

## 2015-16 St. Croix County Cropland Rent Survey

**Ryan Sterry**  
**UW-Extension Agriculture Agent**

“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 2015. 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 four 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.

### 2015-16 County Summary

Avg. \$	Median (midpoint) \$/Acre	Weighted Ave (by Acres)	High	Low
\$101	\$100	\$119	\$250	\$30

- Responses from all 21 St. Croix County Townships
- 103 respondents reporting on 210 non-irrigated parcels, totaling 14,714 acres
- Renters reported on 117 parcels, landlords on 60 parcels, 11 both renter and landlord, with 25 parcels unknown
- 206 responses reporting township location
- Three parcels with irrigation were removed from the data to calculate the overall county average rent.

### Historical St. Croix County Farmland Rents

Year	UWEX Avg. \$/Acre	High	Low	WI Ag Statistics Avg. \$/Acre
2014-15	\$99	\$303	\$13	Discontinued
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

<b>Cash Rent Survey of Cropland By Township(s) St. Croix County 2015-16</b>				
<b>Township(s)</b>	<b># of Parcels</b>	<b>Avg. Rent/Acre</b>	<b>Median (midpoint) Rent/Acre</b>	<b>Range in Rate - \$/Acre</b>
Baldwin, Cady, Eau Galle & Springfield	48	\$99	\$100	\$35-150
Cylon, Forest & Stanton	27	\$80	\$75	\$45-150
Emerald & Glenwood	18	\$91	\$83	\$65-160
Erin Prairie, Hammond, Richmond & Warren	33	\$110	\$100	\$38-225
Kinnickinnic, Pleasant Valley & Rush River	33	\$107	\$100	\$30-175
Hudson, Somerset, Star Prairie & St. Joseph	29	\$84	\$80	\$50-165
Troy	18	\$144	\$143	\$50-250

<b>Cash Rent Survey of Cropland By Corn Yield Potential St. Croix County 2015-16</b>			
<b>Corn Yield Bushels/Acre</b>	<b># of Parcels</b>	<b>Range in Rental Rate Dollars/Acre</b>	<b>Average Cash Rent Dollars/Acre</b>
181 +	22	\$50 - \$225	\$140
171 - 180	25	\$85 - \$200	\$111
161 - 170	13	\$43 - \$180	\$113
151 - 160	13	\$70 - \$135	\$93
141 - 150	29	\$30 - \$180	\$95
131 - 140	25	\$50 - \$150	\$87
130 and less	20	\$35 - \$150	\$76

Average rental rates based on average corn yield were calculated from the 147 parcels reporting corn grain yields. Yields are self-reported and not verified for accuracy.

<b>Cash Rent Survey of Cropland By Parcel Size St. Croix County 2015-16</b>			
<b>Number of Acres</b>	<b># of Parcels</b>	<b>Range in Rental Rate Dollars/Acre</b>	<b>Average Cash Rent Dollars/Acre</b>
121 +	25	\$60 - \$225	\$132
81 - 120	36	\$75 - \$250	\$132
41 - 80	57	\$35 - \$180	\$95
16 - 40	61	\$38 - \$190	\$88
15 and less	25	\$35 - \$120	\$76

The number of acres per parcel was reported on 204 parcels. Caution needs to take with this data, as other factors such as location, corn yield, etc., are very likely additional contributing factors.

Thank you to Melissa Heath, St. Croix County Administrative Secretary, the St. Croix County FSA Office, 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.