

## 2017-18 St. Croix County Cropland Rent Survey

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“What is the going rate for cropland rent?” is one of the most frequently asked questions our office receives every year. The UW-Extension St. Croix County office surveyed farmers and non-operating landowners by mail in December of 2017. Efforts were made to include both farm operators and land owners. Respondents were asked to report what they paid for cash rent on the cropland they operate or the rent received for land leased to others. Respondents had the option to report on up to three parcels.

UW-Extension has resources available that may assist you in negotiating written lease arrangements for farmland, pasture and other farm asset lease arrangements. These lease forms and other resources can be found at <http://aglease101.org/> and the UW-Extension St. Croix County website at <http://stcroix.uwex.edu/agriculture/farm-rent-and-farm-law/>

**Disclaimer:** This rental rate survey should be used as a guide when determining rental rates, rather than an absolute. Rental rates in various areas may be impacted by several factors, including but not limited to: competition for land, commodity prices, input costs, land ownership costs, distance to operator, size of field, productivity of soil types and slopes of the land. These averages and ranges are presented only as a starting point for negotiations between landowner and operator.

### 2017-18 County Summary

Avg. \$	Median (midpoint) \$/Acre	High	Low	WI Ag Statistics Survey Avg. \$/Acre
\$106	\$100	\$250	\$27	\$98

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- Responses from 20 of 21 St. Croix County Townships
- 82 respondents reporting on 159 parcels, of which 144 reported the township

<b>Cash Rent Survey of Cropland By Township(s) St. Croix County 2017-18</b>				
Township(s)	# of Parcels	Avg. Rent/Acre	Median (midpoint) Rent/Acre	Range in Rate - \$/Acre
Baldwin, Eau Galle & Springfield	24	\$93	\$92.50	\$40-135
Cylon, Forest & Stanton	16	\$84	\$80	\$45-130
Emerald & Glenwood	11	\$104	\$100	\$40-200
Erin Prairie, Hammond, Richmond & Warren	25	\$111	\$100	\$50-200
Kinnickinnic, Pleasant Valley & Rush River	23	\$113	\$110	\$70-175
Hudson, Somerset, Star Prairie & St. Joseph	26	\$84	\$80	\$50-150
Troy	19	\$147	\$150	\$50-250

## Historical St. Croix County Farmland Rent

<b>Year</b>	<b>UWEX Avg. \$/Acre</b>	<b>High</b>	<b>Low</b>	<b>WI Ag Statistics Avg. \$/Acre</b>
2017-18	\$106	\$250	\$27	\$98
2015-16	\$101	\$250	\$30	\$103
2014-15	\$99	\$303	\$13	No Survey
2013-14	\$96	\$227	\$25	\$106
2012-13	\$88	\$200	\$28	\$109
2011-12	\$84	\$190	\$13	\$90.50
2010-11	\$69	\$135	\$19	\$81.50
2006	\$56	\$100	\$20	N/A
1999	\$48	\$125	\$10	N/A
1996	\$42	\$100	\$10	N/A

Thank you to Melissa Heath, St. Croix County Administrative Secretary, and to the farm operators and landowners who responded to the survey. For more information regarding cropland rental rates and cash leases, contact the St Croix County Extension Office at 715-531-1930.