
Negotiating Farmland Lease Rates

Relevant Economic Data

Updated Aug 3, 2017. Next update Nov 2017

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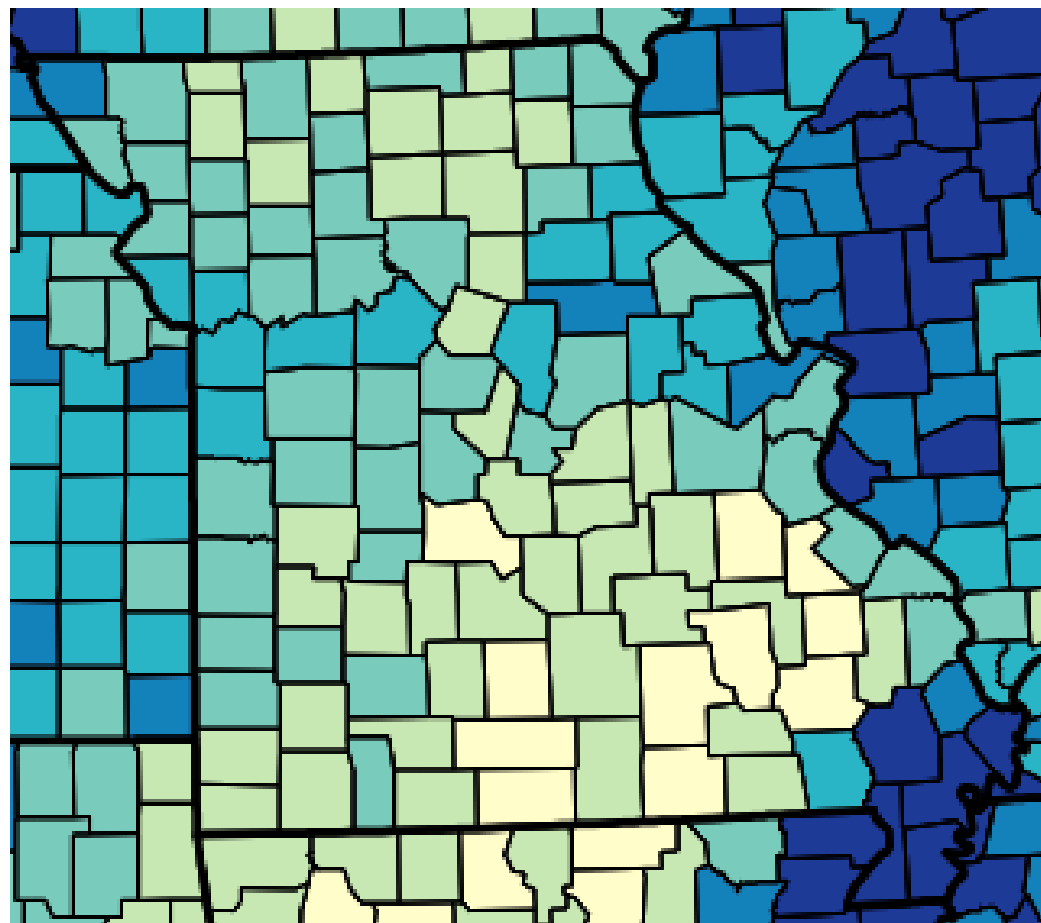
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 **Extension**
Pettis County

