

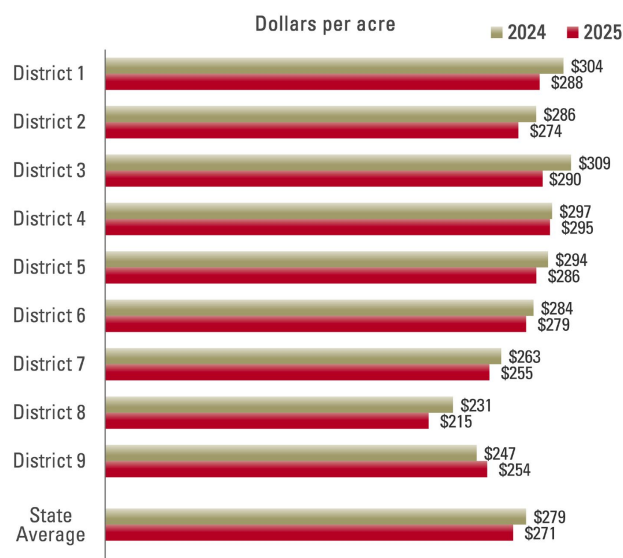
# Cash Rental Rates for Iowa 2025 Survey

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. **The survey does not ask about rents for individual farms.** 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 professionals who responded to this survey are greatly appreciated. The distribution of the 1,492 usable responses was 44% from farm operators, 37% from landowners, 8% from professional farm managers and realtors, 6% from agricultural lenders, and 5% from other professions and respondents who chose not to report their status. Respondents indicated being familiar with 2.5 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 \(NASS\)](https://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](https://www.nass.usda.gov/Statistics_by_State/Iowa/Publications/County_Estimates/index.php).

**Figure 1. Comparison of Average Cash Rent by Iowa Crop Reporting District, 2024–2025.**



## 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](https://www.extension.iastate.edu/agdm/wdleasing.html) page, [www.extension.iastate.edu/agdm/wdleasing.html](https://www.extension.iastate.edu/agdm/wdleasing.html).

- [Computing a Cropland Cash Rental Rate](https://store.extension.iastate.edu/product/1818), [store.extension.iastate.edu/product/1818](https://store.extension.iastate.edu/product/1818)
- [Computing a Pasture Rental Rate](https://www.extension.iastate.edu/agdm/wholefarm/pdf/c2-23.pdf), [www.extension.iastate.edu/agdm/wholefarm/pdf/c2-23.pdf](https://www.extension.iastate.edu/agdm/wholefarm/pdf/c2-23.pdf)
- [Flexible Farm Lease Agreements](https://store.extension.iastate.edu/product/1794), [store.extension.iastate.edu/product/1794](https://store.extension.iastate.edu/product/1794)
- [Historical County Cropland Rental Rates](https://www.extension.iastate.edu/agdm/wholefarm/pdf/c2-11.pdf), [www.extension.iastate.edu/agdm/wholefarm/pdf/c2-11.pdf](https://www.extension.iastate.edu/agdm/wholefarm/pdf/c2-11.pdf)

## Definitions

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

**2020–2024 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 and soybean yields collected by USDA NASS as a reference for land quality within the county.

**Typical corn and soybean yields**—average yields for the high third, medium third, and low third productivity farms in each county, special tabulation by USDA NASS, 2018–2022.

