



## GRAZING BID SHEET INFORMATION

**Target Grazing Period:** May 20 to August 27 (100 grazing days)

**Stocking Rate:** # of Animal Units (AU) as defined below: Cooperator is not to exceed 54 AU.

AU example: 45 cow/calf pairs (45 X 1.2) = 54 AU

**Animal Unit Defined as follows:**

- Mature Cow – 1
- Cow/calf pair – 1.2
- Yearling (9-18 months) – 0.7
- Weaner Calf – 0.5
- Bull – 1.5

**Fence Status:** All outer fence corridors are based on barbed wire construction and in place. Continued fence maintenance will be the responsibility of the Cooperator. The Cooperator is responsible for constructing a single electric fence line on the interior of the active grazing parcel. The electric fence power supply and operations will be the responsibility of the Cooperator.

**Gates:** One gate will be the primary entrance/egress of the grazing unit. Gate location is shown on attached map. The gate currently is constructed in a fashion where it is easily accessible for UTV/ATVs, trucks, tractors, and other equipment. The single gate and gate materials are property of the CCCB.

**Water Source:** Livestock watering source will be provided by CCCB watering system (refer to maps) and generally be provided via existing natural water sources. During dry periods when natural water is limited, supplemental watering will be allowed by the Cooperator. Any methods and locations of supplemental watering on CCCB lands must be approved by the CCCB Staff. All water tanks and any miscellaneous items owned by cooperator must be removed from the CCCB property when the cattle are removed.

**Forage Types:** The site consists of native tallgrass and shortgrass prairie plant communities to include forbs and flowers.

**Grazing Targets:**

**Plants:** Impact plant community by reducing grass competition to promote ecological diversity and allow for expansion of forb/flower community. Disrupt monoculture plant communities. Create structural heterogeneity utilizing cattle grazing patterns to increase required habitat for grassland native wildlife species.

**Animals:** Increase nest attempts, successes, and brood raising potential for upland birds, waterfowl, and mammals. Increase insect diversity by increasing vigor and abundance of native forb community.

**Grazing Special Conditions & Special Use Permit**

- 1) The CCCB reserves the right to modify or terminate the Special Use Permit if habitat conditions warrant.
- 2) Cattle will be purged using corn stalks or other weed free alternative food sources as approved by the CCCB for two weeks prior to the described grazing period.
- 3) All liability relating to livestock and livestock management to include all persons working for the Cooperator, whether related, hired or as a partner is strictly that of the Cooperator as listed on the Special Use Permit. The Cooperator must have/acquire liability insurance that covers livestock being grazed on CCCB lands. A copy of the liability insurance must be provided to the CCCB.
- 4) The Cooperator must be in compliance with the respective state and local livestock health regulations.
- 5) All equipment for grazing, including ATV/UTVs, must be clean and free of invasive plant materials including seeds before entering any CCCB lands. The CCCB staff reserve the right to inspect and deny the use of equipment and/or vehicles that appears to contain invasive species plant materials or seeds.
- 6) The Cooperator will not use any pesticides (including insecticides, herbicides, and fungicides) on CCCB lands.
- 7) Any livestock management action including branding or dehorning on CCCB land must be approved by the CCCB Staff.
- 8) Subletting is not allowed. As approved by the CCCB Staff, partnering with another rancher will be allowed should the number of livestock needed to achieve the desired outcome not be obtained by a single rancher. If partnering is allowed, the initial Cooperator will be solely responsible for the total payment, management, liability, and all special conditions.
- 9) Fence maintenance is the responsibility of the Cooperator. Any permanent fence constructed on the CCCB lands will become property of the CCCB.
- 10) Livestock watering will be provided by CCCB watering system and generally be provided by natural existing areas. During dry periods when natural water sources are not available, supplemental watering will be allowed. Any methods and locations of supplemental watering on CCCB lands must be approved by the CCCB Staff. All water tanks and any other miscellaneous item must be removed from property when the cattle are removed.
- 11) The Cooperator must notify the CCCB Staff of deceased livestock. Deceased livestock must be removed from CCCB lands within 48 hours of discovery unless other arrangements have been approved by the CCCB Staff.
- 12) Supplemental feeding is not permitted on the grazing acres and CCCB lands.
- 13) Use of minerals (salt or protein) must be approved by the CCCB Staff.
- 14) The CCCB is not responsible for providing alternative pasture if the Grazing Contract is terminated.