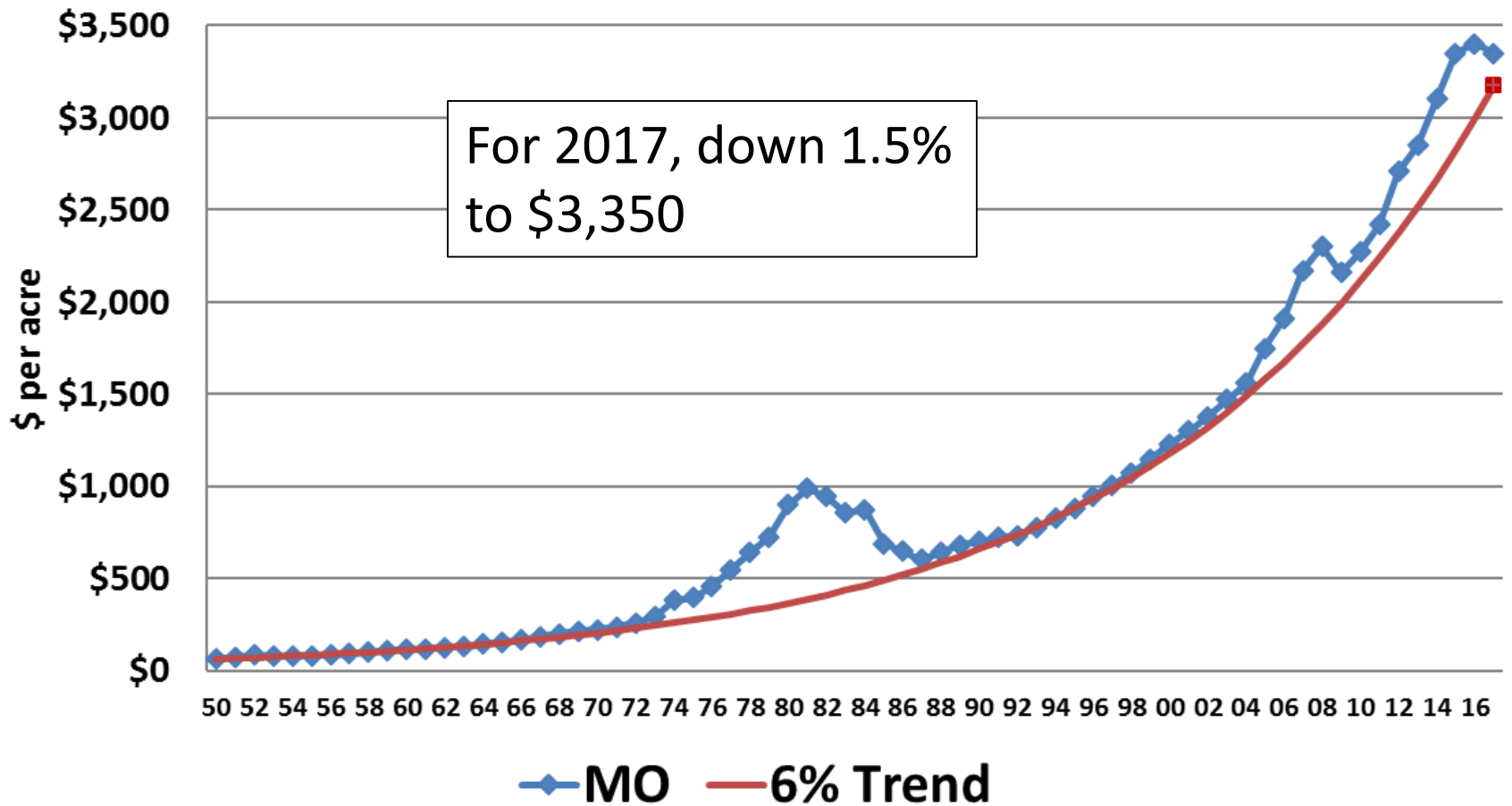
Farmland that is rented, percent

USDA Ag Census, 2012