**Average rents per five-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.

**High-productivity pasture**—pasture with adequate fence and water that can stock a cow in 2.5 or fewer acres.

**Low-productivity pasture**—pasture with adequate fence and water that needs more than 2.5 acres to stock a cow.

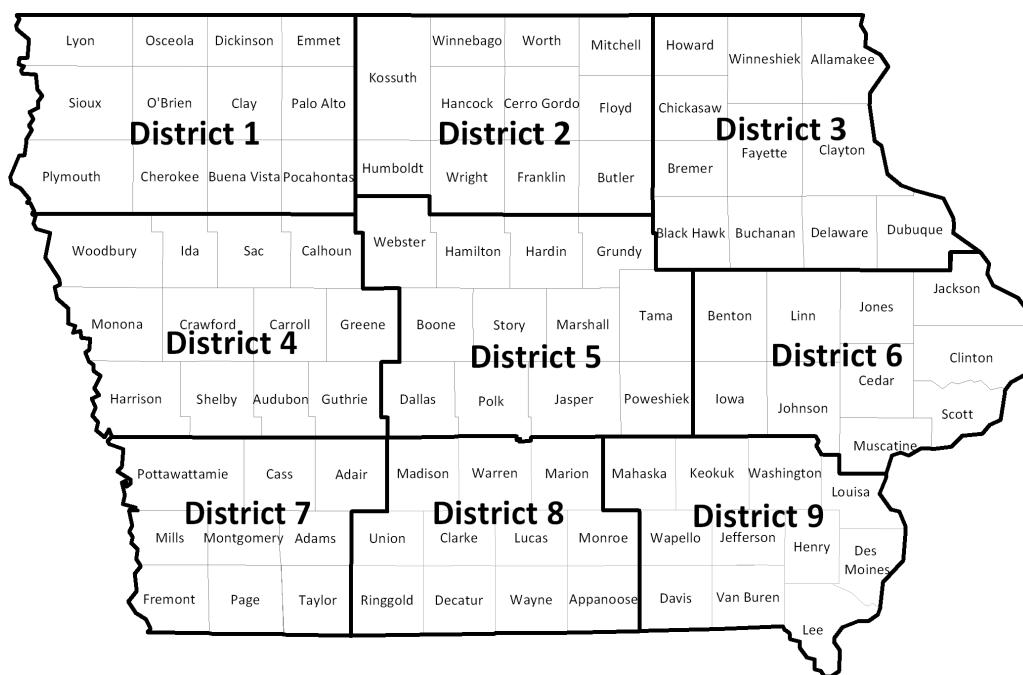
**Pasture, \$/Animal Unit Month (AUM)**—rent charged per animal unit month. One AUM is equal to one beef cow or its equivalent grazing for one month.

**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.

**2021–2025 Overall Average of Typical Cash Rents by Iowa Crop Reporting District (dollars per corn and soybean acre).**

	2021	2022	2023	2024	2025
District 1	\$242	\$270	\$302	\$304	\$288
District 2	238	261	285	286	274
District 3	253	278	307	309	290
District 4	247	276	298	297	295
District 5	245	271	292	294	286
District 6	243	265	283	284	279
District 7	214	243	265	263	255
District 8	188	203	227	231	215
District 9	221	240	252	247	254
<b>State</b>	<b>\$232</b>	<b>\$256</b>	<b>\$279</b>	<b>\$279</b>	<b>\$271</b>



Prepared by

Ann Johanns, extension program specialist; Jordan Johnson, undergraduate research assistant  
[go.iastate.edu/FARMMGMT](mailto:go.iastate.edu/FARMMGMT)

[extension.iastate.edu/agdm](https://extension.iastate.edu/agdm)  
[store.extension.iastate.edu](https://store.extension.iastate.edu)

In accordance with Federal law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, age, disability, and reprisal or retaliation for prior civil rights activity. (Not all prohibited bases apply to all programs.) Program information may be made available in languages other than English. Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, and American Sign Language) should contact the responsible State or local Agency that administers the program or USDA's TARGET Center at 202-720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at 800-877-8339. To file a program discrimination complaint, a complainant should complete a Form AD-3027, USDA Program Discrimination Complaint Form, which can be obtained online at <https://www.ocio.usda.gov/document/ad-3027>, from any USDA office, by calling 866-632-9992, or by writing a letter addressed to USDA. The letter must contain the complainant's name, address, telephone number, and a written description of the alleged discriminatory action in sufficient detail to inform the Assistant Secretary for Civil Rights (ASCR) about the nature and date of an alleged civil rights violation. The completed AD-3027 form or letter must be submitted to USDA by: Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue SW, Washington, D.C. 20250-9410; or Fax: 833-256-1665 or 202-690-7442; or Email: [program.intake@usda.gov](mailto:program.intake@usda.gov). This institution is an equal opportunity provider. For the full non-discrimination statement or accommodation inquiries, go to [www.extension.iastate.edu/legal](https://www.extension.iastate.edu/legal).