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Cooperator Name (Signature)

Clay County Conservation Board (Signature)

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Cooperator Name (Print)

Clay County Conservation Board (Print)

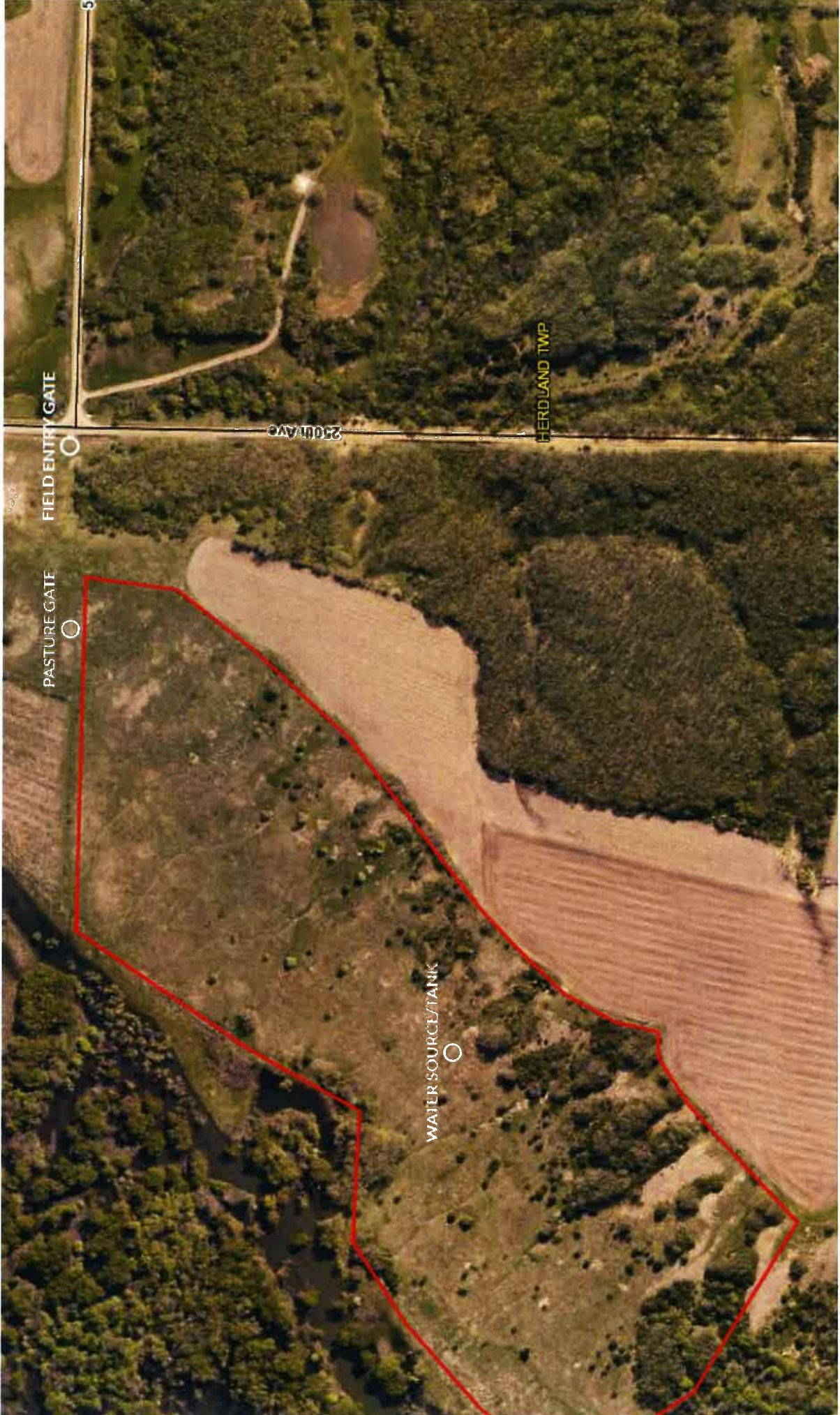
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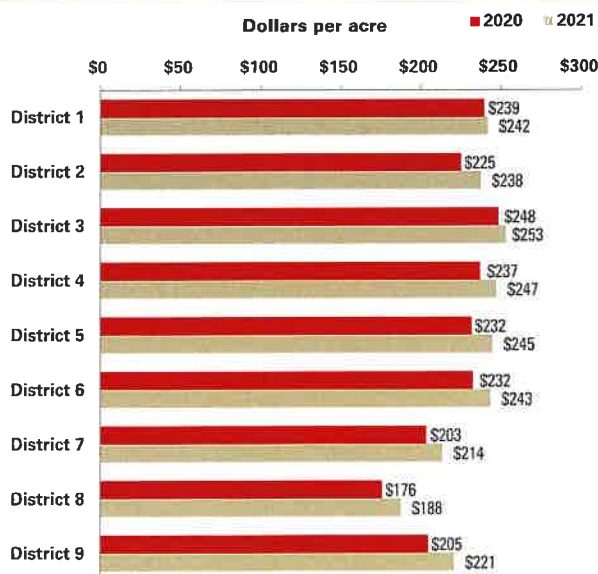
# Cash Rental Rates for Iowa 2021 Survey

