

Cold Weather Safety

This is Ag Outlook on 1420 KJCK, I'm Chuck Otte, Geary County, K-State Research and Extension Ag & Natural Resources Agent. Like it or not, if you live in Kansas you're going to have to put up with some frigid weather sometime during the winter months. 2013 was an anomaly in that our area did not have a below zero reading. We got down to zero a couple of times in 2013, but not below zero. Most winters we will have at least one nighttime low below zero. While uncomfortable and limiting to outdoor activities, a little planning and preparation can keep frigid winter temperatures from being nothing more than an inconvenience. While the actual temperature is still the actual temperature, the wind, or wind chill index, causes you to lose heat faster, so the wind is often the real culprit of bone chilling cold. If you have to be outside, even for just a few minutes, take time to layer up and cover as much exposed skin as possible. If you have to be traveling in cold weather, never assume that your vehicle will protect you. Pack enough coats, hats and gloves to protect you on even a short trip if the car strands you. While most folks don't want to mess up their hair - not a problem for me personally - a great majority of body heat is lost off the top of your head, so keep it covered. Use multiple layers of clothing rather than one bulky coat. Wear footwear that covers the ankles and preferably offers some insulation. Mittens will keep fingers warmer than gloves. Remember that if you keep the body core warm, it has more blood available to drive warmth to the extremities. Stay warm and safe on cold winter days! This has been Ag Outlook on the Talk of JC, 1420 KJCK, I'm Chuck Otte.

Ag Lease Questions

This is Ag Outlook on 1420 KJCK, I'm Chuck Otte, Geary County, K-State Research and Extension Ag & Natural Resources Agent. As we roll on into January the ag lease questions keep rolling in and give us lots to talk about on chilly January mornings. All of the following discussion this morning is in regards to crop shares leases. We'll talk cash leases tomorrow morning. In general, yield improving expenses should be shared by landlord and tenant. Lime comes under that heading and lime expense should be shared. However, if the lease terminates in less than 5 years and definitely less than 3, the landlord should reimburse the former tenant for some of that lime expense. Lime takes anywhere from 3 to 7 years to be fully utilized so landlords, reimburse the tenant for the unused portion of that lime. Harvest costs can be a shared expense, but not always. Under high yield conditions it would be a good gesture by the landlord to offer to pay the tenant the going custom rate for crop harvest on the landlord's share of the crop. Historically, seed was never a shared expense. Wheat and soybean seed was often kept back by farmers so there was little actual cash outlay except every few years when new certified seed was purchased. Now with GMO soybean and corn seed, a producer can have 50 to 90 bucks tied up in a hurry and only a fourth to a third in herbicide. So it's no surprise that more and more leases out of the corn belt have changed to where seed is a shared expense and herbicide cost is paid wholly by the tenant. The bottom line is that virtually none of this is addressed in the Kansas ag lease law meaning that the landlord and the tenant need to discuss this and figure out what they feel is right. This has been Ag Outlook on the Talk of JC, 1420 KJCK, I'm Chuck

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Cash Lease considerations

This is Ag Outlook on 1420 KJCK, I'm Chuck Otte, Geary County, K-State Research and Extension Ag & Natural Resources Agent. Yesterday we talked about crop share lease agreements so today we can focus on cash lease considerations. One advantage to cash leases is ease of operation. Crop production expenses as well as the harvested crop don't have to be split up, they all go to the tenant. Crop insurance no longer is the worry of the landlord on their share. Government farm program considerations are taken care of by the tenant. The landlord, at the start of the season knows what their income will be regardless of the fickleness of the weather. But the challenge of cash leases is figuring out what the cash lease rate should be. There are many ways to figure this out and all of them are correct. I always encourage looking at the net returns, after production expenses from the past several years. In any given year the landlord may come out on the better end of the deal or the tenant may. Which means that you need to look at the situation over the long haul. There are ways to determine a variable cash rent based on average yields, etc. but keep it simple for everyone's sake. If you want to know the details of some situations, give me a call at the Extension Office. The one thing that everyone wants to know is what the average cash lease rate is. Keep in mind what averages are. I can show you to different reports, both totally valid and one shows Geary county with an average dryland crop lease rate of \$69 per acre and another as \$131 per acre. Any particular field in the county could very well be less than the \$69 or more than the \$131 per acre. You need to figure out what's equitable for yours! This has been Ag Outlook on the Talk of JC, 1420 KJCK, I'm Chuck Otte.