## 2025 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 1

County	District 1 Average	Buena Vista	Cherokee	Clay	Dickinson	Emmet	Lyon	O'Brien	Osceola	Palo Alto	Plymouth	Pocahontas	Sioux	
Number of responses <sup>1/</sup>	210	12	17	20	8	8	12	22	14	19	38	20	20	
2020–2024 average corn yield	196	199	201	189	185	194	201	205	199	196	192	191	199	
2020–2024 average soybean yield	59	61	61	56	55	59	62	62	60	57	58	54	57	
Average row crop CSR2 index	85	86	90	86	87	81	80	94	86	82	82	82	88	
Typical Cash Rent for Corn and Soybeans, \$ per crop acre.														
Overall average	\$288	\$289	\$317	\$267	\$247	\$244	\$310	\$305	\$295	\$271	\$287	\$288	\$339	
High quality third														
Average response	\$333	\$340	\$373	\$319	\$282	\$286	\$363	\$334	\$343	\$310	\$324	\$323	\$401	
Range of responses		295-380	295-500	230-390	210-310	225-330	300-475	220-400	250-400	260-375	240-450	275-390	300-590	
Medium quality third														
Average response	\$286	\$293	\$308	\$257	\$255	\$236	\$306	\$311	\$291	\$271	\$286	\$292	\$327	
Range of responses		240-325	265-355	200-325	190-300	200-260	250-400	210-380	205-365	235-330	210-425	250-330	250-400	
Low quality third														
Average response	\$246	\$236	\$270	\$225	\$204	\$211	\$261	\$271	\$251	\$232	\$252	\$250	\$288	
Range of responses		210-265	200-315	175-300	175-225	180-245	180-375	180-365	175-340	200-250	175-400	220-285	180-375	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.														
Corn	High third	215	216	226	210	194	202	221	225	208	201	219	219	237
	Middle third	191	194	204	181	179	184	194	203	191	177	187	191	206
	Low third	168	173	179	154	156	167	178	182	166	141	166	172	184
Soybeans	High third	64	63	65	62	59	61	68	66	62	61	62	63	73
	Middle third	57	56	57	53	54	54	60	59	58	54	52	55	67
	Low third	49	46	52	44	47	46	53	54	49	46	45	49	58
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data.														
Rent per bushel of corn yield	\$1.47	\$1.45	\$1.58	\$1.41	\$1.34	\$1.26	\$1.54	\$1.49	\$1.48	\$1.38	\$1.49	\$1.51	\$1.70	
Rent per bushel of soybean yield	\$4.93	\$4.74	\$5.20	\$4.77	\$4.49	\$4.14	\$5.00	\$4.92	\$4.92	\$4.75	\$4.95	\$5.33	\$5.95	
Rent per CSR2 index point	\$3.38	\$3.36	\$3.52	\$3.10	\$2.84	\$3.01	\$3.88	\$3.24	\$3.43	\$3.30	\$3.50	\$3.51	\$3.85	

<sup>1/</sup>Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey does not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

## 2025 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 2

County	District 2 Average	Butler	Cerro Gordo	Floyd	Franklin	Hancock	Humboldt	Kossuth	Mitchell	Winnebago	Worth	Wright	
Number of responses <sup>1/</sup>	201	16	17	9	27	15	19	24	13	19	13	29	
2020–2024 average corn yield	200	201	200	200	203	206	200	193	202	203	195	204	
2020–2024 average soybean yield	58	57	61	56	59	61	58	59	59	58	54	58	
Average row crop CSR2 index	79	80	79	83	81	76	81	79	83	74	77	79	
Typical Cash Rent for Corn and Soybeans, \$ per crop acre.													
Overall average	\$274	\$282	\$262	\$247	\$293	\$273	\$285	\$282	\$287	\$283	\$250	\$272	
High quality third													
Average response	\$318	\$333	\$290	\$279	\$325	\$326	\$325	\$336	\$346	\$324	\$288	\$323	
Range of responses		220-450	210-375	200-350	250-450	275-395	255-450	250-400	275-430	280-400	240-340	245-385	
Medium quality third													
Average response	\$274	\$277	\$269	\$244	\$294	\$277	\$286	\$276	\$282	\$286	\$255	\$272	
Range of responses		200-400	190-375	185-300	220-400	240-335	215-355	210-310	250-350	220-350	205-330	200-340	
Low quality third													
Average response	\$231	\$235	\$227	\$218	\$260	\$217	\$245	\$235	\$233	\$240	\$208	\$221	
Range of responses		170-325	170-285	165-270	180-360	190-300	190-335	180-275	175-300	200-280	150-270	150-280	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.													
Corn	High third	216	223	214	213	226	211	219	203	224	217	218	211
	Middle third	196	187	191	193	208	195	201	194	199	198	198	193
	Low third	171	165	173	164	178	173	175	155	172	181	174	173
Soybeans	High third	63	62	63	63	64	63	62	63	63	64	60	61
	Middle third	57	56	57	53	57	58	56	59	58	59	53	57
	Low third	49	49	52	46	51	52	48	44	51	54	47	49
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data.													
Rent per bushel of corn yield	\$1.37	\$1.40	\$1.31	\$1.24	\$1.44	\$1.33	\$1.43	\$1.46	\$1.42	\$1.39	\$1.28	\$1.33	
Rent per bushel of soybean yield	\$4.71	\$4.95	\$4.30	\$4.41	\$4.97	\$4.48	\$4.91	\$4.78	\$4.86	\$4.88	\$4.63	\$4.69	
Rent per CSR2 index point	\$3.46	\$3.53	\$3.32	\$2.98	\$3.62	\$3.59	\$3.52	\$3.57	\$3.46	\$3.82	\$3.25	\$3.44	

