

# 2025 DAWSON COUNTY AREA PRICE & RENT SURVEY



January 2, 2025

## Price & Rent Trend

The results of the 2025 survey and the 2024 survey can be found in the following tables. It's **extremely** important to note that no two operations or rental agreements are exactly alike. Those rents on either end of the range probably have some special circumstances (i.e. family). Production potential likely varies **greatly** on these rent extremes.

### Summary

This year's survey was a huge success. Over 50 surveys were returned to the Dawson County Extension Office, this is nearly double the responses received for the 2024 survey. Thank you all for your support and information! Based on responses, cash rents were decreased for pivot irrigated acres. For dryland acres, results show an increase in bushel rents, but decreased in the cash rents. Rent for gravity irrigated acres increased from 2024. Rent values for alfalfa ground remained similar to those of the 2024 survey. New cropping interests shared in the survey included cover crops, sunflowers, cane, and millet. Other results suggest interest in regenerative soil health systems and organic farming. If these systems interest you, reach out to [tmues3@unl.edu](mailto:tmues3@unl.edu) or the Dawson County Extension office for more information!

Many shared information on corn stubble grazing prices with over 30 responses, most being stalks/acre managed by the renter. The cost of renting corn stubble when the renter managed fencing was \$14.56/acre. If the landowner fences, the cost increased on average to \$17.00/acre.

This land rent letter and updated price survey results will also be available at [dawson.unl.edu](http://dawson.unl.edu). We will put a link to the University's statewide survey (March), and one to the Custer County survey when they become available.

Examples of flex rent from previous years are available at the end of the survey. There is also a spreadsheet available that will help you calculate your own flex cash lease. Go to <http://agecon.unl.edu> and search for flex rent.

*In an effort to reduce costs, please let us know your e-mail address, and then continue to keep us updated on any e-mail address changes so we can send these results to you electronically. Please send any questions to [tmues3@unl.edu](mailto:tmues3@unl.edu) or call the Dawson County Extension office at (308)324-5501. Thank you for your interest.*

Sincerely,

*Talon Mues*

Talon Mues, Extension Instructor – Dawson, Buffalo, and Hall

## 2025 DAWSON COUNTY AREA PRICE & RENT SURVEY

### CORN/SOYBEAN GROUND

Good Dawson County gravity irrigated corn/soybean ground with average base.

	2025 Results		2024 Results	
	Average	Range	Average	Range
Cash Rent/Acre	\$250.94	\$200.00 - \$310.00	\$239.38	\$200-\$300
Bushels Rent/Acre	58.21	37:70 (6 responses)	53.75 bushels	30-75 (4 response)
Crop Share	Tenant: Landlord	Tenant: Landlord	Tenant: Landlord	Tenant: Landlord
(most common)	66:33	50:50 – 80:20	60:40	50:50 - 80:20

Good Dawson County pivot irrigated corn/soybean ground with average base.

	2025 Results		2024 Results	
	Average	Range	Average	Range
Cash Rent/Acre	\$273.60	\$200.00-\$328.00	\$284.13	\$235.00- \$350.00
Bushels Rent/Acre	64.10 bushels	32–82	68.86 bushels	60-82 (7 responses)
Crop Share	Tenant: Landlord	Tenant: Landlord	Tenant: Landlord	Tenant: Landlord
(most common)	66:33	50:50 – 70:30	60:40	60:40 – 70:30
Tenant-owned power unit adjustment	\$16.88	\$10.00 - \$30.00	\$22.50	\$10.00- \$30.00
Tenant-owned pivot adjustment	\$35.56	\$10.00 - \$60.00	\$42.50	\$20.00 - \$50.00
Corner rents	\$151.15	\$50.00 - \$280.00	\$190.71	\$0.00 - \$300.00
	(corn, beans, cane, alfalfa most mentioned corner crops)		(corn, beans, cane, alfalfa most mentioned corner crops)	

### DRYLAND

	2025 Results		2024 Results	
	Average	Range	Average	Range
Cash Rent/Acre	\$100.93	\$60.00 - \$120.00	\$130.00	\$90.00 - \$225.00
Bushels Rent/Acre	37.8 bushels	15 – 65 (5 responses)	28.75 bushels	20 – 35 (4 responses)
Crop Share	Tenant: Landlord	Tenant: Landlord	Tenant: Landlord	Tenant: Landlord
(most common)	66:33	66:33 – 80:20	60:40	50:50 – 80:20