The cash rental rate information presented in this publication is from a survey of farmers, landowners, agricultural lenders, and professional farm managers. They supplied information based on their best judgments about **typical cash rental rates** for high, medium, and low quality cropland in their counties, as well as for land devoted to production of hay, oats, and pasture. **Information about rents for individual farms was not collected.** The rental rates summarized in this publication do not include the value of any buildings or storage structures, manure application contracts, or seed production contracts. Oats, hay, and pasture rents are only available at the district level.

The cooperation and assistance of the landowners, farmers, and agribusiness people who responded to this survey are greatly appreciated. The distribution of the 1,363 usable responses was 41% from farm operators, 33% from landowners, 11% from professional farm managers and realtors, 9% from agricultural lenders, and 6% from other professions and respondents who chose not to report their status. Respondents indicated being familiar with 1.5 million cash rented acres across the state.

Additional survey information about cash rental rates by county is available from the [USDA National Agricultural Statistics Service \(NASS\)](http://www.nass.usda.gov/Statistics_by_State/Iowa/Publications/County_Estimates/index.php), [www.nass.usda.gov/Statistics\\_by\\_State/Iowa/Publications/County\\_Estimates/index.php](http://www.nass.usda.gov/Statistics_by_State/Iowa/Publications/County_Estimates/index.php).

**Figure 1. Comparison of Average Cash Rent by Crop Reporting District, 2020-2021**



## Determining Cash Rents

This summary can be used as a reference point for determining an appropriate cash rental rate for a particular farm. The following may justify a higher or lower than average rent in specific cases:

- Small size or unusual shape of fields
- Terraces or creeks that affect the time it takes to plant and harvest crops
- Difficult or restricted access to fields
- High or low fertility levels or pH index
- Existence of contracts for growing seed or specialty grains, or manure application
- Above-average local grain prices due to proximity to biofuel plants or feed mills
- USDA program variables, such as crop bases and assigned yields
- Longevity of the lease
- Other services performed by the tenant

Resources for further details on rental agreements can be found on the [Ag Decision Maker Leasing](#) page, located under [Whole Farm Leasing](#), [www.extension.iastate.edu/agdm/wdleasing.html](http://www.extension.iastate.edu/agdm/wdleasing.html).