<sup>1/</sup>Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey does not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

## 2025 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 3

County	District 3 Average	Allamakee & Winneshiek	Black Hawk	Bremer	Buchanan	Chickasaw	Clayton	Delaware	Dubuque	Fayette	Howard	
Number of responses <sup>1/</sup>	148	13	23	9	21	12	14	17	6	16	17	
2020–2024 average corn yield	203	203	193	201	204	203	205	212	212	201	202	
2020–2024 average soybean yield	60	60	57	60	59	57	59	62	65	59	56	
Average row crop CSR2 index	79	77	86	84	83	83	68	77	69	81	83	
Typical Cash Rent for Corn and Soybeans, \$ per crop acre.												
Overall average	\$290	\$281	\$289	\$317	\$269	\$299	\$277	\$300	\$330	\$270	\$271	
High quality third												
Average response	\$344	\$325	\$343	\$360	\$316	\$346	\$343	\$358	\$409	\$321	\$319	
Range of responses		255-400	250-420	280-475	200-425	260-420	220-450	270-400	360-450	220-450	195-425	
Medium quality third												
Average response	\$290	\$289	\$286	\$319	\$269	\$296	\$272	\$295	\$345	\$265	\$264	
Range of responses		220-350	175-365	255-450	170-330	200-390	180-375	250-380	280-400	200-350	180-375	
Low quality third												
Average response	\$237	\$230	\$238	\$274	\$221	\$256	\$216	\$248	\$238	\$224	\$230	
Range of responses		100-300	150-325	220-350	145-280	110-300	150-300	200-300	225-250	150-320	160-325	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.												
Corn	High third	223	213	226	235	224	219	219	226	239	216	213
	Middle third	202	193	192	215	205	197	193	215	213	199	196
	Low third	176	173	169	183	169	180	160	190	183	180	171
Soybeans	High third	67	64	65	71	66	62	70	73	73	67	60
	Middle third	60	58	58	62	59	56	62	66	65	60	54
	Low third	51	54	49	49	47	46	48	56	56	52	49
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data.												
Rent per bushel of corn yield	\$1.43	\$1.38	\$1.50	\$1.58	\$1.32	\$1.47	\$1.35	\$1.42	\$1.56	\$1.34	\$1.34	
Rent per bushel of soybean yield	\$4.89	\$4.68	\$5.07	\$5.28	\$4.56	\$5.25	\$4.69	\$4.84	\$5.08	\$4.58	\$4.84	
Rent per CSR2 index point	\$3.70	\$3.65	\$3.36	\$3.77	\$3.24	\$3.60	\$4.07	\$3.90	\$4.78	\$3.33	\$3.27	

<sup>1/</sup>Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey does not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

## 2025 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 4

County	District 4 Average	Audubon	Calhoun	Carroll	Crawford	Greene	Guthrie	Harrison	Ida	Monona	Sac	Shelby	Woodbury	
Number of responses <sup>1/</sup>	187	12	27	18	20	17	16	16	12	9	14	18	8	
2020–2024 average corn yield	195	201	202	200	204	201	188	181	211	180	162	210	199	
2020–2024 average soybean yield	58	58	58	61	59	59	52	53	61	55	49	67	58	
Average row crop CSR2 index	78	77	84	80	73	82	83	73	81	71	86	72	73	
Typical Cash Rent for Corn and Soybeans, \$ per crop acre.														
Overall average	\$295	\$283	\$275	\$299	\$316	\$279	\$255	\$294	\$323	\$333	\$304	\$282	\$300	
High quality third														
Average response	\$340	\$326	\$311	\$355	\$357	\$323	\$301	\$344	\$373	\$381	\$346	\$325	\$339	
Range of responses		245-425	230-400	270-425	300-400	260-400	235-400	280-425	340-410	350-410	300-400	260-400	230-420	
Medium quality third														
Average response	\$295	\$284	\$275	\$298	\$309	\$283	\$249	\$292	\$327	\$330	\$304	\$280	\$307	
Range of responses		230-375	175-350	180-350	265-360	240-350	200-310	225-350	275-360	265-375	270-350	245-325	220-375	
Low quality third														
Average response	\$251	\$238	\$241	\$243	\$282	\$232	\$215	\$244	\$271	\$287	\$263	\$240	\$253	
Range of responses		185-290	145-300	150-290	225-325	200-275	175-275	175-300	200-310	235-325	240-300	220-300	185-300	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.														
Corn	High third	218	215	210	216	233	217	211	191	236	218	224	215	225
	Middle third	193	191	195	195	208	180	168	170	210	192	204	194	203
	Low third	168	173	178	174	194	138	140	157	192	152	172	167	183
Soybeans	High third	63	62	64	64	66	62	57	59	66	63	62	61	64
	Middle third	57	57	58	58	60	57	49	54	60	56	56	56	58
	Low third	49	51	52	48	55	48	43	46	50	48	47	48	46
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data.														
Rent per bushel of corn yield	\$1.52	\$1.41	\$1.36	\$1.50	\$1.55	\$1.39	\$1.36	\$1.62	\$1.53	\$1.85	\$1.88	\$1.34	\$1.51	
Rent per bushel of soybean yield	\$5.17	\$4.88	\$4.74	\$4.90	\$5.36	\$4.73	\$4.90	\$5.55	\$5.30	\$6.05	\$6.20	\$4.21	\$5.17	
Rent per CSR2 index point	\$3.81	\$3.68	\$3.27	\$3.74	\$4.33	\$3.40	\$3.07	\$4.03	\$3.99	\$4.69	\$3.53	\$3.92	\$4.11	

