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REAL ESTATE RENTAL RATES

- **Cropland**
- **Pasture**
- **Farm Buildings**

**New York State
1984**

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Acknowledgments

Appreciation is expressed to each person who responded to the questionnaire on which this survey was based. Their efforts and interest were essential in providing the data summarized here for the benefit of agricultural industry in New York State.

REAL ESTATE RENTAL RATES

Introduction and Purpose

In the fall of 1984, a survey form was distributed by county extension agents to obtain current rental rates paid by farmers for open cropland, pasture, and farm buildings. A previous survey, in 1981, provided data only for open cropland rental rates paid by farmers throughout the State. This expanded survey was used to update that information and to provide additional data on other real estate items also rented to farmers; namely, pasture and farm buildings.

Although not as extensive as in 1981, the cropland rental rate data received in the 1984 survey will provide more current information on the most common real estate item rented by New York farmers. The pasture rental data will also provide an indication of actual rates paid for pasture in 1984 throughout the State.

The information obtained and presented here regarding the rental of farm buildings is sketchy at best. Even so, a description of the facilities rented and the price paid may help the reader realize how variable such situations are and may provide some insights about the problems of renting farm buildings.

The survey was also designed to obtain current information on prices paid by farmers for various field crops sold at the farm level. These crops include standing hay, harvested silage crops, and various forms of harvested corn grain crops. These results are published in a separate report.* A copy of the survey form is included in this report as Appendix I.

*Prices Paid for Standing Hay, Silage and Corn Grain Crops, New York State, 1984; A.E. Res. 85-18, D.P. Snyder, Department of Agricultural Economics, Cornell University, Ithaca, New York 14853-7801.

CROPLAND RENTAL RATES

Background

Rented cropland makes up an important portion of the total cropland operated by New York State farmers. Typically, farm operators own a basic package of farm real estate the characteristics of which depend largely upon the type of farm operated.

Dairy farms include a greater investment in buildings and less in land than crop farms. Because cash crop farms depend on cropland as the basic unit of production, it is reasonable to expect rented cropland to be a more significant factor on a cash crop farm than on a dairy farm.

Most continuing farm research data in New York involves dairy farms. Data from the annual New York Dairy Farm Business Summaries indicate that the past 10 years have seen an increase in the importance of rented cropland on dairy farms. In that period, total real estate rental costs have remained at about two percent of total cash farm expenses. Also, on these dairy farms, the number of rented crop acres has increased over the years. Since 1980, rented cropland has been about 40 percent of total cropland operated on these dairy farms. Before 1980, rented cropland was more typically 31 to 35 percent of the total crop acres operated by dairy farmers.

The availability of cropland for rent has enabled farm operators to grow more crops without the large capital investment necessary to buy more land. In many cases, the land is owned by a retired farmer or his family who neither care to nor are under any pressure to sell. Thus, a rental arrangement may satisfy the interests of both landlord and tenant. With land available to rent, a farmer can test a larger size operation without the commitment of ownership. Once committed to the larger operation, the rented land becomes more important to the business. The next step is usually the purchase of additional cropland as it comes on the market.

In addition to land owned by retired farm families, cropland is available for rent from nonfarm landowners. These include rural residents and land investors neither of whom have an interest in working the land themselves. Frequently, these owners are concerned with keeping the land in production and wish to recover, mainly, the cash costs of ownership such as taxes and insurance, etc.

Real estate rental arrangements are quite varied in nature and depend, frequently, on the inclinations of the parties involved as well as the nature of the assets rented. Leases are required by some because of the security involved - the explicit knowledge of the time period and of what to expect of each party. Others are quite satisfied with oral arrangements because of the freedom and flexibility they see from their point of view.

Costs vary for many reasons. Some parcels may include different types of assets such as buildings, pasture, and cropland. Arrangements may include provision for maintaining fences, pH levels or buildings. Distance from the home farm is a factor to be considered by the renter as is field size, accessibility, and perceived productivity. Certainly, supply and demand have an influence on the agreed upon terms of any rental arrangement.

The widespread practice of renting additional cropland by most New York farm operators and related questions about costs have been some of the

motivations for the current study. Questions and concerns in the field, when expressed frequently enough, deserve answers and a response.

Another reason for the need for comprehensive data on cropland rental costs, in particular, relates to the special valuation features of current tax legislation for valuing farm real estate in estate tax matters. The documented cash rental value of farmland may serve to support the application of use valuation procedures in estate valuation. Under qualified conditions farm real estate may be valued at its farm use value rather than at its market value. Use valuation can be of significant benefit in some cases if the supporting information is documented.

To obtain as broad a response as possible from all parts of the State, a questionnaire was distributed to extension agents in all of the agricultural counties. The agents, in turn, sent the questionnaire to the appropriate audience to be completed and returned. The intent of the questionnaire was to obtain cash rental data for open cropland used for field and vegetable crop production.

Data from extension agents was received at the College, processed, and summarized in the tables which make up the core of this report. The tables contain data for townships as well as counties as indicated by the responses received.

