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Rental Arrangement Resources

I've sat through numerous discussions with Agricultural Economists over the years and heard the first response to a question about a rental arrangement be: 'it depends'. As frustrating as that answer is, 'it depends' really *is* often the best answer.

What does it depend on? Soil type. Fertility. Input costs. Tax Costs. Conservation work needed/completed. All of them (and many others) factor into what a rental arrangement should look like. It's what makes answering questions on things like average rental rate or most common share arrangement so difficult to answer.

If you're taking a look at rental rates/agreements this fall, visit the KSU Agricultural Economics website (www.agmanager.info) with information specific to land rental rates and arrangements found at: <https://www.agmanager.info/farm-management/land-rental-rates>. Here you'll find links to the annual *Kansas Ag Statistics Service* publication summarizing their survey of landlords and tenants to come up with average cash rental rates. There's also a companion publication put together by two KSU Ag Economists to get at a calculated number for cash rental rates (based on current farm budgets and predicted crop prices). Sometimes both publications show similar results. Sometimes there are differences based upon lags in the markets, etc...

Want to know a little more about how some of the more common facets of share rental agreements are managed? Every four years, KSU's *Land Use Survey Office* conducts a survey of just that. It won't likely cover *everything* you're after, but it does give some ideas about how others might be handling those arrangements.

At the bottom of the page is a link to various papers and presentations from KSU Department of Agricultural Economics staff on all manner of land lease and land value topics. If you're wanting to dig a little deeper into some of the research economists have done on rental rates and land values over time, they'll be showcased in these papers/presentations.

There's also a link to various rental agreement forms. Maybe you're putting together a new agreement or just want to rework an old one. Bulletins from the *North Central Farm Management Committee* can not only help provide a base to start from, but background behind why different stipulations might or might not fit in to a rental arrangement.

If you want the single cash rental rate number or crop share agreement percentage, you won't find it at the sites listed above, because...it depends. You will, however, find the resources to help you get a whole lot closer. If you want to know more about the site – how to navigate what all is there, where to find specific resources, or even what they might be telling you - drop me a line. We can sure discuss what resources might be available (and what might not...) to help. Hard copies of many of these forms are also available via any of our District Offices.