

Ag Leases

Coming up with the perfect lease agreement for agricultural property is difficult at best. The fact is: there really isn't a perfect lease –just some that are better than others! Whether you are entering in to, renegotiating, or just trying to improve a lease on agriculture land, there are a number of valuable resources you might want to consider. Kansas State University's Department of Agricultural Economics hosts all of their online resources at a website called AgManager (<http://www.agmanager.info/>). If you select the Land and Leasing tab, you'll find all kinds of information pertaining to leases. Need average rental rates? Two different publications will help you determine a number to help get you started on the negotiation process. Note: always read carefully! These publications come at rental rates from a couple of different angles, and those angles can lead to different numbers! If that number isn't fine-tuned enough...and you like spreadsheets, two different spreadsheet tools allow you to enter your information so you can get a number specific for your farm. They take some time, but can help you get a better idea on what you can offer over simple area averages. Did you know that Kansas has a number of statutes related to leasing ground? Did you know there is a set process for terminating a lease? KSU publication C668, Kansas Agricultural Lease Law, provides these references in a format much easier to read through than state statutes might be. All information is available online, as well as via your District Extension Office.