Results of The Survey

The survey resulted in responses which provided data for 1,515 parcels of rented, open cropland throughout the State. These parcels represented 66,016 acres of land. The data are summarized in two tables.

The first, Table 1, provides information about cropland rental costs per acre for all parcels in the State and for each county for which data were received. In addition to county data, land rental costs are presented for townships when there was data for at least five parcels that could be averaged together.

In a few cases, counties reported as few as two parcels of rented cropland. Even so, the results are listed as an indication of costs to the extent available. The reader should realize that when numbers are few, the results are not likely to be representative of the entity as a whole. However, even a few observations tell part of the story of land rental costs.

For each entity shown in Table 1, the number of parcels used to provide the results is listed. In addition, the number of cropland acres rented is shown to provide another indication of the significance of the results.

Cost per acre information is presented in several ways. The weighted average cost per acre removes the effect of the wide range of parcel size and the number of parcels of each size. It treats all the parcels in each entity as one large parcel.

Most of the information, however, is based on data for the individual parcels. In addition to the average cost per acre for the parcels in each region, the median or midpoint cost per acre is provided. The range in parcel costs per acre shows how variable cropland rental rates are for the entity. Finally, an effort is made to show the range within which a significant portion of all parcels commonly occurred.

For the State as a whole, Table 1 shows the weighted average rental cost for 66,016 acres of open cropland in 1984 was \$30 per acre. The parcel average cost of \$28 per acre indicates that parcel costs per acre were more commonly below the weighted average cost than above it. Half of the parcels were rented for less than \$23 per acre. While the range was great - from \$1 to \$200 per acre - the great majority of parcels - 83 percent - rented for between \$10 and \$50 per acre.

Table 1 provides similar data for the counties and townships listed.

Additional information about cropland rental rates is provided in Table 2. Each respondent was asked to indicate whether the land was rented by oral agreement or a written lease. Also, respondents were asked to rate the land they rented as to quality using a simple "good, fair, or poor" rating system. All parcels of cropland in the survey results are upland soils - no muckland is included.

Table 2 shows that 29 percent of the parcels in the State group were rented under a written lease arrangement. Cropland rated as "good" rented for an average of \$32 per acre for the State with half of the parcels renting for less than \$26 per acre. Nearly half of all parcels - 746 - were rated as "good".

Forty-five percent of all parcels - 683 - were termed as "fair" cropland. These parcels rented for an average of \$23 per acre with half renting for less than \$20 per acre. Only 86 parcels were classified as "poor" cropland. Rental for these parcels averaged \$20 per acre with a median cost of \$15 per acre.

The data in Table 2 are presented for the State and each county which reported five or more parcels of rented cropland. Township data based on the quality rating were omitted.

In the three years since the previous survey of cropland rental rates, these data would indicate an increase of about 17 percent in average cash rental rates. Rental costs for cropland rated as "good" and "fair" increased a similar amount while "poor" cropland rental rates increased about a third over 1981 rates.

In spite of currently decreasing land values and interest rates and increasing real estates taxes, cash rent paid for cropland continues to be generally less than the cost of ownership.

Table 1.

CROPLAND RENTAL COSTS PER ACRE
State, County, and Township
New York, 1984

State, County & Township	Region				Parcel			
	Parcels	Acres	Wtd. avg.	Avg.	Median	Range	Most common %	between
	no.	no.	\$	\$	\$	\$	%	\$
New York State	1,515	66,016	30	28	23	1-200	83	10-50
Allegany	14	458	21	16	15	5-40	57	13-22
Broome	11	631	15	15	10	5-25	55	5-11
Cattaraugus	140	5,497	25	25	22	2-100	56	15-35
Allegany	5	67	22	26	23	17-43	40	23-27
Ashford	8	431	38	33	18	3-100	38	5-15
Cold Spring	5	149	22	23	25	14-28	40	25-27
Conewango	10	135	22	20	16	10-35	40	14-18
Dayton	10	684	22	24	21	10-43	40	13-17
East Otto	6	126	22	21	25	10-27	68	25-27
Franklinville	7	169	29	27	20	15-48	43	13-17
Great Valley	7	279	39	32	25	17-50	43	23-27
Hinsdale	7	157	26	20	15	10-50	43	13-17
Leon	5	82	38	38	30	30-60	60	28-32
Little Valley	5	69	28	25	25	10-35	40	22-26
Mansfield	6	398	29	28	30	17-40	50	30-34
Cayuga	2	175	23	21	21	17-25	N/A	
Chautauqua	89	2,245	26	23	20	4-57	47	8-22
Cherry Creek	6	123	33	31	29	20-50	68	18-32
Clymer	8	195	41	30	29	4-57	*	
French Creek	8	352	37	28	32	5-50	38	38-42
Mina	7	295	20	19	12	5-40	43	8-12
Poland	16	344	31	31	30	13-55	50	28-37
Stockton	9	178	14	16	15	10-38	78	8-17
Villanova	5	73	17	18	20	10-25	60	15-21
Chemung	15	527	15	17	15	2-40	47	8-17
Chenango	28	1,200	24	25	20	9-70	64	9-22
Columbus	5	220	19	18	15	13-25	60	13-17
Greene	7	348	19	20	20	13-35	57	18-22
Guilford	5	137	14	13	15	9-17	40	15
Sherburne	6	243	45	49	50	30-70	50	48-57