<sup>1/</sup>Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey does not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

## 2025 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 5

County	District 5 Average	Boone	Dallas	Grundy	Hamilton	Hardin	Jasper	Marshall	Polk	Poweshiek	Story	Tama	Webster	
Number of responses <sup>1/</sup>	261	26	14	25	19	33	18	24	24	17	28	18	15	
2020–2024 average corn yield	200	203	187	203	201	194	214	216	204	197	208	197	178	
2020–2024 average soybean yield	61	62	59	64	59	61	64	65	59	56	67	61	53	
Average row crop CSR2 index	84	85	88	88	80	84	80	82	89	79	86	85	78	
Typical Cash Rent for Corn and Soybeans, \$ per crop acre.														
Overall average	\$286	\$290	\$306	\$303	\$270	\$281	\$275	\$288	\$267	\$266	\$289	\$302	\$296	
High quality third														
Average response	\$331	\$335	\$355	\$346	\$308	\$335	\$314	\$337	\$314	\$313	\$334	\$358	\$325	
Range of responses		265-400	280-435	250-500	280-375	230-425	265-425	260-425	240-500	240-400	270-425	290-450	300-350	
Medium quality third														
Average response	\$286	\$282	\$309	\$300	\$275	\$273	\$282	\$289	\$268	\$264	\$284	\$301	\$303	
Range of responses		225-350	250-350	200-400	240-330	205-400	250-380	225-380	210-430	200-350	210-350	250-385	260-325	
Low quality third														
Average response	\$242	\$251	\$255	\$262	\$229	\$236	\$230	\$237	\$219	\$222	\$250	\$249	\$262	
Range of responses		175-300	200-290	160-375	175-280	150-375	175-300	150-300	150-280	125-325	200-300	150-350	220-290	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.														
Corn	High third	222	211	205	235	218	222	239	250	215	213	214	228	217
	Middle third	198	193	179	214	195	203	204	225	194	183	187	196	198
	Low third	172	169	146	191	179	176	183	186	164	166	161	163	179
Soybeans	High third	64	67	60	68	59	67	68	70	62	61	60	66	61
	Middle third	57	59	51	60	54	56	60	63	50	57	54	60	55
	Low third	48	47	40	54	47	47	54	52	44	44	46	53	48
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data.														
Rent per bushel of corn yield	\$1.43	\$1.43	\$1.64	\$1.49	\$1.34	\$1.45	\$1.29	\$1.33	\$1.31	\$1.35	\$1.39	\$1.53	\$1.66	
Rent per bushel of soybean yield	\$4.72	\$4.68	\$5.19	\$4.73	\$4.58	\$4.61	\$4.30	\$4.43	\$4.53	\$4.75	\$4.31	\$4.95	\$5.58	
Rent per CSR2 index point	\$3.42	\$3.41	\$3.48	\$3.44	\$3.38	\$3.35	\$3.44	\$3.51	\$3.00	\$3.37	\$3.36	\$3.55	\$3.79	

<sup>1/</sup>Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey does not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.