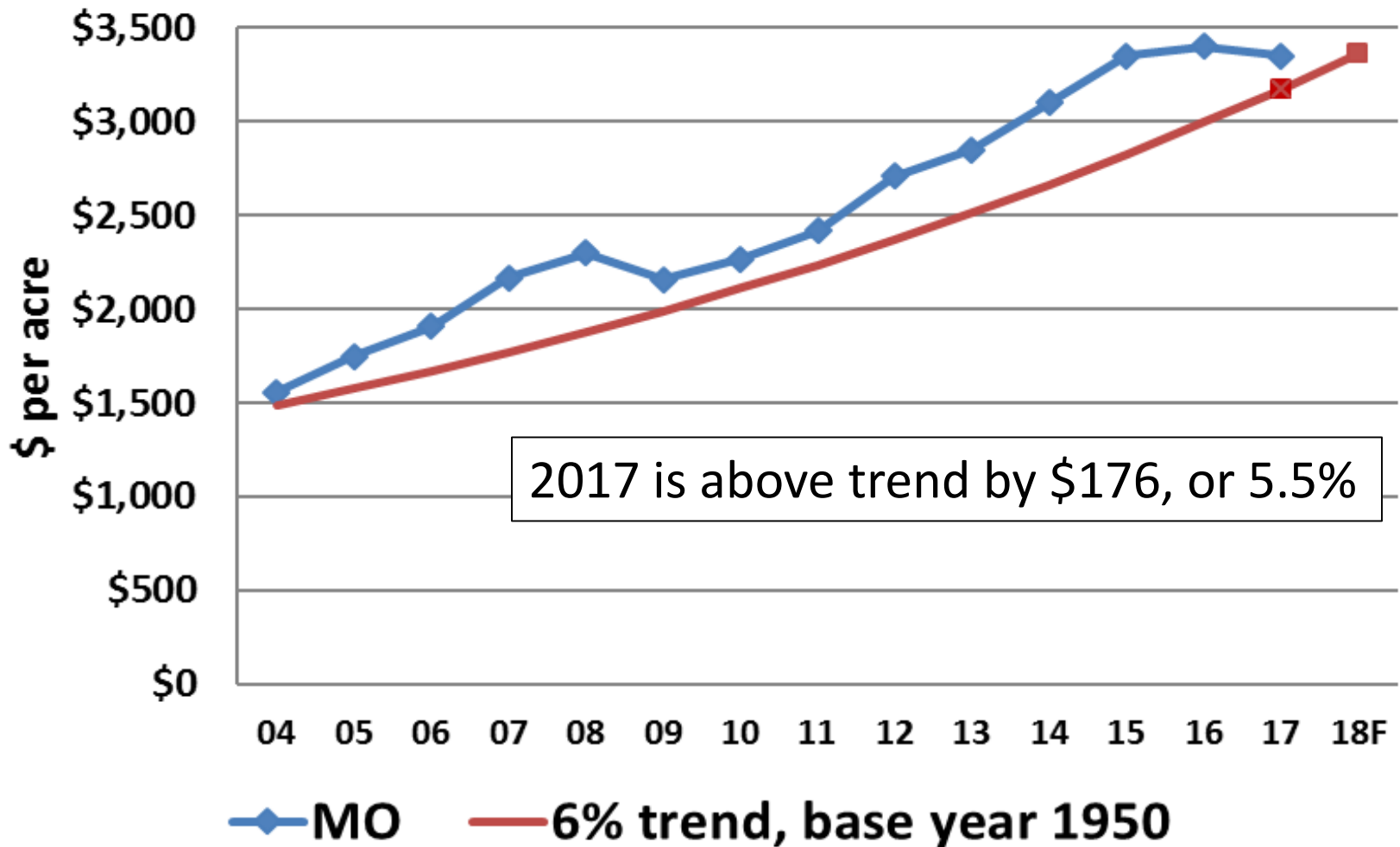
MO farm real estate values vs. trend

USDA-NASS, Aug 2017. Includes all