Table 1 continued

State, County & Township	Region				Parcel			
	Parcels	Acres	Wtd. avg.	Avg.	Median	Range	Most common %	between
	no.	no.	\$	\$	\$	\$	%	\$
Clinton	28	915	25	23	23	8-42	57	18-32
Beekmantown	6	161	34	31	31	16-42	50	28-32
Champlain	7	308	23	19	19	8-29	*	
Plattsburg	7	253	26	25	25	15-35	*	
Columbia	25	1,683	26	26	25	5-50	48	18-27
Cortland	26	805	30	29	25	9-55	42	18-27
Cortlandville	9	290	35	36	36	9-55	*	
Delaware	18	768	22	21	19	6-61	67	8-22
Dutchess	42	1,884	24	23	20	5-77	69	18-32
Fishkill	6	51	20	20	20	20	100	20
LaGrange	6	281	26	25	27	17-30	50	29-31
Pine Plains	5	231	29	27	30	12-40	*	
Pleasant Valley	8	404	24	20	15	5-40	38	13-17
Erie	90	3,510	27	24	20	4-89	61	5-25
Clarence	6	240	11	10	8	5-20	50	5-7
Collins	6	147	25	27	25	10-40	*	
Eden	15	349	29	26	20	10-81	80	5-35
Elma	7	127	33	32	20	15-50	*	
Evans	5	190	15	15	15	10-20	60	15
Grand Island	6	123	31	32	33	11-50	*	
Newstead	16	591	16	14	12	4-25	*	
North Collins	5	142	33	30	33	14-45	*	
Essex	6	334	12	17	20	5-25	50	20
Genesee	64	4,356	37	32	30	10-55	84	18-52
Alexander	9	515	27	25	21	15-42	68	18-26
Batavia	8	451	41	36	38	20-55	38	43-47
Pavilion	10	594	41	37	38	15-50	50	33-42
Stafford	12	981	43	42	48	20-55	42	48-52
Herkimer	12	272	31	31	30	14-50	50	28-37
Jefferson	55	1,671	21	19	20	1-44	62	12-22
Adams	9	177	31	28	30	20-40	56	30
Champion	7	157	14	15	17	7-24	*	
Ellisburg	8	270	28	25	25	15-35	*	
Rodman	6	293	33	27	25	20-44	50	18-22
Rutland	5	91	17	17	10	10-30	60	10
Watertown	6	114	19	18	20	10-20	83	20

Table 1 continued

State, County & Township	Region				Parcel			
	Parcels	Acres	Wtd. avg.	Avg.	Median	Range	Most common \$ between	
	no.	no.	\$	\$	\$	\$	\$	\$
Lewis	3	39	25	27	30	18-32	*	
Livingston	90	6,177	27	25	25	6-55	47	18-27
Avon	5	578	43	41	45	25-45	80	45
Caledonia	11	560	30	28	30	10-55	45	28-37
Geneseo	6	260	24	21	21	18-27	50	21-22
Lima	12	743	25	26	23	15-40	50	18-26
Livonia	7	590	31	28	30	18-38	43	30
Mount Morris	5	507	22	22	15	10-50	60	8-17
Nunda	8	433	22	21	20	7-36	63	18-27
York	21	1,187	32	28	25	10-47	52	18-27
Madison	7	449	27	27	28	10-40	71	23-32
Monroe	98	5,801	22	21	20	6-60	70	13-27
Clarkson	5	215	17	18	17	13-22	40	17
Hamlin	19	1,813	23	20	20	13-35	74	15-21
Mendon	7	345	24	20	15	10-40	57	8-17
Ogden	18	778	27	26	25	14-48	94	14-37
Penfield	7	268	25	25	25	15-31	57	25-27
Riga	10	707	16	18	18	10-25	60	15-21
Rush	12	580	23	20	20	9-34	68	14-26
Sweden	6	480	22	22	19	10-42	*	
Montgomery	8	320	28	28	26	20-40	75	25-31
Niagara	31	1,421	19	15	15	6-25	55	9-17
Lockport	6	164	17	17	16	14-24	*	
Pendleton	6	141	12	11	10	7-22	83	7-10
Somerset	5	595	24	20	18	14-25	60	14-19
Oneida	56	1,696	32	31	28	8-87	57	15-35
Annsville	6	89	38	29	15	15-87	68	15-25
Augusta	5	124	38	36	35	20-60	*	
Marshall	8	356	33	38	38	19-60	75	28-47
New Hartford	6	128	27	28	29	18-35	*	
Western	5	172	23	20	18	10-30	*	
Westmoreland	5	155	24	25	25	20-28	*	
Onondaga	2	120	20	21	21	19-23	N/A	