- [Computing a Cropland Cash Rental Rate](https://store.extension.iastate.edu/Product/1818.pdf), <https://store.extension.iastate.edu/Product/1818.pdf>
- [Computing a Pasture Rental Rate](http://www.extension.iastate.edu/agdm/wholefarm/pdf/c2-23.pdf), [www.extension.iastate.edu/agdm/wholefarm/pdf/c2-23.pdf](http://www.extension.iastate.edu/agdm/wholefarm/pdf/c2-23.pdf)
- [Flexible Farm Lease Agreements](https://store.extension.iastate.edu/Product/1794.pdf), <https://store.extension.iastate.edu/Product/1794.pdf>

## Definitions

**Number of responses** – number of individuals who reported typical rental rates for each county.

**2016-2020 average yields** – based on available farm level data collected by USDA National Agricultural Statistics Service (NASS) for each county.

**Average row crop CSR2 index** – average corn suitability rating 2 (CSR2) for the highest rated soils in each county, up to 110% of the number of acres planted to corn and soybeans in that county. Note: CSR2 values, updated in 2020, are based on the USDA NRCS [Web Soil Survey](https://websoilsurvey.sc.egov.usda.gov), <https://websoilsurvey.sc.egov.usda.gov>.

**High, medium, and low quality third land** – quality of land planted to corn and soybeans, using typical corn yields collected by USDA NASS as a reference for land quality within the county.

**Typical corn yields** – average yields for the high third, medium third, and low third productivity farms in each county, special tabulation by USDA NASS, 2015-2019.

**Average rents per 5-year average yield or CSR2** – overall average rent for corn and soybean land in each county, divided by the five-year average corn yield, the five-year average soybean yield, and the average row crop CSR2 index value for each county.

**Improved permanent pasture** – pasture that contains both grasses and legumes and is regularly fertilized.

**Unimproved pasture** – pasture with mainly bluegrass that receives little fertilizer or renovation.

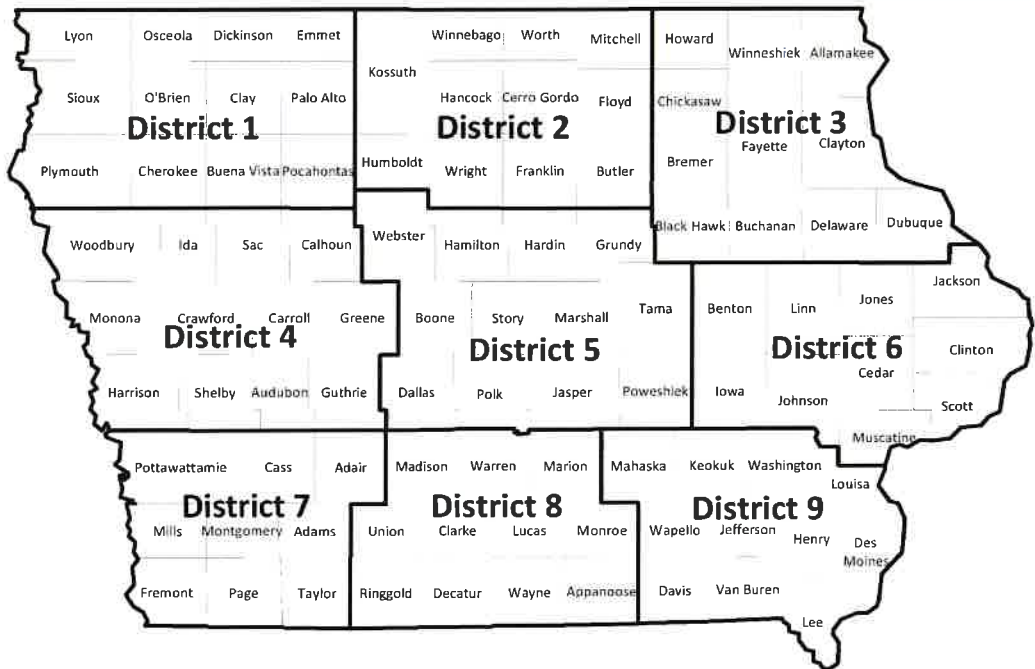
**Pasture, \$/Animal Unit Month (AUM)** – rent charged per animal unit month. One AUM is equal to one beef cow or its equivalent grazing for one month.