## 2025 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 6

County	District 6 Average	Benton	Cedar	Clinton	Iowa	Jackson	Johnson	Jones	Linn	Muscatine	Scott	
Number of responses <sup>1/</sup>	145	26	20	18	7	13	13	12	7	19	10	
2020–2024 average corn yield	203	203	205	209	197	203	198	203	197	205	207	
2020–2024 average soybean yield	60	61	63	62	58	62	58	60	56	62	58	
Average row crop CSR2 index	81	86	86	74	79	67	85	77	87	83	89	
Typical Cash Rent for Corn and Soybeans, \$ per crop acre.												
Overall average	\$279	\$283	\$276	\$275	\$271	\$255	\$282	\$287	\$323	\$257	\$284	
High quality third												
Average response	\$328	\$326	\$320	\$323	\$327	\$310	\$336	\$326	\$360	\$318	\$336	
Range of responses		200-415	225-450	230-400	285-410	300-350	230-385	225-395	345-380	240-385	225-450	
Medium quality third												
Average response	\$280	\$284	\$269	\$270	\$275	\$252	\$283	\$296	\$324	\$253	\$290	
Range of responses		165-350	200-345	190-350	245-300	220-300	225-320	215-340	280-365	200-325	195-380	
Low quality third												
Average response	\$231	\$239	\$238	\$233	\$213	\$204	\$226	\$240	\$286	\$201	\$228	
Range of responses		150-300	150-300	155-300	190-250	180-250	190-280	180-275	250-330	115-275	175-300	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.												
Corn	High third	217	218	226	220	208	214	196	219	225	220	223
	Middle third	192	189	203	196	183	188	175	189	193	201	201
	Low third	166	163	183	177	161	169	140	165	160	168	174
Soybeans	High third	67	66	70	68	63	69	61	70	65	64	73
	Middle third	59	59	63	62	52	62	55	59	56	60	64
	Low third	50	50	53	51	44	53	44	49	51	48	54
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data.												
Rent per bushel of corn yield	\$1.38	\$1.39	\$1.35	\$1.32	\$1.38	\$1.26	\$1.42	\$1.41	\$1.64	\$1.25	\$1.37	
Rent per bushel of soybean yield	\$4.67	\$4.64	\$4.38	\$4.44	\$4.67	\$4.11	\$4.86	\$4.78	\$5.77	\$4.15	\$4.90	
Rent per CSR2 index point	\$3.45	\$3.29	\$3.21	\$3.72	\$3.43	\$3.81	\$3.32	\$3.73	\$3.71	\$3.10	\$3.19	

<sup>1/</sup>Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey does not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.



## 2025 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 7

County	District 7 Average	Adair	Adams <sup>2/</sup>	Cass	Fremont	Mills	Montgomery	Page	Pottawattamie	Taylor	
Number of responses <sup>1/</sup>	130	20	13	20	9	13	12	7	25	11	
2020–2024 average corn yield	193	181	187	197	207	200	200	187	196	187	
2020–2024 average soybean yield	56	52	55	56	57	54	57	57	58	60	
Average row crop CSR2 index	80	79	79	79	81	82	79	80	79	81	
Typical Cash Rent for Corn and Soybeans, \$ per crop acre.											
Overall average	\$255	\$230	\$254	\$254	\$254	\$276	\$255	\$237	\$283	\$253	
High quality third											
Average response	\$297	\$264	\$297	\$297	\$295	\$321	\$304	\$285	\$324	\$286	
Range of responses		220-350	230-450	220-350	230-425	250-400	235-400	260-300	265-400	225-400	
Medium quality third											
Average response	\$257	\$228	\$262	\$256	\$258	\$276	\$251	\$241	\$286	\$252	
Range of responses		180-290	200-325	175-325	210-370	200-350	200-300	225-255	210-350	200-325	
Low quality third											
Average response	\$212	\$197	\$204	\$208	\$209	\$231	\$211	\$185	\$239	\$222	
Range of responses		135-250	175-250	130-240	175-255	175-270	165-275	175-200	200-275	175-275	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.											
Corn	High third	207	182	188	215	232	216	215	212	223	184
	Middle third	187	166	171	188	200	201	198	186	200	170
	Low third	150	138	158	140	163	170	170	150	134	129
Soybeans	High third	61	56	D	61	64	63	60	61	62	59
	Middle third	54	50	D	53	59	54	55	55	54	53
	Low third	46	45	D	44	45	50	49	45	45	47
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data.											
Rent per bushel of corn yield	\$1.32	\$1.27	\$1.36	\$1.29	\$1.23	\$1.38	\$1.28	\$1.27	\$1.44	\$1.35	
Rent per bushel of soybean yield	\$4.54	\$4.42	\$4.62	\$4.54	\$4.46	\$5.11	\$4.47	\$4.16	\$4.88	\$4.22	
Rent per CSR2 index point	\$3.19	\$2.91	\$3.22	\$3.22	\$3.14	\$3.37	\$3.23	\$2.96	\$3.58	\$3.12	

<sup>1/</sup> Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey does not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

<sup>2/</sup> No yield data released in time frame, reported yield is average of surrounding county yields.