land, buildings, and dwellings on farms



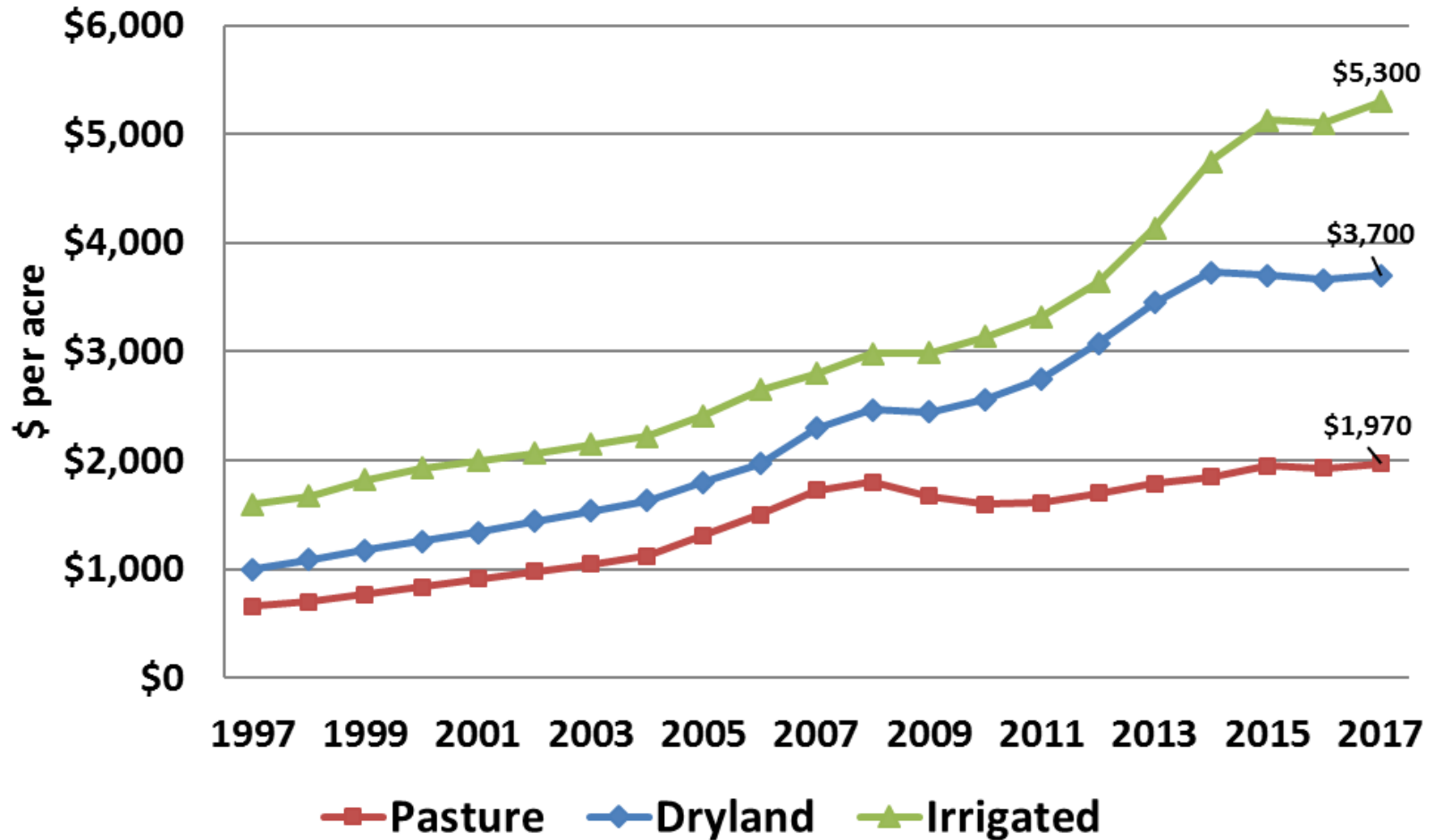
