

Renting Farm Assets

**February 1, 2011
Baldwin**

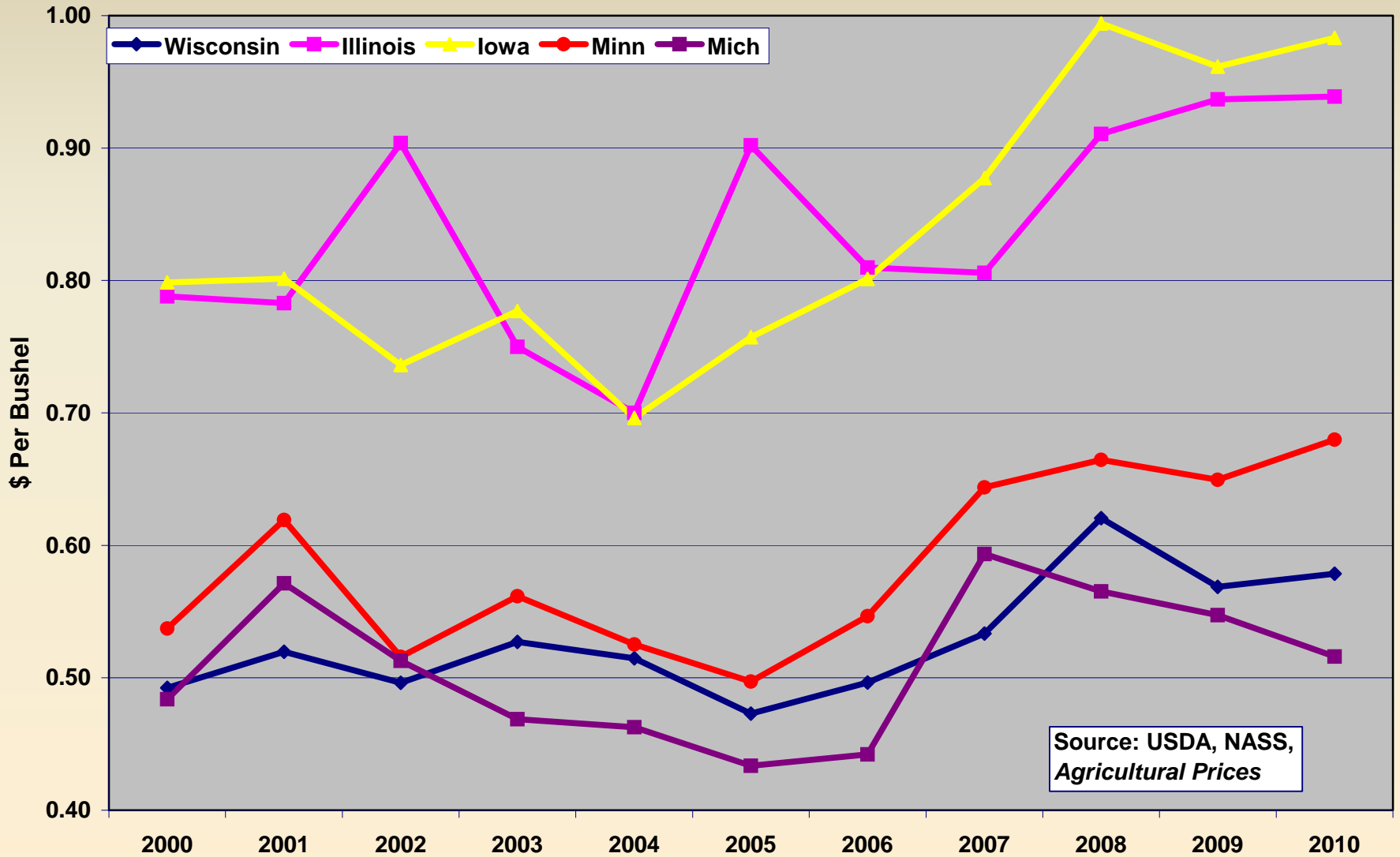
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Farmland Rental Rates

- * **Midwestern Trends**
- * **2011 Pierce County Rent Study**
- * **Pierce County Rent Trends**
- * **Associating Yield and Rent Value**
- * **Rent Data by Township**
- * **Contrasting the County Line**

Cash Rent Per Bushel of Corn



Source: USDA, NASS,
Agricultural Prices

Pierce County Rental Survey

“What is the going rate for cropland rent?” one of the most FAQ’s our office receives

Survey data effective January 31, 2011

Survey population: 525 surveys sent

60% response rate

50/50 split of landlords and tenants

318 parcel reports

305 of 318 reported 3 year corn yield average

Historical Perspective

Historical Trends in Cash Rental of Farmland Pierce County, WI

Year	Range	Average
2011	\$40-\$220	\$88.00
2008	\$29-\$125	\$71.00
2007	\$35-\$135	\$73.00
2005	\$30-\$135	\$65.00
2004	\$35-\$100	\$64.00
2002	\$35-\$110	\$62.00
1999	\$37-\$72	\$54.00

**Cash Rent Survey of Cropland by
Corn Yield Potential
(Pierce County 2011)**

Corn Yield Bushels/Acre	Range in Rental Rate \$/Acre	Average Cash Rent \$/Acre
>200 bu.	90-150	\$110
185-200	65-175	\$110
170-184	53-160	\$106
155-169	38-220	\$86
140-154	50-150	\$83
125-139	45-110	\$71
110-124	47-100	\$58
<110bu	35-80	\$53

5 Highest Rent Townships

(Pierce County)

Township	# Parcels	Ave \$/Acre	Range
Isabelle	2	135	50-220
Trimbelle	19	105	45-150
Diamond Bluff	2	105	90-120
Salem	20	103	60-150
Union	34	99	65-150

Next Highest 6 Townships

Township	# Parcels	Ave \$/Acre	Range
Hartland	26	98	50-220
Maiden Rock	20	94	60-145
Clifton	15	94	40-160
El Paso	26	90	45-175
Rock Elm	24	89	60-120
Ellsworth	22	86	38-140

Other Townships

Township	# Parcels	Ave \$/Acre	Range
Oak Grove	20	78	40-140
Spring Lake	13	77	50-100
Trenton	14	73	35-150
River Falls	16	72	35-125
Martell	15	69	40-90
Gilman	30	74	47-120

Contrasting the County Line

Troy	Kinni	Pl.Valley	E.G.	Cady
\$81	\$80	\$75	\$50	\$69
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\$94	\$72	\$69	\$74	\$77
Clifton	R.F	Martell	Gil.	SpL.