Table 1 continued

State, County & Township	Region				Parcel			
	Parcels	Acres	Wtd. avg.	Avg.	Median	Range	Most common % between	
	no.	no.	\$	\$	\$	\$	%	\$
Ontario	28	1,343	47	41	35	9-80	57	15-45
Geneva	7	391	60	56	55	35-80	*	
Phelps	8	256	29	26	26	16-33	38	25-27
Seneca	5	302	67	67	75	40-80	60	73-80
Orange	20	1,281	20	15	12	4-69	90	5-25
Goshen	10	822	26	17	12	5-69	90	5-25
Orleans	35	1,689	26	24	25	6-40	63	13-27
Carlton	5	261	31	29	25	20-40	*	
Clarendon	5	142	20	22	20	15-31	*	
Gaines	6	222	24	21	25	10-25	68	25
Ridgeway	6	290	25	22	23	6-40	*	
Otsego	26	661	19	19	18	5-40	50	13-22
Butternuts	5	167	14	11	10	5-18	*	
Pittsfield	6	119	21	22	17	6-40	50	13-22
Rensselaer	34	1,213	24	26	26	6-50	82	13-42
Hoosick	5	127	18	24	20	15-35	*	
Postenkill	7	132	19	22	20	10-38	*	
Schaghticoke	11	380	38	34	34	13-50	64	28-42
St. Lawrence	18	587	14	13	12	5-21	78	9-17
Oswegatchie	6	250	11	10	9	5-19	68	7-11
Saratoga	2	70	34	36	36	28-44	N/A	
Schuyler	4	243	15	15	15	14-16	*	
Seneca	6	251	32	36	32	16-80	68	16-35
Steuben	20	746	13	15	15	7-40	75	8-17
Suffolk	88	3,436	94	82	80	16-200	76	50-110
Brookhaven	6	201	109	85	98	33-120	50	95-105
Riverhead	25	1,000	81	79	79	43-130	52	75-105
Southampton	26	1,353	103	92	100	50-135	46	85-115
Southold	25	597	72	65	70	16-100	40	55-75
Sullivan	10	275	21	19	10	7-50	50	8-12
Tioga	23	611	14	17	15	5-35	70	10-22
Owego	8	277	15	15	14	5-30	38	14-18

Table 1 continued

State, County & Township	Region		Parcel					
	Parcels	Acres	Wtd. avg.	Avg.	Median	Range	Most common % between	
	no.	no.	\$	\$	\$	\$	%	\$
Tompkins	37	1,343	26	25	22	8-40	35	18-22
Caroline	7	322	19	18	20	13-22	*	
Dryden	6	147	20	19	20	14-22	68	20
Groton	7	293	29	29	32	16-35	43	35
Lansing	10	346	37	37	38	30-40	50	40
Ulster	16	663	20	20	18	4-35	*	
Marbletown	5	59	11	11	10	4-20	*	
Washington	58	2,337	28	27	26	5-60	57	18-32
Argyle	9	346	14	17	12	5-30	56	5-14
Easton	12	580	38	35	35	20-50	68	28-42
Hartford	6	266	23	22	21	20-27	50	20
Jackson	5	238	30	27	32	10-40	40	28-32
Salem	15	406	26	30	30	16-40	60	30-40
Wayne	79	4,125	29	28	25	4-40	51	23-32
Galen	8	629	39	39	40	29-40	88	40
Lyons	5	925	26	26	25	20-30	*	
Macedon	6	379	31	27	30	8-32	83	30-31
Palmyra	24	810	26	25	25	10-40	63	18-26
Rose	6	317	38	39	40	36-40	83	40
Sodus	7	281	25	24	20	20-35	57	20
Walworth	9	421	29	28	30	16-33	68	30
Wyoming	46	1,716	26	24	20	4-60	70	8-32
Middlebury	14	552	13	13	12	4-30	57	6-14
Sheldon	6	121	25	24	25	17-30	68	25-30
Warsaw	7	225	22	24	20	10-50	71	10-20
Yates	5	472	47	43	50	25-50	60	50

*Cost per acre was evenly distributed within the range.

Table 2.