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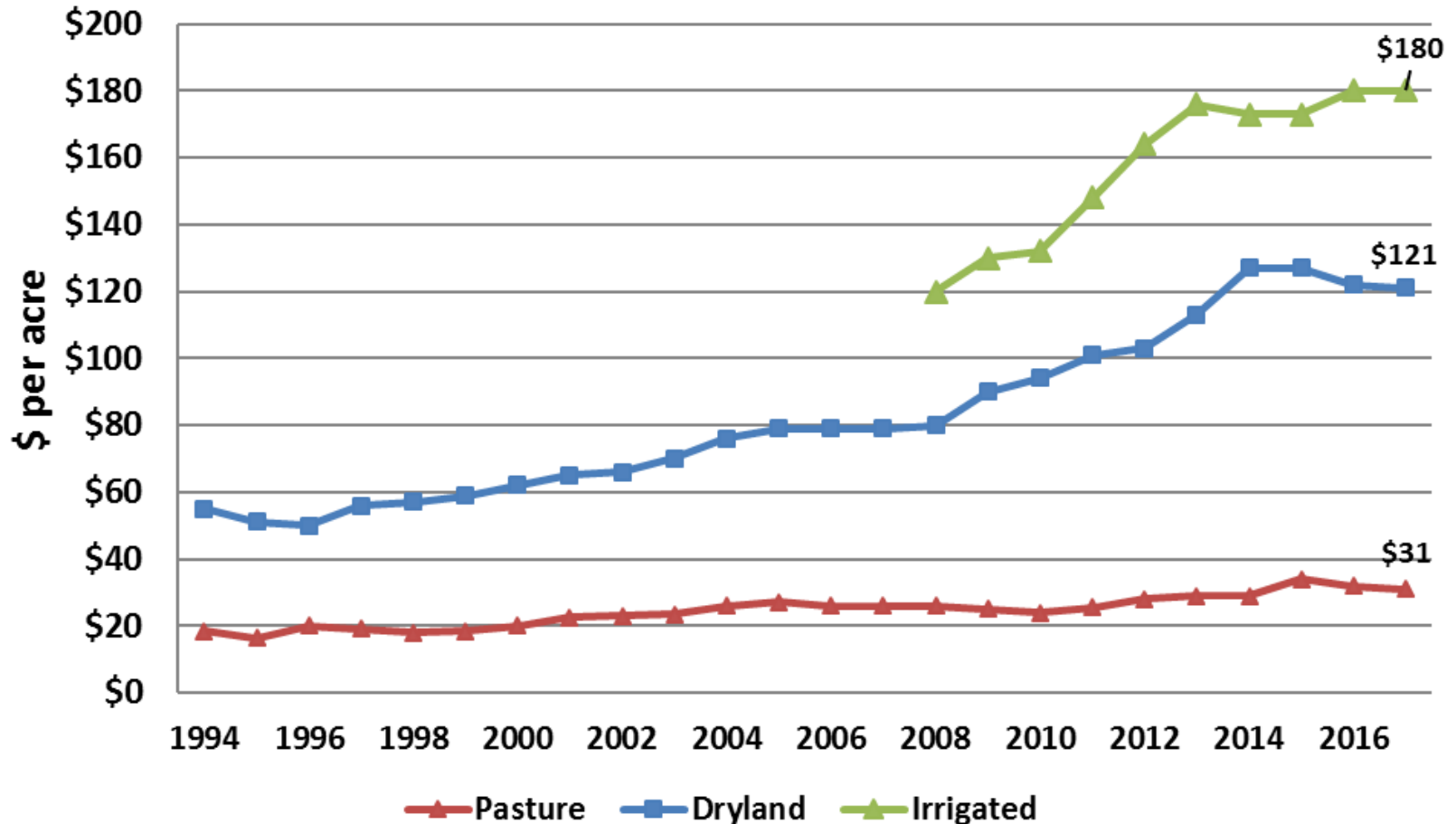
MO cropland and pasture land values

