AGRICULTURAL

LAND MANAGEMENT QUARTERLY

Website: agecon.unl.edu/landmanagement
Agricultural Land Management Quarterly Presenters

Archived Programs: agecon.unl.edu/landmanagement

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Outline of topics, Monday, November 18, 2019

- 2019 USDA-NASS Cash Rental Rate Survey
  - Survey process and publication years
  - Cash Rental Rates (Dryland & Irrigated Cropland, Grazing Land)
- 2019 Prevented Plant Cropland & Flooding
  - Prevented plant acreage across Nebraska
  - Considerations for USDA-FSA Programs and Crop Insurance
- Landlord & Tenant Communication
  - Harvest season and closing out the lease
  - Use of Corn stalks, grain bins
- Ask an Expert
  - Review of submitted questions and from meeting participants
  - Upcoming land management workshops and publications
2019 USDA-National Agricultural Statistics Service Cash Rent Survey

PRESENTED BY JIM JANSEN
USDA-National Agricultural Statistics Service Cash Rent Survey

• Biennial survey conducted by the USDA-National Agricultural Statistics Service (NASS) of farmers and ranchers
  • Survey starts in late-winter and conducted through mid-summer of odd-numbered years
  • Analysis published around the second week of September

• Nebraska county estimates in addition to other resources may be found at:
  www.nass.usda.gov/Statistics_by_State/Nebraska/Publications/County_Estimates/
Nebraska Dryland Cropland Rental Rates—2019
USDA-National Agricultural Statistics Service

Website: www.nass.usda.gov/Statistics_by_State/Nebraska/Publications/County_Estimates/
Nebraska Irrigated Cropland Rental Rates—2019
USDA-National Agricultural Statistics Service

Website: www.nass.usda.gov/Statistics_by_State/Nebraska/Publications/County_Estimates/
2019 Prevented Plant Cropland & Flooding

PRESENTED BY JIM JANSEN
# USDA-FSA Prevented Planted Acres by State, Aug 2019

<table>
<thead>
<tr>
<th>Rank</th>
<th>State</th>
<th>Corn</th>
<th>Sorghum</th>
<th>Soybeans</th>
<th>Wheat</th>
<th>Other&lt;sup&gt;b&lt;/sup&gt;</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>South Dakota</td>
<td>2,845,194</td>
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<td>Arkansas</td>
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<td>193,348</td>
<td>59,238</td>
<td>3,868</td>
<td>830,650</td>
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## USDA-FSA Prevented Planted Acres by State, Aug 2019

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<thead>
<tr>
<th>Rank</th>
<th>State</th>
<th>Corn</th>
<th>Sorghum</th>
<th>Soybeans</th>
<th>Wheat</th>
<th>Other&lt;sup&gt;b&lt;/sup&gt;</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>Kansas</td>
<td>218,182</td>
<td>49,334</td>
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<td>Rank</td>
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<td>Prevented Plant Acres</td>
<td>Rank</td>
<td>County</td>
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<td>Howard</td>
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<td>30</td>
<td>Rock</td>
<td>4,508</td>
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</table>
Prevented Plant and Flooded Cropland

- Coordination with applicable parties important to remain in compliance
- USDA-FSA-what programs may be available to remediate damages
  - Program may be available to cost-share in restoration efforts or offset financial burden of damages
- Crop insurance – what provisions must be followed to remain in compliance?
- Other parties involved
  - What information should be shared to maintain good communication?
Landlord & Tenant Communication

PRESENTED BY ALLAN VYHNALEK
Good Communication for Agricultural Leases

- Now is also a good time to visit the farm – observe:
  - Erosion issues (ditches), talk between landlord and tenant about solving
  - Weed pressures – do you consider a fall application for weed control?

- How is yield information shared?
  - On crop share leases – what information is known?
  - What about cash leases?
  - Can the landowner ask for this?
    - What about yield data from the monitor in the combine?
Good Communications - continued

• Cornstalks
  • Who gets to use the cornstalks?
  • Is there a rent charged for using cornstalks?
  • Grazing stalks – any concerns?
  • How do we manage the baling of cornstalks?

• Baling cornstalks
  • Consider frequency
AgLease101.org – Free PDF Leases

• AgLease101.org – Free PDF leases for landowners and operators
Question: I own land and was contacted (11/10/2019) by my crop share tenants on a verbal lease that they want to terminate lease. Is that allowed (legal)?

