



Farm Building Rental Rate Survey

Farm buildings and livestock facilities often outlast their owner’s need for them, but can still provide usable service. Farm operators and livestock producers may be able to make use of certain types of farm buildings but are not in a position to invest in new facilities. Both parties can benefit from a leasing arrangement. However, information about common rental rates for farm buildings is not easily obtainable.

The information in this publication was summarized from the results of a survey of farm operators, farm owners, professional farm managers and rural appraisers in the north central region of the U.S. The North Central Farm Management Extension Committee sincerely thanks all the agricultural professionals who contributed.

The survey assumed that building tenants would provide labor and management and pay the cost of utilities and minor upkeep. Owners would generally be responsible for major repairs and insurance coverage. Individual rental rates will vary according to the age, condition, size, location and efficiency of the particular building being rented.

For more information about determining rental rates and terms see publication NCFMEC-04, “Rental Agreements for Farm Buildings and Livestock Facilities.” For a sample lease form, see publication NCFMEC-04A, “Farm Building or Livestock Facility Lease.” Both publications are available for no charge at the following website: <http://AgLease101.org>.

Type of Building	Number of Responses	Unit on Which Rent is Paid	Average Rent Paid	Range of Rents Paid	Average Capacity of Building
Beef					
Finishing, open lot & shed	9	\$/head/day	\$.12	\$.03 – .33	282 head
Dairy					
Milking parlor and cow housing	9	\$/cow/mo.	\$12.16	\$6.25 – 16.67	177 stalls
Heifer housing					
–no labor, no feed	3	\$/head/day	\$.31	\$.27 – .33	
–with labor, no feed	3	\$/head/day	\$.67	\$.56 – .85	
–with labor and feed	3	\$/head/day	\$2.28	\$2.15 – 2.40	
Swine					
Farrowing	5	\$/crate/year	\$360	\$165 – 660	30 crates
Nursery	7	\$/pig through	\$4.09	\$1.33 – 6.00	1,350 spaces
Finishing	16	\$/ pig finished	\$12.93	\$6.00 – 19.00	1,334 spaces
Machinery Storage					
Machine shed, all	75	\$/sq. foot/year	\$.45	\$.02 – 1.65	3,845 sq. ft.
–with concrete floor	26	\$/sq. foot/year	\$.53	\$.06 – 1.65	3,927 sq. ft.
–without concrete floor	36	\$/sq. foot/year	\$.40	\$.08 – 1.50	3,445 sq. ft.
–with high doors	35	\$/sq. foot/year	\$.52	\$.10 – 1.65	4,474 sq. ft.
–without high doors	27	\$/sq. foot/year	\$.40	\$.06 – 1.50	2,513 sq. ft.
–over 10 years old	60	\$/sq. foot/year	\$.43	\$.02 – 1.65	3,928 sq. ft.
–1 to 10 years old	6	\$/sq. foot/year	\$.75	\$.06 – 1.50	3,773 sq. ft.



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Type of Building	Number of Responses	Unit on Which Rent is Paid	Average Rent Paid	Range of Rents Paid	Average Capacity of Building
Grain Storage					
Grain bin, all	11	\$/bushel/month	\$.027	\$.015 – .05	30,635 bu.
Grain bin, all	78	\$/bushel/year	\$.14	\$.05 – .25	26,919 bu.
Up to 10,000 bu.	43	\$/bushel/year	\$.13	\$.05 – .25	8,005 bu.
Over 10,000 bu.	34	\$/bushel/year	\$.16	\$.07 – .25	25,000 bu.
Hay Storage					
Small square bales	4	\$/bale	\$.12	\$.07 – .25	4,825 bales
Large square bales	5	\$/bale	\$2.81	\$1.50 – 3.50	225 bales
Large round bales	3	\$/bale	\$5.24	\$5.00 – 5.71	423 bales
Rural Housing					
House on farm, all	110	\$/month	\$568	\$100 – 1,300	
–1 to 50 years old	24	\$/month	\$598	\$300 – 1,000	
–more than 50 years old	56	\$/month	\$509	\$100 – 1,200	
–2 bedrooms	12	\$/month	\$435	\$100 – 700	
–3 bedrooms	40	\$/month	\$499	\$150 – 850	
–4 or more bedrooms	22	\$/month	\$626	\$200 – 1,200	

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