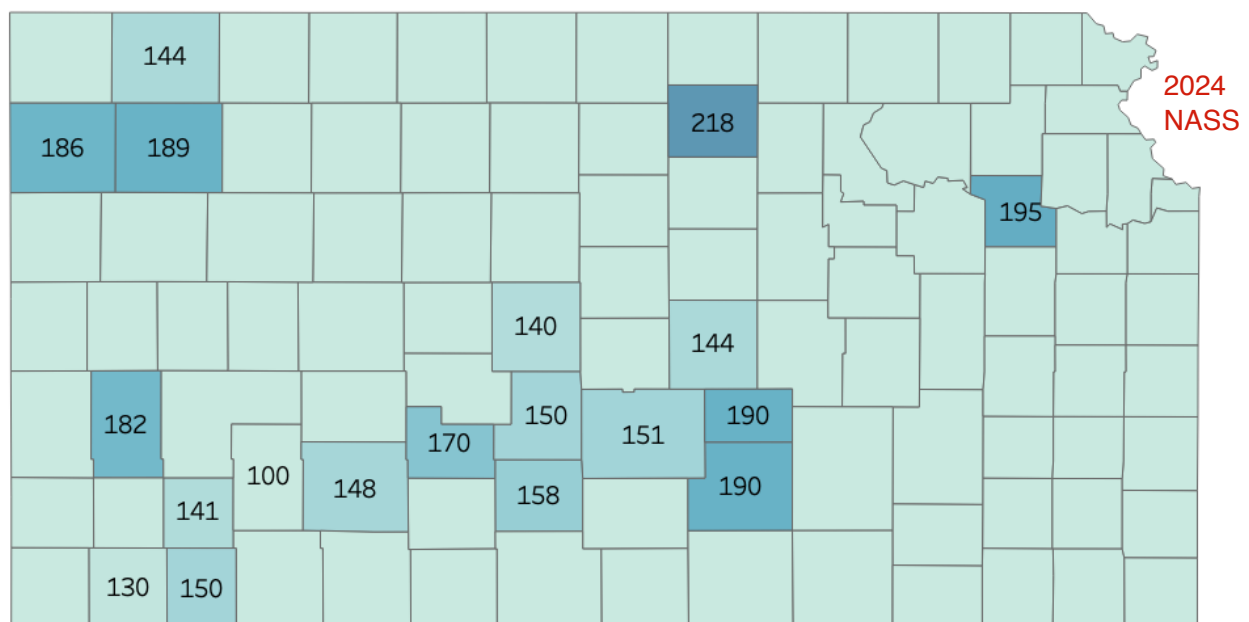


Figure 1: 2024 USDA-NASS Cash Lease Survey Results for Irrigated Crop Land in Kansas.

