



2023 PHILLIPS COUNTY LEASE SUMMARY

K-State Research and Extension Phillips-Rooks District conducted a lease survey in December 2023. Fifty surveys were randomly mailed to landowners/tenants representing two per township. The surveys were then compiled and summarized into county reports.

CASH RENT PER ACRE PAID TO LANDOWNERS IN 2023

Enterprise	Average Rent per Acre	High & Low Reported per Acre
Dryland Cropland	\$49.25	\$70.00/\$25.00
Native Pasture	\$18.85	\$28.00/\$12.00
Winter Grain Stalks	\$10.00	\$15.00/\$8.00

CROPLAND TRENDS

- Expectation that land rental rates will remain unchanged
- More cash rent than crop share lease arrangements
- More utilization of yield maps

CROPSHARE DETAILS

- Most common is 1/3 to the landowner and 2/3 to the tenant
- Landowner typically shares 1/3 cost of fertilizer and some instances 1/3 of the herbicide
- Landowner is responsible for 1/3 cost of crop insurance and receives 1/3 of the crop insurance proceeds and gov't program payments

PASTURE DETAILS

- Typical grazing period from May 1 to November 1, rainfall received dictates grazing season
- Average stocking rate of 10.5 acres per cow-calf pair depending on available forage and cow size
- Most common arrangement for fence repair is the landowner furnishes the materials and the tenant supplies the labor
- Tenant is commonly responsible for maintaining the water supply, ponds and wells are the most commonly used
- Most commonly the tenant is responsible for weed control
- Eastern redcedar trees are being removed and tree seedlings are being cut and chemically treated

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