

CASH RENTS - 2000

Cash rents are quite variable because of differences in inherent soil productivity, geographical area of the county, type system, size of field, distance to market, length of lease agreement, plus other possible local factors. Nevertheless, a considerable amount of land is rented for cash and rates have been established under various circumstances.

Quite often entire farms are leased for a period of several years. The operator then has the flexibility of developing a crop rotation that fits his needs. Applying cash rents to individual crops in these types of arrangements is virtually impossible. In this situation the average rent per acre was calculated and then the resulting figure was assigned to each crop with no differentiation between crops.

The length of lease is probably the most influential factor in cash rent rates for potentially higher value crops such as onions and potatoes. A one year lease on land that could be immediately planted to onions or potatoes and would not require fumigation would be considerable higher per acre than a longer term lease where a crop rotation would have to be developed which would include lower value crops such as wheat and corn.

The payment to the landowner for cash rents is typically split with 50% being paid in the spring prior to planting and the other 50% in the fall after harvest is completed.

The following table is a summary of cash rents gathered in Malheur County. These are typical rates that vary greatly because of the various factors mentioned above. Rents between family members and other special situations were not included. If they had been used the variability would have been even greater.

CASH RENTS PER ACRE		
	Range	Typical
Onions	\$175 – 300	225
Potatoes	175 – 250	200
Sugarbeets	90 – 250	150
Wheat	90 – 150	120
Field Corn	90 – 150	120
Alfalfa Hay	90 – 150	120

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MALHEUR COUNTY CROP SHARE RENTAL ARRANGEMENTS – 2000

Landlord's Share

Onions	Fertilizer	Chemicals	Fumigation	% of Crop
	0	0	0	14
	0	0	17	17
	20	0	0	20
	0	0	0	20
	20	0	20	20
	20	20	20	20
Potatoes	0	0	17	17
	0	0	0	17
	20	0	0	20
	20	0	20	20
	20	20	20	20
	25	0	0	25
	25	25	25	25
	25	0	0	25
			Seed 25	
Sugarbeets	0	0	0	17
	0	0	0	20
	20	0	0	20
	25	0	25	25
	0	0	50	25
Corn and Wheat	0	0	0	25
	25	0	0	25
	0	0	0	33
	33	0	0	33



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