## 2025 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 8

County	District 8 Average	Appanoose & Monroe	Clarke	Decatur	Lucas	Madison	Marion	Ringgold	Union	Warren	Wayne	
Number of responses <sup>1/</sup>	100	7	7	5	12	17	16	7	10	8	11	
2020–2024 average corn yield	178	161	170	171	157	184	199	192	183	181	186	
2020–2024 average soybean yield	54	48	48	48	48	57	60	59	56	57	57	
Average row crop CSR2 index	78	76	77	75	73	86	80	76	85	85	66	
Typical Cash Rent for Corn and Soybeans, \$ per crop acre.												
Overall average	\$215	\$188	\$209	\$187	\$169	\$228	\$251	\$237	\$235	\$266	\$177	
High quality third												
Average response	\$256	\$219	\$270	\$221	\$207	\$266	\$304	\$284	\$270	\$308	\$207	
Range of responses		180-250	225-300	175-250	150-300	225-350	270-350	220-350	200-370	260-400	140-250	
Medium quality third												
Average response	\$217	\$183	\$224	\$186	\$171	\$231	\$252	\$248	\$238	\$263	\$179	
Range of responses		165-200	185-250	160-200	110-220	180-300	210-300	200-310	175-315	210-350	110-230	
Low quality third												
Average response	\$171	\$163	\$135	\$153	\$130	\$188	\$195	\$179	\$197	\$227	\$144	
Range of responses		150-180	105-150	145-165	85-165	135-250	120-250	160-200	130-240	195-260	80-180	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.												
Corn	High third	184	172	190	197	164	198	205	182	176	176	180
	Middle third	160	139	150	177	152	174	170	158	161	156	161
	Low third	130	112	126	133	110	152	143	137	134	113	141
Soybeans	High third	56	51	55	54	49	59	65	61	59	53	57
	Middle third	48	44	44	46	44	54	57	52	50	45	48
	Low third	40	36	38	35	35	45	46	41	42	36	43
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data.												
Rent per bushel of corn yield	\$1.20	\$1.17	\$1.23	\$1.09	\$1.08	\$1.24	\$1.26	\$1.23	\$1.28	\$1.47	\$0.95	
Rent per bushel of soybean yield	\$3.99	\$3.92	\$4.35	\$3.90	\$3.52	\$4.00	\$4.18	\$4.02	\$4.20	\$4.67	\$3.11	
Rent per CSR2 index point	\$2.75	\$2.47	\$2.71	\$2.49	\$2.32	\$2.65	\$3.14	\$3.12	\$2.76	\$3.13	\$2.68	

<sup>1/</sup>Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey does not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

## 2025 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 9

County	District 9 Average	Davis & Wapello	Des Moines	Henry	Jefferson	Keokuk	Lee	Louisa	Mahaska	Van Buren	Washington	
Number of responses <sup>1/</sup>	110	14	10	16	9	9	15	11	7	7	12	
2020–2024 average corn yield	186	169	204	183	181	181	188	195	201	183	175	
2020–2024 average soybean yield	58	51	64	61	55	57	60	60	63	54	53	
Average row crop CSR2 index	79	72	84	81	79	80	75	80	81	73	82	
Typical Cash Rent for Corn and Soybeans, \$ per crop acre.												
Overall average	\$254	\$234	\$254	\$281	\$251	\$242	\$288	\$253	\$228	\$208	\$297	
High quality third												
Average response	\$306	\$284	\$316	\$326	\$301	\$302	\$333	\$311	\$268	\$266	\$351	
Range of responses		225-310	280-370	280-385	240-400	225-375	175-395	260-360	210-325	220-380	270-400	
Medium quality third												
Average response	\$250	\$232	\$258	\$284	\$240	\$231	\$288	\$252	\$232	\$199	\$287	
Range of responses		175-280	220-315	250-370	190-370	175-290	150-385	215-280	185-280	175-245	235-380	
Low quality third												
Average response	\$205	\$184	\$190	\$231	\$211	\$193	\$242	\$197	\$185	\$158	\$254	
Range of responses		125-225	160-220	190-325	170-300	150-240	125-340	170-230	150-200	125-180	185-340	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.												
Corn	High third	199	161	211	206	187	201	211	214	214	177	204
	Middle third	172	136	187	176	164	182	174	189	194	148	173
	Low third	147	109	173	148	129	155	149	155	177	121	154
Soybeans	High third	62	57	69	65	58	59	66	63	66	53	63
	Middle third	55	49	63	53	53	56	54	55	59	48	56
	Low third	44	39	52	42	42	48	45	41	51	34	48
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data.												
Rent per bushel of corn yield	\$1.37	\$1.38	\$1.25	\$1.54	\$1.39	\$1.34	\$1.53	\$1.30	\$1.13	\$1.14	\$1.70	
Rent per bushel of soybean yield	\$4.41	\$4.59	\$3.97	\$4.61	\$4.56	\$4.25	\$4.80	\$4.22	\$3.62	\$3.85	\$5.60	
Rent per CSR2 index point	\$3.22	\$3.25	\$3.02	\$3.47	\$3.18	\$3.03	\$3.84	\$3.16	\$2.81	\$2.85	\$3.62	

