

2018 Crop Land Rental Rate Survey Results

Dodge and Fond du Lac Counties

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Overview of Survey

Each year UW-Extension offices of Dodge and Fond du Lac counties receive several questions about farmland rental rates from farm operators as well as non-farm landowners. To better answer these questions, a farmland rental rate survey was conducted in the winter of 2017-2018. The survey is intended to provide township level rental rate information for landlords and tenants who negotiate farmland rental contracts in the many townships of Dodge and Fond du Lac counties.

Respondents were asked to report what they paid for cash rent on the farmland they operate or the rent received for land they lease to others. Data was collected through an anonymous survey, with returned information on 190 parcels of rental land. The price range per acre for non-irrigated cropland ranged from \$50 to \$325 per acre for the two counties. The average price for Dodge County was \$172 per acre and Fond du Lac averaged \$148 per acre.

According to the United States Department of Agriculture – National Agriculture Statistics Service, the average cash rent price per acre for Dodge County in 2017 was \$199.99 and \$173 for Fond du Lac. Dodge County had the second highest published cash rent for non-irrigated cropland in Wisconsin. The data collected from our surveys is to help farmers better understand the diversity of cash rent prices within the county.

County Averages

Dodge County

Results from 101 unique farmland parcels

- Average Rental Size—**118 acres**
- Average Cash Rent per Acre – **\$172**
- Average Corn Yield—**174 bu/A**

Fond du Lac County

Results from 89 unique farmland parcels

- Average Rental Size—**101 acres**
- Average Cash Rate per Acre— **\$148**
- Average Corn Yield—**159 bu/A**
- Organic Rentals: **2**

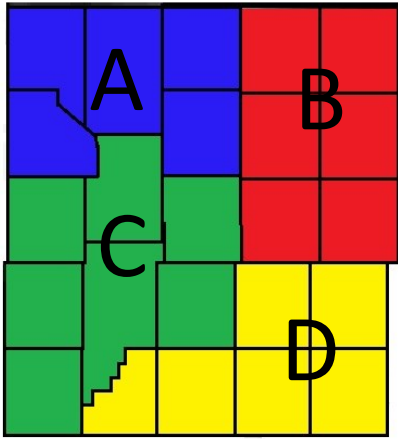
Using Survey Data

The rental rate survey should be used as a guide, rather than an absolute, when determining rental rates. Rental rates in various areas may be impacted by several factors, including but not limited to: competition for the land, commodity prices, input costs, land ownership costs, distance to operator, size of field, productivity of soil types, and slope of the land. These averages and ranges are presented only as a starting point for negotiations between the landowner and renter.

References

Service, U. S. (2017). *Wisconsin Ag News - County Cash Rent*. Madison, WI.

Dodge County



(A) Fox Lake, Trenton, Chester, Westford, Burnett

- Data from 12 unique farmland parcels
- Average acres: 137
- Average cash rental rate: \$223
- Average corn yield: 199 bu/A

(B) Leroy, Lomira, Williamstown, Theresa, Hubbard, Herman

- Data from 23 unique farmland parcels
- Average acres: 118
- Average cash rental rate: \$171
- Average corn yield: 174 bu/A

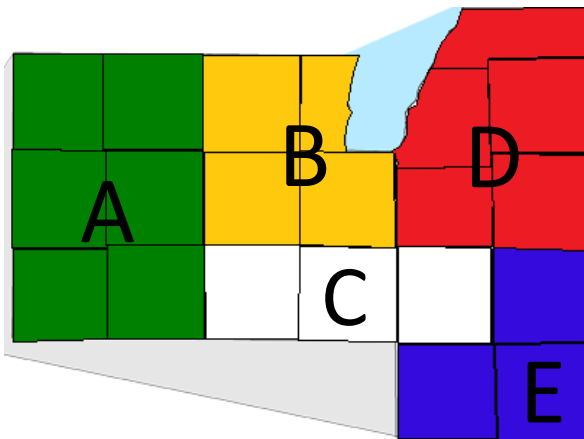
(C) Calamus, Beaver Dam, Oak Grove, Elba, Lowell, Clyman, Portland

- Data from 15 unique farmland parcels
- Average acres: 196
- Average cash rental rate: \$154
- Average corn yield: 183 bu/A

(D) Shields, Emmet, Lebanon, Ashippun, Hustisford, Rubicon

- Data from 9 unique farmland parcels
- Average acres: 89
- Average cash rental rate: \$126
- Average corn yield: 176 bu/A

Fond du Lac County



(A) Ripon, Rosendale, Metomen, Springvale, Alto, Waupun

- Data from 20 unique farmland parcels
- Average acres: 79
- Average cash rental rate: \$192
- Average corn yield: 193 bu/A

(B) Eldorado, Friendship, Lamartine, Fond du Lac

- Data from 11 unique farmland parcels
- Average acres: 115
- Average cash rental rate: \$149
- Average corn yield: 151 bu/A

(C) Oakfield, Byron, Eden

- Data from 17 unique farmland parcels
- Average acres: 125
- Average cash rate: \$140
- Average corn yield: 161 bu/A

(D) Ashford, Auburn, Osceola

- Data from 20 unique farmland parcels
- Average acres: 122
- Average cash rental rate: \$142
- Average corn yield: 165 bu/A

(E) Empire, Forest, Taycheedah, Marshfield, Calumet

- Data from 21 unique farmland parcels
- Average acres: 65
- Average cash rental rate: \$117
- Average corn yield: 123 bu/A

Data above from respondent who specified township

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