### ALFALFA GROUND

	2025 Results		2024 Results	
	Average	Range	Average	Range
Cash Rent	\$184.43	\$105.00 - \$250.00 (7 responses)	\$190.00	\$100.00 - \$235.00
Crop Share	Tenant: Landlord	Tenant: Landlord	Tenant: Landlord	Tenant: Landlord
(most common)	50:50	50:50 on all responses	50:50	50:50 on all responses

## PASTURE RENT

	2025 Results		2024 Results	
	Average	Range	Average	Range
Cow-Calf/month	\$54.42	\$30.00 - \$75.00	\$60.50	\$45 - \$70.00
Cow-Calf/acre	\$45.88	\$35.00-\$76.00	\$46.50	\$37.00-\$55.00
Yearling Steer/mo.	\$40.00	\$35.00 - \$45.00 (3 responses)	\$31.67	\$20.00 - \$35.00
Steer/acre	\$46.00	1 response	\$48.50	\$47.00 - \$50.00
Stock Rate	7.39 acre/cow-calf or 7.2 acre/steer	6.4-10 acre/cow-calf or 2.4- 15 acre/steer	6.77 acre/cow-calf or 3.33 acre/steer	5.5-8 acre/cow-calf or 2.5- 4 acre/steer

## CORN STALKS

	2025 Results		2024 Results	
	Average	Range	Average	Range
Per Day (landowner fences)	No Response		\$.85	\$.80-\$ .90
Per Day (renter fences)	\$9.60	\$0.4-\$23.00	\$.55	\$.35 -\$.75
Per Acre (landowner fences)	\$17.00	\$12.00 - \$25.00	\$15.00	\$13.00 - \$17.00
Per Acre (renter fences)	\$14.56	\$5.00 - \$20.00	\$14.20	\$13.00 - \$15.00
Per Acre (rent for baling)	No Response		No Response	

## SOYBEAN STUBBLE

	2025 Results		2024 Results	
	Average	Range	Average	Range
Per Acre (landlord fences)	\$12.33	\$7.00 - \$15.00	\$9.50	\$4.00 - \$15.00
Per Acre (renter fences)	\$9.67	\$4.00 - \$15.00	\$0.00	\$0.00 (2 responses)
Per Acre (rent for baling)	\$12.50	\$0.00 -\$25.00 (2 responses)	No Response	

### Alternative Pricing Arrangements Offered by Respondents

For more examples reach out to [tmues3@unl.edu](mailto:tmues3@unl.edu) or 308-324-5501.

#### 2024 Examples

1. Repeat of #1 of 2022.
2. Base \$235/ac or 65 bu. x Viterra (Gavilon) Price, whichever is more. Paid ½ April 1<sup>st</sup> and ½ November 1<sup>st</sup>.
3. 70 bu./ac x December elevator contract price on March 1<sup>st</sup>.

#### 2023 Examples

1. Rent bonus added \$10/acre if December corn board 2022.
2. Repeat of #1 of 2022.
3. \$105/acre + 35 bushels.

#### 2022 Examples

1. \$240 per acre minimum. March 1 = ½. December 10 = ½. RCIS spring price – Gavilon basis for Feb. RCIS fall price – Gavilon basis for November = Average price x 70/bu./ac.
2. 50 bu./acre x average of spring & fall crop insurance price. Flex cash rent agreement.
3. Only rental is within family. \$150/ac + 1/3 of price on Oct 15 over \$4.50/bu. x APH. The tenant does all repairs and maintenance.
4. Yield x 17.5% = bushels x price Lex. Nov 1. Example: 240 x 17.5 = 42 bu. x \$5.65 = \$237.30/acre rent.

#### 2021 Examples

1. \$240 per acre + adjustment if Gavilon price is above a set price.
2. Based on 33% of the current APH per pivot corn, in bushels delivered to any market the landlord chooses within 15 mil of the field.
3. 60:40 if renter own pivot, 30 bushels X cash corn price on March 1 and same on Dec. 1

4. 25% on corn bushel over \$4.00 per bushel
5. \$225 min. with flex rent of 70 bu./ac based on RCIS spring/fall price minus Gavilon bests for Feb/Nov
6. 5-year average yield taking off high and low X 30% = bushels

#### 2020 Examples

1. Corn yield x 25% = bushels x price November 1<sup>st</sup> at Cozad or Lexington
2. 5-year average yield. Take off high and low. Take that average yield x 30%. Deliver bushels to town.
3. Cash but guarantee minimum bushels to landlord. His discretion to the market.