**Cornstalk grazing** – includes grazing of cornstalks in fall or winter, but not mechanical harvesting.

**Hunting rights** – rent charged to allow hunting on land, per year.

**2017-2021 Overall Average of Typical Cash Rents for Corn and Soybean Acres by Iowa Crop Reporting District (\$ per tillable acre)**

	2017	2018	2019	2020	2021
District 1	\$234	\$237	\$231	\$239	\$242
District 2	218	225	219	225	238
District 3	241	244	237	248	253
District 4	231	236	235	237	247
District 5	228	237	231	232	245
District 6	231	235	229	232	243
District 7	206	207	207	203	214
District 8	180	174	174	176	188
District 9	204	203	210	205	221
<b>State</b>	<b>\$219</b>	<b>\$222</b>	<b>\$219</b>	<b>\$222</b>	<b>\$232</b>



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## 2021 CASH RENTAL RATE SURVEY SUMMARY BY CROP REPORTING DISTRICT

District	State Average	Northwest	North Central	Northeast	West Central	Central	East Central	Southwest	South Central	Southeast
		District 1 Average	District 2 Average	District 3 Average	District 4 Average	District 5 Average	District 6 Average	District 7 Average	District 8 Average	District 9 Average
Number of responses <sup>1/</sup>	1,363	197	204	119	186	222	137	108	94	96
2016-2020 average corn yield	195	195	197	203	198	197	199	185	170	185
2016-2020 average soybean yield	56	58	56	57	57	56	58	54	50	55
Average row crop CSR2 index	80	85	79	79	78	84	81	80	78	79
<b>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre</b>										
Overall average	\$232	\$242	\$238	\$253	\$247	\$245	\$243	\$214	\$188	\$221
Irrigated land average	\$261				\$274			\$231		\$278
<b>High quality third</b>										
Average response	\$267	\$277	\$269	\$289	\$281	\$275	\$288	\$244	\$218	\$263
<b>Medium quality third</b>										
Average response	\$233	\$242	\$238	\$256	\$246	\$246	\$244	\$214	\$187	\$222
<b>Low quality third</b>										
Average response	\$197	\$207	\$205	\$214	\$214	\$213	\$198	\$184	\$158	\$178
<b>Typical Corn Yield, bushels per acre, USDA NASS Special Tabulation 2015-2019</b>										
High third	211	215	211	217	220	222	220	202	186	204
Middle third	189	196	194	198	198	200	196	180	159	179
Low third	163	177	172	171	174	176	166	152	131	150
<b>Average Rents per 5-year Average Yield or CSR2</b>										
Rent per bushel of corn yield	\$1.21	\$1.24	\$1.21	\$1.25	\$1.25	\$1.24	\$1.22	\$1.15	\$1.11	\$1.20
Rent per bushel of soybean yield	\$4.16	\$4.16	\$4.23	\$4.45	\$4.34	\$4.35	\$4.18	\$3.98	\$3.73	\$3.99
Rent per CSR2 index point	\$2.90	\$2.83	\$3.00	\$3.24	\$3.19	\$2.93	\$3.01	\$2.67	\$2.40	\$2.79
<b>Typical Cash Rent for Oats, Hay and Pasture, \$ per acre<sup>2/</sup></b>										
Alfalfa hay, established	\$173	\$198	\$186	\$252	\$206	\$186	\$194	\$111	\$108	\$116
Grass hay, established	\$133	\$134	\$161	\$208	\$171	\$125	\$136	\$94	\$83	\$85
Oat	\$174	\$195	\$175	\$254	\$219		\$171	\$115	\$91	
Improved permanent pasture	\$79	\$74	\$69	\$80	\$98	\$79	\$77	\$91	\$76	\$69
Unimproved permanent pasture	\$55	\$56	\$42	\$53	\$71	\$49	\$50	\$70	\$56	\$49
Pasture, \$/animal unit month (AUM)	\$17		\$6	\$25				\$11	\$27	
Cornstalk grazing	\$11			\$14	\$8		\$12	\$11	\$9	
Hunting rights	\$18			\$19	\$21	\$16		\$16	\$18	

<sup>1/</sup> Number of responses is the number of individuals who provided information about typical rental rates in the county. Rental data was not collected by individual farm.  
<sup>2/</sup> No values are reported if fewer than five responses were received.