

Land Rental Rates for Crawford County

Developed Jan 2018 by Vance Haugen UWEX Ag Agent

During the last 6 years I have actively collected rental rate information for pasture and crop land in Crawford County. The range for crop land, excluding established alfalfa, has been from \$0 per acre to \$280 per acre. The most frequently reported rental rate, the mode, was \$120.

The reasons given for the \$0 rental rate for crop land are as follows: adverse condition of the land such as flooding, excessively sandy soil, steepness, difficulty in accessing the field, wildlife pressures negatively affecting crops, reduced property tax considerations, relationship to the renter and or a combination of these.

The reasons for the \$280 per acre rate are based on soil productivity ratings (very high yielding crops can be raised on these types of soil), soil suitability (low pH for blueberries), irrigation potential, specific growing potential (organic was the main example), proximity to other rental or owned land and high fertility.

The range for pasture land has been from \$0 per acre to \$60 per acre. The most frequently reported rental rate, the mode, was \$30 per acre.

The \$0 rental rates for pasture are based on quality of fencing (poor) or total lack of fencing, pasture accessibility, lack of quality and quantity of forage species, excessive invasive plants (multiflora rose, bull thistle etc.) no or limited water availability, flash flooding, land owner seeking property tax reduction, relationship to renter and or a combination of these.

The \$60 per acre rental rate for pasture was based on high quality fencing, well established and productive pastures, easy accesses to the pasture, almost no weed pressures in the pasture, land owner security (the cattle are kept an eye on). Whenever a person is renting pasture or cropland the market rate, demand pressures and land owner stipulations affect the final price. Generally, any land owner stipulations that restrict how a renter will crop an acre of land will reduce the price per acre.

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