CROPLAND RENTAL COSTS PER ACRE
By Quality
State and Counties
New York, 1984

State & County	Percent leased	Parcel Cost Per Acre								
		Good			Fair			Poor		
		No.	Avg.	Median	No.	Avg.	Median	No.	Avg.	Median
	%		\$	\$		\$	\$		\$	\$
New York State	29	746	32	26	683	23	20	86	20	15
Allegany	29	7	17	15	6	18	18	1	6	6
Broome	18	4	24	25	6	10	10	1	5	5
Cattaraugus	32	78	29	25	57	20	17	5	14	12
Chautauqua	27	46	29	30	37	18	18	6	10	8
Chemung	7	12	20	19	2	8	8	1	2	2
Chenango	39	11	36	35	16	18	15	1	10	10
Clinton	32	13	23	24	15	23	23	0		
Columbia	32	10	31	28	13	23	22	2	26	26
Cortland	12	16	36	35	9	18	18	1	20	20
Delaware	28	7	30	33	10	16	13	1	10	10
Dutchess	52	15	28	25	26	20	20	1	11	11
Erie	22	45	29	22	39	20	20	6	14	13
Essex	33	2	23	23	4	14	15	0		
Genesee	34	32	38	40	30	26	23	2	28	28
Herkimer	25	8	32	30	4	30	27	0		
Jefferson	29	26	24	22	29	15	12	0		
Livingston	28	42	28	25	41	24	23	7	16	10
Madison	71	6	28	29	1	25	25	0		
Monroe	23	60	23	20	37	19	20	1	10	10
Montgomery	38	4	32	30	4	24	25	0		
Niagara	13	15	19	17	14	12	10	2	16	16
Oneida	21	31	29	28	21	35	30	4	22	20
Ontario	36	9	68	75	14	30	28	5	26	32
Orange	40	7	20	12	13	12	12	0		
Orleans	31	16	25	25	18	23	20	1	25	25
Otsego	19	12	22	19	12	15	14	2	16	16
Rensselaer	38	9	32	33	22	25	24	3	18	20
St. Lawrence	39	11	14	15	7	10	10	0		
Seneca	33	4	43	35	2	22	22	0		
Steuben	40	6	21	17	8	12	11	6	14	15
Suffolk	40	51	91	95	28	76	75	9	54	52
Sullivan	0	4	12	10	6	24	15	0		
Tioga	13	6	24	23	14	16	14	3	10	10
Tompkins	41	24	26	20	12	23	22	1	30	30
Ulster	31	5	17	15	11	20	28	0		
Washington	17	27	30	30	25	26	25	6	19	16
Wayne	19	36	29	30	41	27	25	2	9	9
Wyoming	37	21	29	25	20	22	22	5	10	7
Yates	40	4	44	50	1	40	40	0		

PASTURE RENTAL RATES

As dairy herds have increased in size, dairy farmers have come to depend less on pasture for their milking cows. However, pasture continues to be used by most dairy farmers for replacement heifers to some extent. Many dairy farmers supplement pasture feeding for heifers with stored forage and some of the larger herds have programs involving total confinement for most heifers with all forage coming from storage.

In addition to dairy heifers, New York pastures are used for beef cows with calves and for steers.

When land available to be used as pasture is not sufficient for the number of head to be pastured, the farmer either reduces the herd, uses stored forage to supplement the pastures or seeks additional pasture for rent. In some cases, livestock is placed on rented pasture because of the availability of the landowner to look after the stock on pasture.

The 1984 Land Rent and Crop Price Survey was designed to include information about simple, straight forward cash pasture rental arrangements in New York State. Rentals that included buildings and various exchange arrangements were excluded. Even so, there were many variables in the cash rental arrangements. Pasture quality, length of the period, and number of head pastured were all factors to be considered. Fence maintenance and stock supervision responsibilities varied widely and were factors that did not seem significant enough to affect the following analysis.

Results of The Survey

Figure 1 shows the location of the 197 responses to the pasture rent section of the Survey Form. Responses were received from all areas of the State. Therefore, the State was divided into six regions thought to be generally similar in type of agriculture and other characteristics that would affect pasture rentals.

Data received for the six regions were summarized and analyzed to provide information for seven factors that will help describe pasture rental experiences throughout the State. Regional information is shown in Tables 3 and 4 on the following pages.

Each respondent to the pasture rent survey was asked to rank the rented parcels for quality. Results for the seven factors are presented for the State for each of three quality classes in Table 5. Quality classes are designated as "good, fair, or poor" and are based on the renter's opinion of the pasture he rented.

Results for the State as a whole are shown in each Table. This enables the reader to compare both regional and quality results with the Statewide results. Each factor is described in terms of the average, median, and range of the responses. In addition, an indication is provided of the range within which most of the responses fell. For the three factors dealing with rental costs, the weighted average cost for each group is provided to remove the effects of parcel size, number, and cost differences.

