

LAND RENT SURVEY

November 25, 2026

Dear Landlords and Tenants:

We realize that both the landlord and tenant should probably base rents on an analysis that shows how much they need to charge or can afford to pay. However, in most cases, people just want to know what is "typical" for at least a starting point.

If you feel it has some value, would you please complete the enclosed survey with your best estimates for **2025** and return it to me in the enclosed envelope, preferably by **December 23, 2025**. We do have many requests for this information, so your input is greatly appreciated. Results of the survey will be available at the Rent Workshop on **January 13** starting at 9:00 am at the Dawson County Extension Office within the county fairgrounds. After this date, compiled results will be sent out via email. Hardcopies will be available at the Extension Office.

Also, if you feel the figures we compile do not indicate what is typical in this area, we'd like to hear from you.

Thanks in advance for your advice/best guesses,

Talon Mues

Talon Mues, Extension Instructor

Overall, do you feel rents are going to be higher - lower - or about the same as last year and by what percent? _____ %.

Do you feel like corn yields were higher – lower – or about the same as last year? Higher Lower Same

Do you feel like soybean yields were higher – lower – or about the same as last year? Higher Lower Same

CORN/SOYBEAN GROUND

Rent on good Dawson County corn/soybean ground with average base (**assumes landlord owns power unit and pivot for irrigated ground**).

Gravity Irrigated

\$ _____ /acre cash rent

_____ bushels/acre to landlord

_____ : _____ crop share
Tenant Landlord

Pivot Irrigated

\$ _____ /acre cash rent

_____ bushels/acre to landlord

_____ : _____ crop share
Tenant Landlord

Dry Land

\$ _____ /acre cash rent

_____ bushels/acre to landlord

_____ : _____ crop share
Tenant Landlord

Do you adjust for tenant owning power unit? _____

How much? _____

Do you adjust for tenant owning pivot? _____

How much? _____

PIVOT CORNERS

\$ _____ rent

What crop is grown on non-irrigated pivot corners: _____

ALFALFA GROUND

\$ _____ /Acre Cash Rent
_____ : _____ crop share
Tenant Landlord

Continue on the back →

PASTURE Pasture Rent for typical Dawson County hill pasture.

COW-CALF month \$ _____
acre \$ _____

YEARLING STEER month \$ _____
acre \$ _____

Any Qualifying Comments?

Who takes care of cattle, water, fences, and thistles at the above rent?

STOCKING RATES _____ Acre/Cow-Calf
_____ Acre/Yearling

CORN STALK RENT NEXT FALL

Price per head/day _____¢ Price per acre \$ _____ (landowner fences and takes care of water & salt)

Price per head/day _____¢ Price per acre \$ _____ (renter fences and takes care of water & salt)

Price per acre to bale \$ _____

SOYBEAN STUBBLE RENT

Price per head/day _____¢ Price per acre \$ _____ (landowner fences and takes care of water & salt)

Price per head/day _____¢ Price per acre \$ _____ (renter fences and takes care of water & salt)

Price per acre to bale \$ _____

COVER CROPS

Composition of any cover crops planted? _____ (percentages) _____

Cover Crop Pasture Rental Rate _____

Who pays for seed & establishment? _____

Additional Ag Systems

Custom Farming: _____

Cattle Leases: _____

Other: _____

Name _____

(optional)

E-mail _____

(if you supply your e-mail, we can send your copy immediately after compiling results)

TM
LANDRENT25.LTR
Enc. - self-addressed envelope

Return by December 23!

Email tmues3@unl.edu with questions

Results will be made available at the Land Rent Workshop on January 13th! Call the Dawson County Extension Office to register (308) 324 – 5501.