

**SOUTH CENTRAL REGIONAL AIRPORT AGENCY**

Meeting of the Board

**April 28, 2025 – Noon**

Pella Public Safety Complex

614 Main Street, Pella, Iowa

**Agenda**

1. Call to Order
2. Call to the public (limited to three minutes per person)
3. Approval of Minutes from October 10, 2024
4. Resolution 75 entitled, “RESOLUTION ELECTING OFFICERS”
5. Resolution 76 entitled, “RESOLUTION AUTHORIZING THE EXECUTION OF A LAND LEASE WITH ROBERT DEROOP”
6. Resolution 77 entitled, “RESOLUTION APPROVING THE FISCAL YEAR 25-26 BUDGET AND AUTHORIZING SUBMITTAL TO THE CITY OF OSKALOOSA AND THE CITY OF PELLA”
7. Review of SCRAA check register
8. Project update
9. Discussion of next meeting date/time
10. Adjourn

South Central Regional Airport Agency  
Meeting Minutes  
Thursday, October 10, 2024

Board members present: Jim Hansen, Pamela Blomgren, Don DeWaard, Mark De Jong. Absent: Kevin Gaul

SCRAA staff present: Mike Nardini, Pella City Administrator; Amal Eltahir, Oskaloosa City Manager; Amy Beattie, SCRAA Legal Counsel; Jerry Searle, HDR Engineering.

The meeting was called to order by Chairperson Hansen at 12:04 p.m. in the Pella Public Safety Complex at 614 Main Street, Pella, Iowa. Three members of the general public attended in person.

Chairperson Hansen opened the call to the public. One comment was received from John Bandstra.

It was moved by Blomgren, seconded by De Jong, to approve the July 3, 2024, minutes. Motion carried 4-0.

Board members discussed the farm lease with Mr. DeRooi. All Board members were in favor of extending the lease with Mr. DeRooi, at the same rental rates, for a period of one year. Beattie will prepare the lease to send to Mr. DeRooi for review. The lease will be placed on a future SCRAA Board agenda for approval.

It was moved by DeWaard, seconded by Blomgren, to approve Resolution No. 74 approving Amendment #20 for Task Order #1 with HDR Engineering, Inc. Motion carried 4-0.

The board reviewed the check register; no formal action was taken.

The time and date for the next meeting is yet to be determined.

The meeting adjourned at 12:13 p.m.

Minutes prepared by Mandy Smith

ITEM NO: 4

SUBJECT: Resolution Electing Officers

DATE: April 28, 2025

**BACKGROUND:**

The 28E agreement establishing the South Central Regional Airport Agency (SCRAA) requires the Board to annually elect members to serve as Chair, Vice Chair, and Secretary/Treasurer. The 28E Agreement also stipulates that each party shall be entitled to at least one officer position. During this meeting, the Board will need to elect members to serve in the following positions:

1. Chair
2. Vice Chair
3. Secretary/Treasurer

The elected officers will be effective immediately through the date of the 2026 annual meeting.

ATTACHMENTS: Resolution

REPORT PREPARED BY: Staff

RECOMMENDED ACTION: Approve resolution

## RESOLUTION NO. 75

### RESOLUTION ELECTING OFFICERS

WHEREAS, the 28E agreement establishing the South Central Regional Airport Agency (SCRAA) provides the officers of the Board shall be elected annually by and from the representatives of the Parties present at the annual meeting; and

WHEREAS, the officers of the Board to be elected by vote of the Board are the Chair, Vice Chair, and Secretary/Treasurer; and

WHEREAS, each Party is entitled to at least one officer position; and

WHEREAS, the following board members are being nominated to serve as officers beginning on April 28, 2025, through the date of the 2026 annual meeting:

\_\_\_\_\_ Chair (representing the City of \_\_\_\_\_)

\_\_\_\_\_ Vice Chair (representing the City of \_\_\_\_\_)

\_\_\_\_\_ Secretary/Treasurer (representing the City of \_\_\_\_\_)

NOW, THEREFORE, it is hereby resolved that the Board of the SCRAA appoints the above stated board members to serve as officers of the SCRAA effective April 28, 2025, through the date of the 2026 annual meeting.