#### 2019 Examples

1. 60 bu. rent goes up ½ bushel for bushels over 220 bu.
2. 70 bushels to landlord with ½ due March 1 based on RCIS spring price minus Gavilon avg. basis for Feb. 2<sup>nd</sup> due Dec. 1 based on RCIS fall price minus Gavilon avg. basis for Nov.
3. Yield/ac. X 25% x price of corn 11/1/18 at Cozad (ex.  $272.9 \times 25\% = 68.225 \times \$3.29 = \$224.46$ )
4. Flex bu. rent – 60 bu./ac. minimum price \$3.00; or \$200 cash rent and 50% of profits
5. \$240 cash rent but if cash corn hits \$4.20 or higher at Lex Gavilon, it triggers an extra \$15 per acre; \$220 cash rent but goes to \$240 if corn hits \$4.25 on the board; & \$250 if it hits \$4.55.
6. \$240/ac. if produces 250 bushel per acre or more; \$210 per ac. if produces less than 250 bu.
7. Corn price Dec. 1 X 60-65 bu./ac.; Pay \$120/ac. March 1 – balance Dec. 1

#### 2018 Examples

1.  $((\text{Price at Lex } \$4.50)/3)) \times \text{APH} \times 85\% \times \text{acres}$
2. 25% of the 10 yr. RMA yield X Avg C2 in Red December Futures
3. 45-50 bushel per acre and use the average spring/fall crop insurance price for cash rent amount.
4. Yield dry bushels of corn X 25% X local elevator price on Nov. 1 or 220.2 bu. in 2017 X \$3.03 = \$166.81
5. 70 bu./ac priced 1/2 on Mar.1 RCIS spring price minus Gavilon Basis for Feb; 1/2 Dec.1 RCIS fall price minus Gavilon Nov. Not less than \$225 per ac. rent.

#### 2017 Examples

1. \$200 + 50% of profit
2. 70:30 with all cost to tenant and 30% to landlord based on 3-year average yield (bushels to town)
3. Corn yield x 25% x price/bu. on Nov. 1 at Cozad & Lexington = \$168.50 this year
4. Pivot Corn - \$225 with a yield bonus-all bushels over the tenants APH are subject to a 60% tenant/40%/landlord split. Tenant markets bushels and settles with landlord.
5. Pivot - \$250/Ac. Bonus by selecting higher of MPC1 base rate and MPC1 Harvest rate for corn calculated times 50 bu., minus the base rent. If amount is over \$0 then bonus paid by Dec. 31

#### 2016 Examples

1. 50-bushel base. Use higher local prices either on Jan. 15th or July 15th. 50-bushel X higher of two prices = rent.
2. On a 50:50 crop share. Bonus of \$20 - \$50 paid if > \$250 profit per acre.
3. 58-bushel base with rent figured on ½ at RCIS (Rural Community Insurance Services) spring price minus Gavilon average basis for February and ½ at RCIS fall price minus Gavilon average basis for November.
4. To price landlord crop share: 30% of multi-peril crop insurance average yield X CBOT (Chicago Board) Dec. 1 price minus \$.40 basis.
5. \$250 base which is adjusted higher if Gavilon price is above a set bushel price. ½ in March, ½ in October.

#### 2015 Examples:

1. \$250 per/acre min. Set Bushels with ½ price on March 1 & ½ price on Dec. 1<sup>st</sup>. Using RCIS Spring/Fall prices minus Gavilon's Average Basis for Feb/Nov.
2. Yield/acre X 25% X bu. Price on 11/1/14 at elevator for corn – use same on all acres including alfalfa acres.
3. Rent + 50% of profit after expenses (including rent)
4. Pay to landlord – 30% of 5-year average bushels.
5. Use average of spring & fall USDA gov't insurance price and add onto base price. Ex. \$200/A at \$4.00 corn, then for every .25 above \$4.00 add \$5.00 to base rent of \$200.

#### 2014 Examples:

1. Flex rent tied to corn price. i.e.
 

\$5 corn = \$200 rent
\$6 corn = \$250 rent
\$7 corn = \$275 rent
2. Bonus or rebate depending on profitability.
3. Bushel rent x ½ based on March 1 Gavilon new crop, other ½ based on Dec. 1 Gavilon new crop with \$250 minimum.
4. Use established crop insurance price to determine base price. i.e., \$4 = \$180 rent, then for each \$.25 above \$4.00, add \$10 per acre to rent.