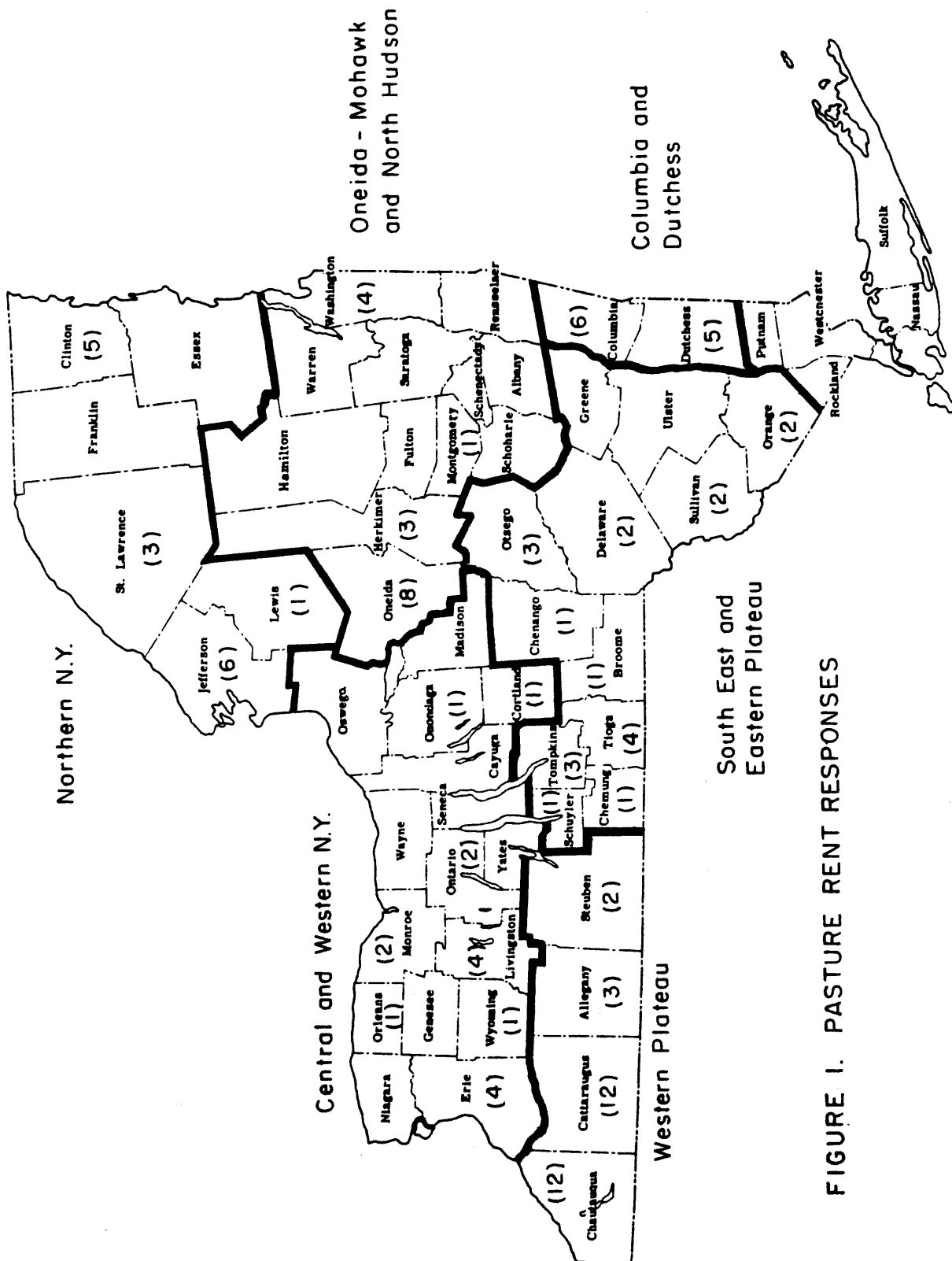


FIGURE 1. PASTURE RENT RESPONSES

The average parcel size for 107 rented pastures in New York State was 52 acres each with a range from 5 to 250 acres. However, most parcels were well below the average size with half of all parcels falling below 35 acres each. Sixty-two percent of the parcels had between 10 and 50 acres each.

Herd size on rented pasture in the State ranged from 2 to 105 head of open heifers, steers, or beef cows. The average size was 23 head for each parcel with 82 percent of the herds having between 5 and 35 head each.

Capacity for the normal five to six month pasture season averaged 0.6 head per acre.

Rented pasture costs are presented in three ways. Rental arrangements were based on a stated cost per acre, a rate per animal month or a season rate per head. Rental costs for 57 percent of the responses ranged between \$5 and \$15 per acre with a weighted average cost of \$11 per acre.

The weighted average cost per animal month was about \$4 with 84 percent of the responses falling below \$7. For the normal five to six month pasture season, costs for the 107 responses received for the State averaged \$21 per head. About two-thirds of the responses indicated season costs between \$5 and \$25 per head.

Information for each of these factors is displayed in Tables 3 and 4 for the six regions and in Table 5 for the three pasture quality groups.

Table 3.

**Rented Pasture Size and Capacity
Three Regions
New York State, 1984**

Item	Region			New York State
	SE & E. Plateau	Columbia & Dutchess	Oneida-Mohawk & N. Hudson	
Number of responses	20	11	16	107*
Parcel size, acres				
Average	35	70	35	52
Median	25	55	30	35
Range	10-100	20-180	10-60	5-250
Most common between	74% 10-45	70% 30-90	64% 18-37	62% 10-50
Herd size, number				
Average	19	28	23	23
Median	16	25	21	20
Range	4-50	14-64	8-52	2-105
Most common between	60% 7-22	82% 17-32	81% 8-32	82% 5-35
Season capacity, head/acre				
Average	0.6	0.6	0.7	0.6
Median	0.6	0.5	0.6	0.5
Range	0.2-1.7	0.2-1.0	0.3-1.8	0.1-2.1
Most common between	80% 0.3-0.9	70% 0.2-0.7	64% 0.3-0.7	68% 0.1-0.7
Season length, months				
Average	6	5	6	6
Median	6	5	6	6
Range	4-12	3-7	3-7	2-12
Most common between	80% 5-6	55% 5-6	81% 5-6	79% 5-6

*See also Table 4.