<sup>1/</sup>Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey does not ask about rents for individual farms. Information for oats, hay, and pasture is reported by crop reporting district on page 12 of this publication.

## 2025 CASH RENTAL RATE SURVEY SUMMARY BY CROP REPORTING DISTRICT

District		State Average	Northwest District 1 Average	North Central District 2 Average	Northeast District 3 Average	West Central District 4 Average	Central District 5 Average	East Central District 6 Average	Southwest District 7 Average	South Central District 8 Average	Southeast District 9 Average
Number of responses <sup>1/</sup>		1,492	210	201	148	187	261	145	130	100	110
2020–2024 average corn yield		199	196	200	203	195	200	203	193	178	186
2020–2024 average soybean yield		59	59	58	60	58	61	60	56	54	58
Average row crop CSR2 index		80	85	79	79	78	84	81	80	78	79
Typical Cash Rent for Corn and Soybeans, \$ per crop acre.											
Overall average		\$271	\$288	\$274	\$290	\$295	\$286	\$279	\$255	\$215	\$254
Irrigated land average		\$356	\$342	\$368		\$369					\$347
Organic land average		\$364	\$383	\$404							\$306
Average response											
High quality third		\$317	\$333	\$318	\$344	\$340	\$331	\$328	\$297	\$256	\$306
Medium quality third		\$271	\$286	\$274	\$290	\$295	\$286	\$280	\$257	\$217	\$250
Low quality third		\$225	\$246	\$231	\$237	\$251	\$242	\$231	\$212	\$171	\$205
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.											
Corn	High third	211	215	216	223	218	222	217	207	184	199
	Middle third	188	191	196	202	193	198	192	187	160	172
	Low third	161	168	171	176	168	172	166	150	130	147
Soybeans	High third	63	64	63	67	63	64	67	61	56	62
	Middle third	56	57	57	60	57	57	59	54	48	55
	Low third	47	49	49	51	49	48	50	46	40	44
Average Rents per Five-year Average Yield or CSR2.											
Rent per bushel of corn yield		\$1.39	\$1.47	\$1.37	\$1.43	\$1.52	\$1.43	\$1.38	\$1.32	\$1.20	\$1.37
Rent per bushel of soybean yield		\$4.67	\$4.93	\$4.71	\$4.89	\$5.17	\$4.72	\$4.67	\$4.54	\$3.99	\$4.41
Rent per CSR2 index point		\$3.38	\$3.38	\$3.46	\$3.70	\$3.81	\$3.42	\$3.45	\$3.19	\$2.75	\$3.22
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre. <sup>2/</sup>											
Alfalfa hay, established		\$206	\$237	\$253	\$248	\$233	\$226	\$217	\$162	\$113	\$166
Grass hay, established		\$150	\$122	\$171	\$196	\$172	\$173	\$176	\$125	\$89	\$123
Oats		\$187	\$249	\$233	\$229		\$227		\$153	\$75	\$141
High-productivity pasture		\$94	\$87	\$81	\$107	\$102	\$93	\$105	\$103	\$81	\$88
Low-productivity pasture		\$61	\$55	\$45	\$83	\$66	\$61	\$62	\$71	\$48	\$56
Pasture, \$/animal unit month (AUM)		\$32	\$33		\$27					\$36	
Cornstalk grazing		\$13	\$15			\$9	\$13	\$15	\$9	\$12	\$19
Hunting rights		\$26	\$28		\$33	\$13	\$35		\$15	\$34	\$25

<sup>1/</sup> Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey does not ask about rents for individual farms.

<sup>2/</sup> No values reported if fewer than five responses were received.