USDA-NASS survey data, Aug 2017, \$ per acre.



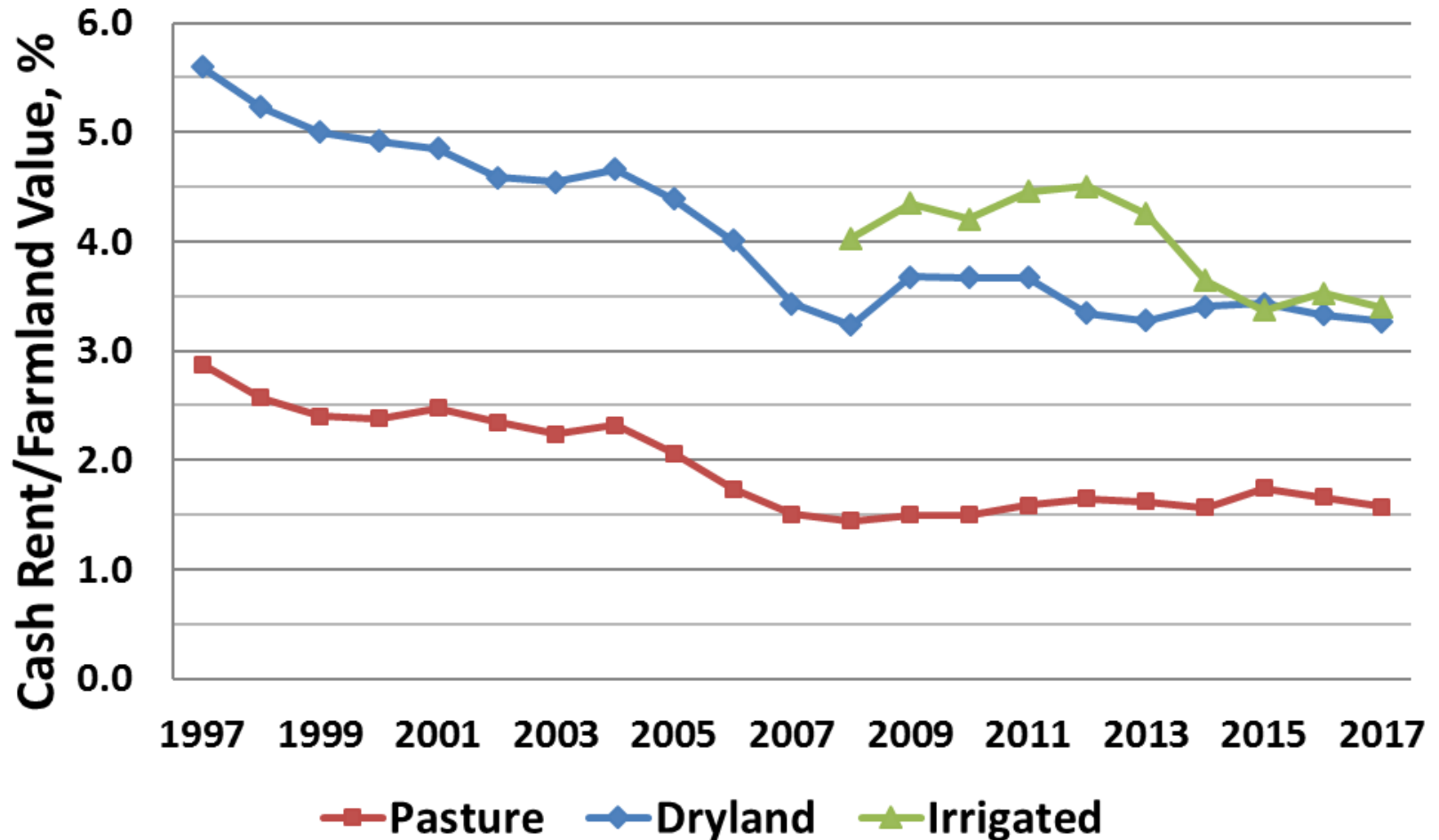
MO cropland and pasture rental rates

USDA-NASS survey data, Aug 2017, \$ per acre.



