Pasture Cash Rental Rates

This is Ag Outlook, I'm Chuck Otte, Geary County Extension Agent. I've been receiving a lot of questions lately about cash rental rates for pastures and crop land. I've always said that one of the biggest challenges for me is that everyone wants to know this information but nobody really wants to tell me what they are paying. So the following is based on calculations and what survey information is out there. Pasture cash rental rates, on a per acre basis, are likely running $25 to $30 per acre without service. $26 to $28 would probably be a tighter window on that. Those are starting points. Then you have consider how much the tenant is putting into brush control, noxious weed control and fence repair. Just not time but materials as well. The more the tenant is doing, those rates need to be reduced to take that into account. I also prefer to rent on a per head basis but that's a discussion for another day. I'm Chuck Otte and this has been Ag Outlook.

Crop Land Cash Rental Rates

This is Ag Outlook, I'm Chuck Otte, Geary County Extension Agent. Yesterday pasture cash rent rates, today crop cash rental rates. There is a much larger range of rental rates here because of the inherent range of productivity of different fields. Then there are also some agreements that have a base rent and then flexible options based on yield or revenue. People will always talk about lower and higher rates but again, I'm not telling you how much to pay for any individual field, these are ranges to start the conversation. The range that I've been telling people recently has been $50 to $85 per acre for non-irrigated fields. Don't ask me irrigated rates as those are all over the board and I have even less reference. Keep in mind that several years ago rental rates were through the roof because commodity prices were through the roof. Prices have dropped and rental rates need to reflect that. If you have questions, call me! I'm Chuck Otte and this has been Ag Outlook.

Cedar Tree Sex Education

This is Ag Outlook, I'm Chuck Otte, Geary County Extension Agent. Pasture managers get sick and tired of cedar trees because they tend to invade pastures which is one of the reasons we burn. But sometimes it's nice to leave a few cedar trees for wildlife or even a winter windbreak. What many people don't realize is that there are male and female cedar trees. Females have the bluish berries this time of year. Males tend to look rusty brown this time of year due to all the male flower buds that were formed last fall. Male trees don't have berries to spread so leaving those wouldn't add to the problem. It'd be nice if we new from the start if cedars were male or female, but unfortunately, we don't know until they are 5 to 10 years of age and finally start flowering. But if you want to leave a few cedars in a fence row, I'll be happy to go out and show you how to tell the males and females apart! I'm Chuck Otte and this has been Ag Outlook.

On the Cusp of a New Year

This is Ag Outlook, I'm Chuck Otte, Geary County Extension Agent. A year ago very few people were even aware of a medical problem in Wuhan, China. But everyone was about to find out real quick. Now we are ready to launch into a new year and we do it half filled with excitement and desire to put 2020 behind us and half with trepidation of what 2021 may yet have for us. In reality, that's no different than what any one of us feels like. None of us know what the coming day, week, month or year is going to be like. The only difference right now is that the pandemic has impacted literally everyone around the world as opposed to the personal issues that may happen to just you or me. I have faith that the vaccine is going to make a difference, but until then we need to follow the recommendations to stay safe. Social distance and wear a mask when in public. See you in 2021, Happy New Year! I'm Chuck Otte and this has been Ag Outlook.

New Year's Day - No Program

This is Ag Outlook, I'm Chuck Otte, Geary County Extension Agent.

I'm Chuck Otte and this has been Ag Outlook.