

# Renting Farm Assets

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<sup>UW</sup>  
**EXTENSION**

Cooperative Extension



*Your county  
extension office*

# **St. Croix County Rental Survey**

**“What is the going rate for cropland rent?”**

**Extension office FAQ**

**Surveys collected Nov and Dec 2010**

**Survey sent to both landlords/renters**

**114 respondents**

**230 parcels**

**139 parcels with corn yield**

# Historical Perspective

<b>Year</b>	<b>Avg. \$/Acre</b>	<b>High</b>	<b>Low</b>
2011	\$69	\$135	\$19
2006	\$56	\$100	\$20
1999	\$48	\$125	\$10
1996	\$42	\$100	\$10

**WI Ag Statistics Service estimates for St. Croix:**

**\$64.50 in '08**

**\$65.00 in '09**

# Factor #1 Location

## Northern and Western Border

Township	# Parcels	Ave \$/Acre	Range
Somerset & Star Prairie	12	53	35-75
Stanton	10	56	29-85
Cylon & Emerald	11	67	45-100
Forest	10	51	35-75
Hudson & St. Joseph	23	58	19-82

# Factor #1 Location

## Central

Township	# Parcels	Ave \$/Acre	Range
Richmond	19	76	30-125
Erin Prairie	13	87	65-100
Kinnickinic & Warren	20	80	38-130
Hammond	12	94	65-120

# Factor #1 Location

## Eastern & Southern Border

Township	# Parcels	Ave \$/Acre	Range
Baldwin	22	59	25-80
Cady & Springfield	12	69	50-100
Glenwood	21	81	40-100
Eau Galle	12	50	25-60
PV & RR	18	75	20-135
Troy	15	81	50-135

# **What About the Jones's (comparing northern border)**

## **Northern St. Croix**

**Somerset & Star Prairie: \$53**

**Forest: \$51**

**Stanton: \$56**

**Cylon & Emerald: \$67**

## **Southern Polk**

**Alden, Farmington, Osceola, Garfield: \$53**

**Clayton, Clear Lake, Lincoln, Black Brook: \$46**

# Factor #2 Yield

## Cash Rent Survey of Cropland By Corn Yield Potential St. Croix County 2010-11

Corn Yield Bushels/Acre	Range in Rental Rate Dollars/Acre	Average Cash Rent Dollars/Acre
161 +	\$38 - \$135	\$95
151-160	\$45-\$100	\$77
150 -141	\$50 - \$120	\$77
140- 131	\$35 - \$75	\$56
130 -121	\$40 - \$100	\$62
120 - 111	\$35 - \$100	\$59
110 and less	\$25 - \$70	\$49

Range \$0.22/bu-\$0.83/bu rent

(\$37.50/acre @170 bu/acre - \$100/acre @120 bu/acre)



# Closing Comments

**My challenge: make decisions based on YOUR  
costs of production and marketing plan**

**Meant as a starting point for negotiations**

**Intangible variables exist that we can't always  
put into \$**



**Questions?**