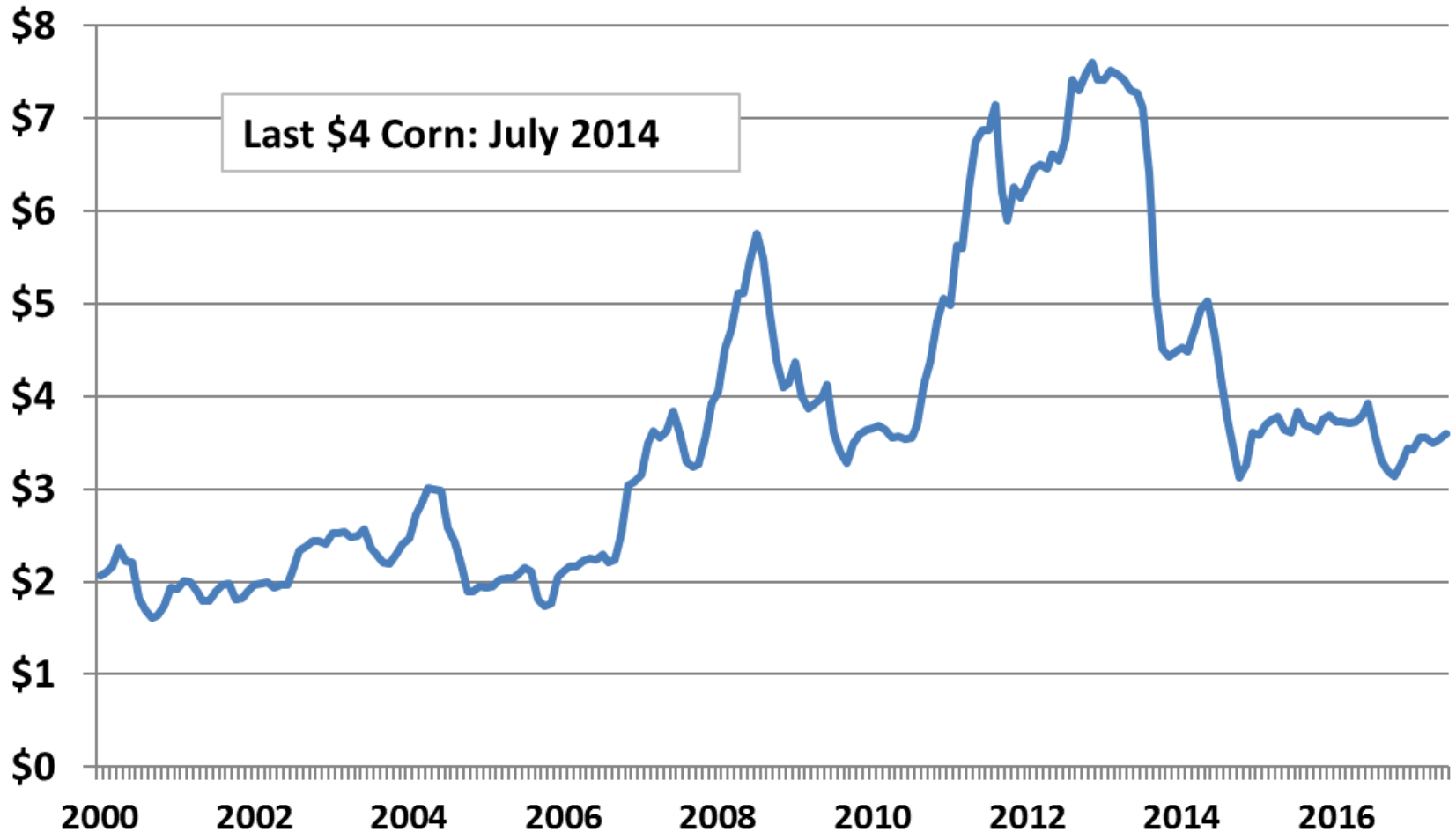
MO cash rental rates

As a percent of farmland value, USDA-NASS Aug 2017



MO corn price

USDA-NASS monthly price received, \$ per bushel



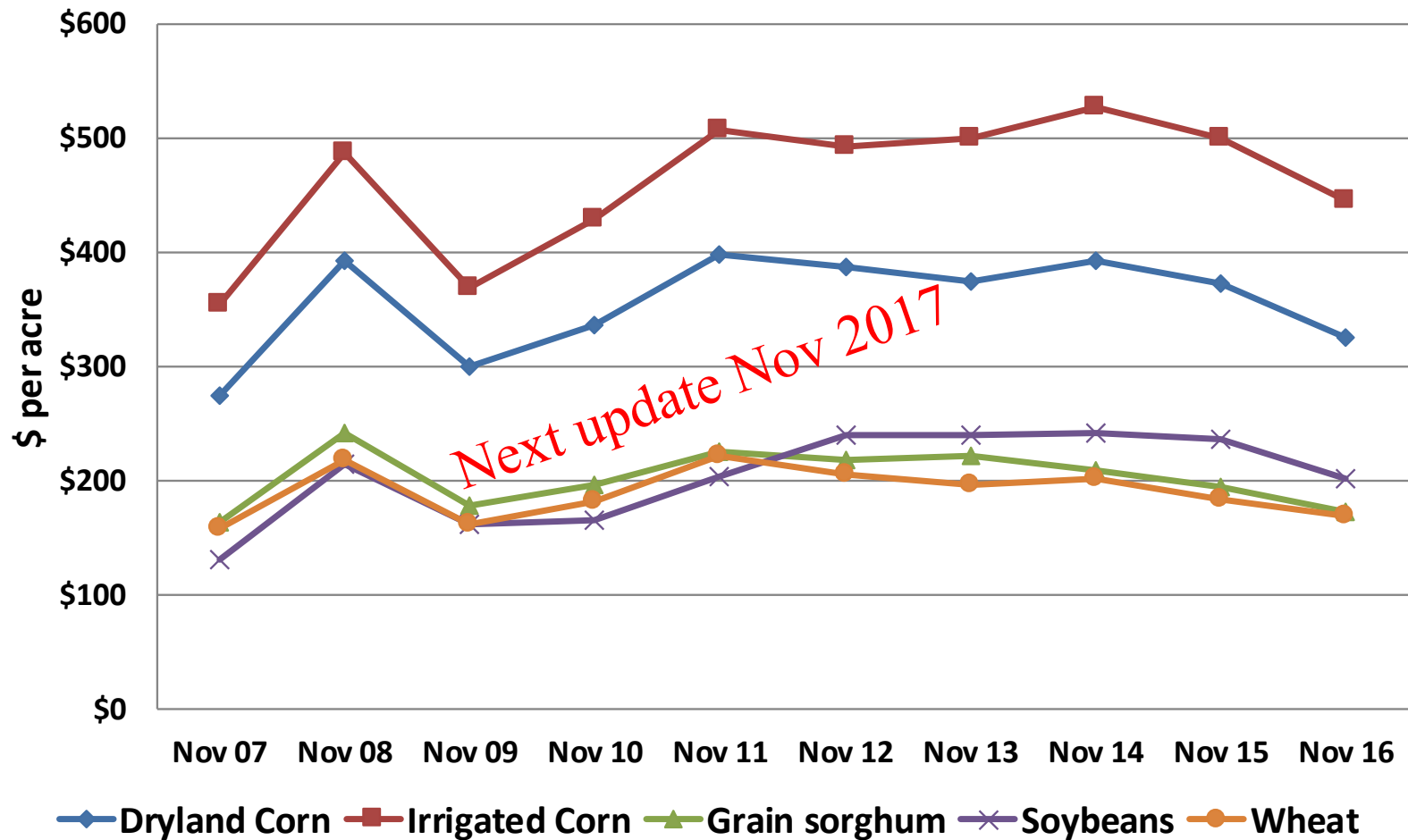
MO soybean price

USDA-NASS monthly price received, \$ per bushel



Operating cost estimates, \$ per acre

MO budget projections for nearby crop



Generalized returns to land & mgmt.

2017 MO budget projections for nearby crop, \$ per acre

	Corn	Soybeans
Budget yield	135	48
Budget price	3.40	9.25
Budget revenue	459	444
Less operating expense	324	202
Less machinery and overhead	63	44
Returns to land, mgmt., profit	72	198

**Use these estimates only as a guide. Estimates are based on many assumptions about yields and costs which are farm specific and uncertain.*

Average for corn and beans is \$135

ESTIMATED AVERAGE COW CALF RETURNS

Returns Over Cash Cost (Includes Pasture Rent), Annual