Answer: No. The lease termination by either party for verbal leases has to be received by 9/1 of the year preceding the lease. For 2020, by 9/1/19

Follow-up Question: What do I do now?

Answer: You would have legal recourse, but given the demand for farmland to lease, you just need to interview a new farmer for your lease.

- Get your next lease in writing!
Land Management Questions

• Question: Do we allow the tenant to use the bins for grain storage without charging rent?
  • Answer: Depends on the size and type of structure of the grain storage facility. Smaller grain bins ranging in size from 3,000 to 5,000 bushels suffer from functional obsolescence. Large bins greater than 20,000 bushels carry a greater degree of rental value.

• Follow-up Question: Who pays for the utility hook-up on the grain bin(s)?
• Answer: This fee can be covered one of two ways:
  • Tenant pays the full utility bill for the grain bins
  • Rental fee charged for bins reflects the use of the grain bins and utilities
  • Suggested having a separate metered hook-up when possible
Land Management Questions

- Question: Online participants may now submit their questions?
- Answer: Review of questions and answers will be based upon remaining time available.
WOMEN MANAGING AG LAND CONFERENCE

This conference will help Nebraska farmland owners and tenants navigate the challenges they face. The cost to attend is $45 per person, lunch included. 

https://wia.unl.edu/WMAL

📅 Wednesday Dec. 11, 2019
⏰ 9:30 a.m. - 4:00 p.m.
📍 Nebraska Innovation Campus
   2021 Transformation Drive
   Lincoln, NE 68508
Upcoming Landlord & Tenant Cash Rent Meetings

For more information web page: farm.unl.edu

- Managing Agricultural Land in 2020 and Beyond
- New NCERMEC grant funded project to extends landlord/tenant cash rental meetings through winter 2020
  - December 6 – Wayne, Wayne Fire Hall, 402-375-3310
  - December 17 – Omaha, Extension Office, 402-444-7804
  - December 18 – Schuyler, Cobblestone Inn and Suites, 402-352-3821
  - December 19 – Neligh, Antelope County Courthouse, 402-887-5414
Upcoming Landlord & Tenant Cash Rent Meetings
For more information web page: farm.unl.edu

- Managing Agricultural Land in 2020 and Beyond
- New NCERMEC grant funded project to extends landlord/tenant cash rental meetings through winter 2020
  - January 7 – Seward, Extension Office, 402-643-2981
  - January 8 – York, 4-H Building/Fairgrounds, 402-362-5508
  - January 15 – Clay Center, 4-H Building/Fairgrounds, 402-762-3644
  - January 27 – Valentine, Extension Office, 402-376-1850
  - January 28 – Hemingford, Farmer’s Coop, 308-762-5616
  - January 28 – Scottsbluff, Panhandle Extension Center, 308-632-1480
  - January 29 – Kimball, 4-H Building, 308-235-3122
Upcoming Landlord & Tenant Cash Rent Meetings
For more information web page: farm.unl.edu

• Managing Agricultural Land in 2020 and Beyond
• New NCERMEC grant funded project to extends landlord/tenant cash rental meetings through winter 2020
  • February 3 – Lincoln, Extension Office, 402-441-7180
  • February 13 – Imperial, location TBA, 308-882-4731
  • February 14 – McCook, Fairgrounds, 308-345-3390
  • February 24 – Kearney, Extension Office, 308-236-1235
  • February 25 – Broken Bow, 4-H Building, Fairgrounds, 308-872-6831
  • February 25 – Gothenburg, Monsanto Learning Center, 308-324-5501
Upcoming Landlord & Tenant Cash Rent Meetings
For more information web page: farm.unl.edu

• Managing Agricultural Land in 2020 and Beyond
• New NCERMEC grant funded project to extends landlord/tenant cash rental meetings through winter 2020
  • March 18 – Auburn, 4-H Building, Fairgrounds, 402-274-4755
  • March 18 – Pawnee City, Union Bank and Trust, 402-852-2970
Upcoming Webinar: Monday, February 17, 2019 at 6:30 PM

Topics:

• Recent Trends in Nebraska Cash Rental Rates
  • Trends in cash rents for 2019-2020
  • Calculating cash rental rates to reflect market prices or farm yields

• Updating Agricultural Leases for the 2020 Production Season
  • Considerations for landlords and tenants entering the new growing season
  • Aglease101.org - free lease resources

• Ask an Expert
  • Review of submitted questions
  • Upcoming land management workshops and publications
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