

Cash Rent changes tenant/landlord relationship

This is Ag Outlook on 1420 KJCK, I'm Chuck Otte, Geary County, K-State Research and Extension Ag & Natural Resources Agent. If you go back 25 to 30 years probably 90% of all crop rental agreements were crop share agreements, the remainder being cash rental arrangements or something else. The last 15 years has seen a big change with more and more rental agreements switching over to cash. There's many reasons for this but the important thing to keep in mind is that it does change the dynamics of the tenant-landlord relationship. As you go around the state, average rental arrangement longevity is about 18 years. But cash rental arrangements usually last for less than that. In my mind, the reason is simple - there isn't the partnership connection that often exists with crop share arrangements. With cash rental, it becomes relatively easy for someone else to come in and offer more. With crop share arrangement, there's an ongoing discussion of crops to be grown, and expenses and how's the growing season going. Too often in cash arrangements that's missing. We are also seeing more and more land move on to the next generation that often lives off the farm, frequently out of state. They don't have the same tie to the land and all they want is a known commodity - a show me the money approach. They don't care about the land, they only care about getting that annual rental payment. Each rental arrangement is appropriate depending on each situation. But it really delivers the point that regardless of what kind of rental agreement you have, communication is still important! This has been Ag Outlook on the Talk of JC, 1420 KJCK, I'm Chuck Otte.

4 Rs of Fertilization

This is Ag Outlook on 1420 KJCK, I'm Chuck Otte, Geary County, K-State Research and Extension Ag & Natural Resources Agent. I read a recent article in the popular press about maximizing fertilizer efficiency. I had to chuckle because it was called the 4 Rs of fertilization, but the four Rs were the right source, at the right rate at the right time in the right place. Well, that's one way to get them all to start with an R. Once we get past that though, the article was right on track. Thirty years ago we grew more wheat than all other crops combined. We applied some starter fertilizer at planting time, usually 75 to 100 pounds of 18-46-0 and then top dressed with 50 to 60 units of nitrogen in the late winter. A few producers applied all their nitrogen preplant with subsurface application of anhydrous ammonia or liquid N. Soils were cooling, the wheat was growing and was going to be growing early in the season before soils warmed enough to cause nitrogen loss. But times have changed. We're growing corn and applying rates of 200 lbs of nitrogen, or more, per acre. We're growing crops no till which places some challenges in getting non-mobile nutrients into the root zone. Forget business as usual. As much as we don't want to think about it we need to consider the fact that we may need to side dress more of our nitrogen on after the crop is up and growing. We may need to be applying fertilizer in a 2 x 2 placement with the planter. And we may also have to look at fertilizing crops we never used to, like soybeans, and using fertilizers that we aren't familiar with. Yes, crop production has changed a lot in the past 30 years, and we may need to change our fertilization programs to keep up with the times! This has been Ag Outlook on the Talk of JC, 1420 KJCK, I'm Chuck Otte.

Ag Lease Deadline Looms

This is Ag Outlook on 1420 KJCK, I'm Chuck Otte, Geary County, K-State Research and Extension Ag & Natural Resources Agent. Landlords, and tenants, need to take note that an important ag lease deadline is bearing down upon us. If a landlord wants to change tenants, and unless there is a written lease that states otherwise, notice must be given in writing, at least 30 days prior to March 1 setting the termination date on March 1. As a tenant, if any notice to terminate does not meet all of these requirements, it is invalid and you technically can continue to rent the farm until such time as proper termination notice is given. Naturally there are a whole bunch of other scenarios that need to be taken into account. Any acres planted to wheat prior to notice being given are still under the current tenants control until the day after the last day of harvest or August 1, whichever comes first. In most cases, a land sale does not terminate a lease. The lease goes with the property and the new owners are bound to the terms of the lease. They have to give you legal notice in the previously described manner. Occasionally a question has arisen as to whether the tenant needs to give the same kind of notice. My response is since a lease is a legal contract, be on the safe side and give notice if you plan to stop renting a farm. Sometimes these communications are verbal. If both parties are agreeable, then there isn't a problem. But termination of a tenancy is often not a pleasant thing so landlords need to follow the letter of the law. So, if you are going to terminate a tenant, you have until January 30th to deliver that notice of termination. After that, the same terms apply and they have the ground until 2014! This has been Ag Outlook on the Talk of JC, 1420 KJCK, I'm Chuck Otte.