Table 3 continued

Pasture Rental Rates
Three Regions
New York State, 1984

Item	Region			New York State
	SE & E. Plateau	Columbia & Dutchess	Oneida-Mohawk & N. Hudson	
Number of responses	20	11	16	107*
Cost per acre, \$				
Weighted average	14	20	14	11
Response - average	11	21	16	12
- median	8	16	9	8
- range	2-67	2-77	2-60	1-77
- most common	65%	64%	63%	57%
between	5-15	5-25	2-12	5-15
Cost per animal month, \$				
Weighted average	3.81	9.22	3.32	3.92
Response - average	3.36	8.75	3.23	4.04
- median	2.36	6.35	3.14	3.33
- range	<1-15	2-31	1-8	<1-31
- most common	80%	64%	44%	84%
between	1-5	3-12	4-5	<1-6
Season cost per head, \$				
Weighted average	23	46	19	22
Response - average	19	39	19	21
- median	14	38	17	17
- range	5-75	10-93	6-45	2-100
- most common	65%	45%	44%	67%
between	5-25	5-25	6-12	5-25

*See also Table 4.

Table 4.

Rented Pasture Size and Capacity
Three Regions
New York State, 1984

Item	Region			New York State
	Northern New York	Central & Western NY	Western Plateau	
Number of responses	15	16	29	107*
Parcel size, acres				
Average	79	64	44	52
Median	50	35	32	35
Range	20-250	5-220	12-200	5-250
Most common	87%	87%	72%	62%
between	20-110	10-110	12-50	10-50
Herd size, number				
Average	22	24	23	23
Median	16	20	18	20
Range	8-50	2-70	8-105	2-105
Most common	60%	75%	75%	82%
between	8-17	5-35	8-35	5-35
Season capacity, head/acre				
Average	0.4	0.6	0.7	0.6
Median	0.3	0.6	0.6	0.5
Range	0.1-1.0	0.1-1.8	0.2-2.1	0.1-2.1
Most common	68%	60%	80%	68%
between	0.2-0.4	0.3-0.7	0.2-0.9	0.1-0.7
Season length, months				
Average	6	6	6	6
Median	6	6	6	6
Range	4-7	4-9	2-7	2-12
Most common	80%	81%	76%	79%
between	5-6	5-6	5-6	5-6

*See also Table 3.

Table 4 continued

Rented Pasture Size and Capacity
Three Regions
New York State, 1984

Item	Region			New York State
	Northern New York	Central & Western NY	Western Plateau	
Number of responses	15	16	29	107*
Cost per acre, \$				
Weighted average	4	9	10	11
Response - average	5	12	11	12
- median	5	10	9	8
- range	<1-12	1-50	1-53	1-77
- most common	40%	67%	60%	57%
between	5-6	3-13	3-13	5-15
Cost per animal month, \$				
Weighted average	2.73	3.88	2.86	3.92
Response - average	2.97	4.21	3.61	4.04
- median	3.33	2.92	3.00	3.33
- range	<1-7	1-15	<1-20	<1-31
- most common	80%	69%	72%	84%
between	1-4	2-5	2-5	<1-6
Season cost per head, \$				
Weighted average	15	23	16	22
Response - average	16	23	20	21
- median	19	16	15	17
- range	2-30	7-60	3-100	2-100
- most common	60%	56%	69%	67%
between	14-26	8-18	5-25	5-25

*See also Table 3.

Table 5.

Rented Pasture Size and Capacity
Based on Quality
New York State, 1984

Item	Quality			All responses
	Good	Fair	Poor	
Number of responses	18	73	15	107*
Parcel size, acres				
Average	34	58	41	52
Median	34	35	30	35
Range	10-80	5-250	10-100	5-250
Most common	53%	59%	47%	62%
between	15-45	10-50	15-35	10-50
Herd size, number				
Average	21	23	23	23
Median	20	20	15	20
Range	8-50	2-70	6-105	2-105
Most common	68%	81%	80%	82%
between	8-22	5-35	5-25	5-35
Season capacity, head per acre				
Average	0.8	0.6	0.6	0.6
Median	0.7	0.5	0.4	0.5
Range	0.4-1.8	0.1-1.8	0.2-2.1	0.1-2.1
Most common	93%	68%	80%	68%
between	0.4-1.1	0.1-0.7	0.1-0.7	0.1-0.7
Season length, months				
Average	6	6	5	6
Median	6	6	6	6
Range	2-12	3-12	3-7	2-12
Most common	78%	82%	60%	79%
between	5-6	5-6	5-6	5-6

*One record did not indicate quality.

Table 5 continued

Item	Quality			All responses
	Good	Fair	Poor	
Number of responses	18	73	15	107*
Cost per acre, \$				
Weighted average	20	10	6	11
Response - average	15	12	8	12
- median	9	8	6	8
- range	3-67	1-77	1-15	1-77
- most common	60%	59%	47%	57%
between	5-15	5-15	3-7	5-15
Cost per animal month, \$				
Weighted average	4.39	4.11	2.12	3.92
Response - average	4.00	4.05	3.29	4.04
- median	3.42	3.33	2.78	3.33
- range	<1-15	<1-31	1-11	<1-31
- most common	72%	58%	68%	84%
between	1-5	2-6	1-3	<1-6
Season cost per head, \$				
Weighted average	26	24	11	22
Response - average	22	22	15	21
- median	20	17	13	17
- range	5-75	2-100	3-38	2-100
- most common	68%	68%	73%	67%
between	5-25	5-25	3-17	5-25

*One record did not indicate quality.