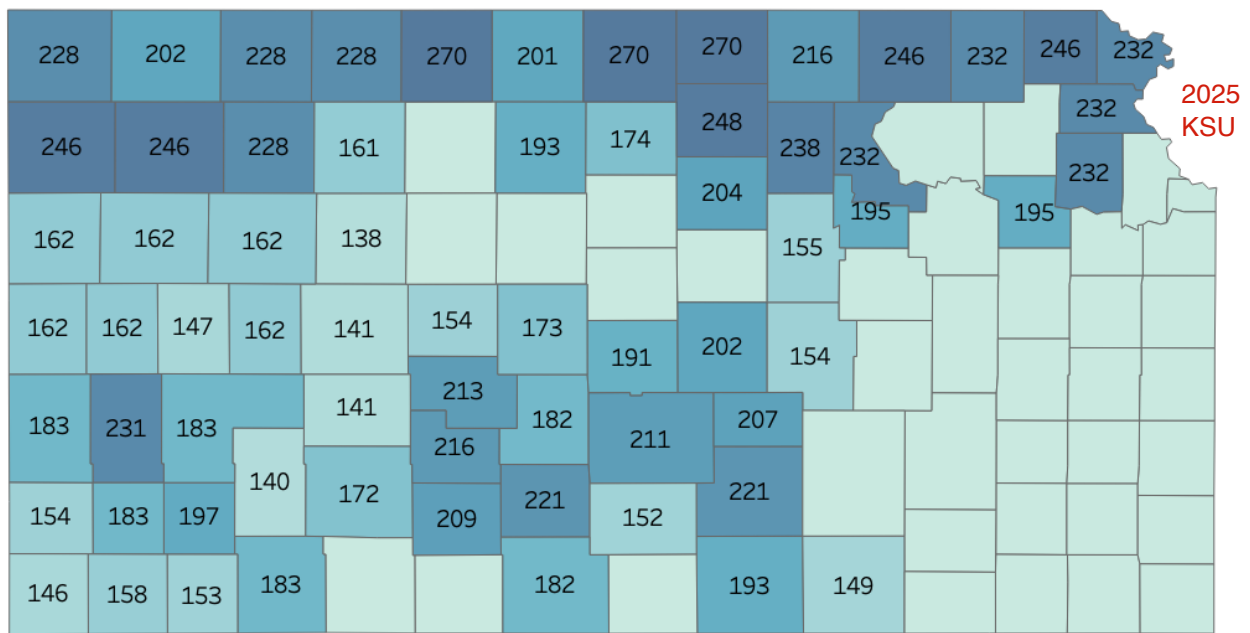


Figure 2: 2025 KSU Cash Lease Estimates for Irrigated Crop Land in Kansas

Region	County	2023 NASS	2024 KSU	2024 NASS	2025 KSU	25th Percentile	75th Percentile
Northwest	Cheyenne	201	281		228	142	323
	Decatur		225		228	142	323
	Graham	100	140		161	101	229
	Norton	178	248		228	142	323
	Rawlins	144	202	144	202	126	287
	Sheridan	177	246		228	142	323
	Sherman	153	214	186	246	154	350
	Thomas	153	214	189	246	154	350
West Central	Gove		157		162	104	220
	Greeley		157		162	104	220
	Lane		157		162	104	220
	Logan		157		162	104	220
	Ness		122		141	90	191
	Scott	91	127		147	94	199
	Trego		144		138	89	188
	Wallace		157		162	104	220
	Wichita	141	157		162	104	220
Southwest	Clark						
	Finney	180	187		183	131	223
	Ford	107	150	148	172	123	210
	Grant		169		183	131	223
	Gray	116	162	100	140	100	171
	Hamilton	164	187		183	131	223
	Haskell	160	208	141	197	141	241
	Hodgeman	88	123		141	101	172
	Kearny	181	201	182	231	166	282
	Meade		169		183	131	223
	Morton	91	127		146	104	178
	Seward	95	133	150	153	109	186
	Stanton	96	134		154	110	187
	Stevens	98	137	130	158	113	192

Figure 3: Estimated Cash Rental Rates for Irrigated Cropland in Western Kansas

Region	County	2023 NASS	2024 KSU	2024 NASS	2025 KSU	25th Percentile	75th Percentile	
North Central	Clay	199	229		238	200	276	
	Cloud	178	216	218	248	208	287	
	Jewell		240		270	226	312	
	Mitchell		151		174	146	202	
	Osborne		238		193	162	223	
	Ottawa	136	190		204	171	237	
	Phillips		252		270	226	312	
	Republic	232	292		270	226	312	
	Rooks							
	Smith			204		201	168	232
	Washington			203		216	181	250
	Central	Barton		158	140	173	139	212
Dickinson			145		155	124	190	
Ellis								
Ellsworth								
Lincoln								
Marion			155		154	123	189	
McPherson		141	197	144	202	162	247	
Rice			191		191	153	234	
Rush			152		154	124	189	
Russell								
Saline			140					
South Central		Barber		185		182	150	228
	Comanche							
	Edwards	134	188	170	216	177	270	
	Harper							
	Harvey	158	180	190	207	170	259	
	Kingman	124	174		152	125	190	
	Kiowa	130	182		209	172	262	
	Pawnee	143	200		213	175	266	
	Pratt	158	221	158	221	182	277	
	Reno	132	185	151	211	174	264	
	Sedgwick	170	192	190	221	182	276	
	Stafford	119	167	150	182	150	228	
	Sumner		168		193	159	242	

Figure 4: Estimated Cash Rental Rates for Irrigated Cropland in Central Kansas

Region	County	2023 NASS	2024 KSU	2024 NASS	2025 KSU	25th Percentile	75th Percentile
Northeast	Atchison		263		232	179	297
	Brown	232	263		246	190	316
	Doniphan		263		232	179	297
	Jackson		245				
	Jefferson		263		232	179	297
	Leavenworth		232				
	Marshall		263		246	190	316
	Nemaha		263		232	179	297
	Pottawatomie		254				
	Riley		263		232	179	297
	Wyandotte						
	East Central	Anderson		155			
Chase							
Coffey							
Douglas			202				
Franklin			181				
Geary		143	183		195	155	233
Johnson							
Linn							
Lyon							
Miami							
Morris							
Osage							
Shawnee			217	195	195	155	232
Wabaunsee			217				
Southeast	Allen						
	Bourbon						
	Butler						
	Chautauqua						
	Cherokee						
	Cowley		161		149	109	198
	Crawford						
	Elk						
	Greenwood						
	Labette						
	Montgomery						
	Neosho						
	Wilson		161				
	Woodson						

Figure 5: Estimated Cash Rental Rates for Irrigated Cropland in Eastern Kansas

	Western, KS		Central, KS	
Center Pivot	\$	89.25	\$	89.25
Power unit	\$	31.29	\$	17.67
Well, pump, and gearhead	\$	113.49	\$	75.90

Figure 6: Capital Recovery Costs (Depreciation and Interest) for Irrigation Equipment in Kansas