



Jefferson County

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University of Wisconsin-Extension
Cooperative Extension

2012-2013 Jefferson County Farmland Cash Rent Survey

Every year, the Jefferson County UW-Extension office receives many questions regarding the fair market value for farmland rental. These questions come from both farm operators and land owners. To better answer these questions, the Jefferson County UW-Extension office conducted a farmland cash rent survey.

The survey was mailed out in December of 2012 to approximately 425 landlords and tenants. The survey asked participants if they were a landlord, tenant or both and they were asked to report information on up to 4 parcels of land. For each parcel of land, they were asked the township, the rental rate paid in 2012 or negotiated for 2013 and corn yield, averaged over the last three years.

There was a total of 89 surveys returned, representing 229 parcels of land from all 16 townships of Jefferson County. The summarized data is shown in the following table.

Please remember that the rental rate survey results should be used as a guide rather than an absolute. Rental rates are reflective of competition for the land, commodity prices, land ownership costs and the productivity of the soil types and slopes of the land.

Educational Resources and Lease Forms for Farmland Available

The North Central Farm Management Extension committee recently updated their leasing educational materials and lease forms. These resources may assist you in negotiating written lease arrangements for farmland and other farm assets. You can find these materials on their website:

<http://aglease101.org/>

Jefferson County Cash Rent Survey Results (row crops)				
Township	Number of Respondents/ Number of Parcels	Average Cash Rent (\$/Acre)	Range of Cash Rent (\$/Acre)	Average 3 year Corn Yield (Bu/acre)
Aztalan	11 / 18	135	50-250	159
Coldspring	2 / 6	90	70-110	111
Concord	8 / 15	140	85-200	152
Farmington	10 / 13	121	53-250	141
Hebron	2 / 5	116	50-135	116
Ixonia	8 / 12	102	65-200	142
Jefferson	12 / 23	120	40-250	143
Koshkonong	2 / 3	113	80-150	131
Lake Mills	10 / 18	141	90-352	153
Milford	11 / 13	138	80-210	157
Oakland	12 / 23	126	57-260	155
Palmyra	3 / 7	84	24-140	90
Sullivan	6 / 13	80	35-130	129
Sumner	7 / 8	128	95-150	136
Waterloo	7 / 12	142	100-200	158
Watertown	15 / 24	113	70-200	141
County Totals/Avg.		118	24-352	138

Jefferson County Cash Rent Survey Results (pasture)			
Township	Number of Respondents/ Number of Parcels	Average Cash Rent (\$/Acre)	Range of Cash Rent (\$/Acre)
All	8 / 10	58	0-100