FARM BUILDING RENTAL COSTS

The final question on the 1984 Land Rent and Crop Price Survey form asked for information about the rental cost of dairy barns. As one might imagine, the variation in quality and capacity of rented barns and other assets included in the arrangement rendered most of the 49 responses unsuitable for any meaningful analysis.

About three-fourths of the responses were for the rent of dairy barns and a variety of other assets. In many cases, descriptions were not complete enough to know exactly all of what was rented. Frequently, houses and land were included along with utilities, equipment, and silos. The other quarter of the responses were nominal annual rentals paid for housing heifers or storing hay or silage.

Of all the responses, only 14 were complete and similar enough to be analyzed as a group. In these cases, the data provided a basis for determining an average rental cost per cow per month for the dairy barn and associated feed storage, equipment, and other buildings used for the herd normally handled on the farmstead. Several responses indicated that the rental cost also covered the utilities for the barn.

Rental costs for these 14 barns and other facilities ranged from \$1 to \$30 per cow per month and averaged \$7 per cow per month. Half of the responses showed a rental cost of less than \$6 per cow per month. Six responses fell in the range between \$10 and \$16 per cow per month.

Using the average cost for this group of 14 barn rental arrangements, an 80 cow dairy farm and related equipment and silos, etc., would rent for \$560 per month.

Barn rental arrangements should identify the assets to be rented and the associated costs to be paid by each party. Quality and capacity of the facility as well as competition for use of the buildings should have a significant affect on the rental rate established. Only if both parties are sensitive to the concerns of the other will any barn rental arrangement be mutually satisfactory for any length of time.

Oct 1984

1984 LAND RENT AND CROP PRICE SURVEY

If you rented land or purchased crops in 1984, your help will be appreciated to update our 1981 study so we have current information to help answer your questions for our county and the State.

Please complete the appropriate parts of this form and return as indicated later. Darwin Snyder, research worker at Cornell, will summarize and publish the results which will be available in early 1985 through your extension office. Your name is not required so answers will be confidential. Thanks for your help.

Cooperative Extension Agent

I. Open Cropland rented in 1984:

- Only straight, clear cut cash rentals
- Only open cropland used for annual field and vegetable crops
- Exclude hay land, pasture, fruit and buildings

Rented Parcel No.			For 1984				Rental arrangement		Land Quality
			No. of crop acres rented	Cost per acre	or Total cost	Crop harvested	Check One:		1-Good
	Written Lease	Oral					2-Fair		
							3-Poor		
	County	Township							4-Muck
1									
2									
3									
4									
5									
6									

(Continue on another sheet if necessary. Please use same headings.)

II. Pasture rented in 1984:

- Only straight, clear cut cash rentals (plus fence maintenance only)
- Exclude rent for any buildings
- Use a separate line for different rates, periods, etc.

Location (county)	No. of pasture acres rented	Quality 1-Good 2-Fair 3-Poor	Total cost in 1984	Do you maint. fences? Y or N	Pasture period in months	If applicable-		Avg. number pastured		
						Cost per head	Per	Steers, bred heifers	Beef cows w/calf	Other
			\$			\$	per			
			\$			\$	per			

(Please continue on other side.)

1984 LAND RENT AND CROP PRICE SURVEY (con'd)

III. Standing Hay that I (please indicate which) _____ purchased or _____ sold in 1984:

- Only straight, clear cut cash transactions - no share deals
- Use a separate line for different transactions, rates, etc.

Location (county)	Parcel acres	Avg 1 way distance to user	Hay type -		Total cost 1984	Price per: acre or bale		Cuttings harvested:			
			Mostly					1st	2nd	3rd	All ? Y or N
			Legume	Grass							
		mi			\$	\$	\$				
		mi			\$	\$	\$				

IV. Crop prices that I (please indicate which) _____ paid or _____ received in 1984:

	Silage		High Moisture Corn		Dry Ear Corn
	Corn	Hay Crop	Ear	Shell	
Distance 1 way (producer to user)	mi	mi	mi	mi	mi
County - Produced in:					
Delivered to:					
Price per ton (average)	\$	\$	\$	\$	\$
Price includes delivery to user? Y or N					
Total quantity	Tons	Tons	Tons	Tons	Tons
Average moisture (estimate)	%	%	(kernel) %	%	(kernel) %
(G-Good, Average quality F-Fair, P-Poor)					

V. Dairy barn rent that I (please indicate which) _____ paid or _____ received in 1984:

\$_____ per (please indicate which) _____ stall, _____ cow, _____ month for what buildings, silos, barn equipment, utilities, etc? _____

_____. Barn is located in _____ County.

Please fold here so return address shows, tape shut, stamp and mail soon. Thanks again.

Your 20¢ stamp helps, too

Darwin P. Snyder
416 Warren Hall
Cornell University
Ithaca, NY 14853-0398