Passed and approved this 28<sup>th</sup> day of April, 2025.

\_\_\_\_\_  
\_\_\_\_\_, Chair

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, Secretary/Treasurer

ITEM NO: 5

SUBJECT: Resolution Authorizing the Execution of a Land Lease with Robert DeRooi

DATE: April 28, 2025

**BACKGROUND:**

This resolution authorizes the execution of a land lease between the South Central Regional Airport Agency (SCRAA) and Robert DeRooi. If approved, this one-year lease for 45.51 tillable acres would begin March 1, 2025, and end on February 28, 2026. The tenant, Mr. DeRooi, would be responsible to pay the SCRAA an annual rent of \$20,200 payable in two installments of \$10,100. The annual cash rent amount is the same as the current lease which expired on February 28, 2025.

Finally, attached to this memo is the 2024 Cash Rental Rate survey from Iowa State University which states the average crop rental rate for high quality agriculture property was \$276 per acre. In addition, attached to this memo is Mr. DeRooi's summary of crop and application rates on the SCRAA property this last year.

ATTACHMENTS: Resolution, Lease, 2024 Cash Rental Rate Survey, Crop and Application Rates

REPORT PREPARED BY: Staff

RECOMMENDED ACTION: Approve resolution

**RESOLUTION NO. 76**

**RESOLUTION AUTHORIZING THE EXECUTION OF A LAND  
LEASE WITH ROBERT DEROOI**

WHEREAS, the South Central Regional Airport Agency owns certain land, a portion of which Robert DeRooi currently leases for purposes of farming on the land; and

WHEREAS, the South Central Regional Airport Agency believes it to be in the best interest of the Agency for the land to continue to be farmed in this manner; and

WHEREAS, the South Central Regional Airport Agency, having reviewed the land lease attached hereto Exhibit "A", believes it to be in the best interest of the Agency to enter into said Lease.

NOW, THEREFORE, BE IT RESOLVED that the South Central Regional Airport Agency hereby approves the land lease with Robert DeRooi attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED that the Chairperson of the South Central Regional Airport Agency is hereby authorized to execute said Lease.

PASSED AND APPROVED, this 28<sup>th</sup> day of April, 2025.

\_\_\_\_\_  
\_\_\_\_\_, Chair

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, Secretary/Treasurer



## FARM LEASE – FIXED CASH RENT

THIS LEASE ("Lease") is made between South Central Regional Airport Agency ("Landlord"), whose address for the purpose of this Lease is 825 Broadway Street, Pella, IA 50219, and Robert DeRooi ("Tenant"), whose address for the purpose of this Lease is 2116 210<sup>th</sup> Street, Oskaloosa, IA 52577.

### THE PARTIES AGREE AS FOLLOWS:

1. **PREMISES AND TERM.** Landlord leases to Tenant the following real estate situated in Mahaska County, Iowa (the "Real Estate"):

A part of Lot Five of the West Half of Section Four, Township Seventy-five North, Range Sixteen West of the 5<sup>th</sup> P.M., Mahaska County, Iowa (to become known as Parcel "A" of Lot Five) according to the Plat of said Lot Five in Irregular Survey's Book 2 at Page 242, Mahaska County Records. Said Parcel A is more particularly described as follows: Beginning at the Northeast corner of said Lot Five, also being the Northeast corner of said West Half of Section Four; thence S 0°35'05" E 2444.44 feet along the East line of said Lot Five to the Southeast corner of the Northwest Fractional Quarter of said Section Four; thence continuing along the East line of said Lot Five S 0°20'55" E 44.10 feet; thence N 40°06'05" W 1747.37 feet to the West line of said Lot Five; thence N 0°18'40" W 1148.47 feet along said West line to the Northwest corner of said Lot Five, being the North line of said Section Four; thence N 89°49'30" E 1106.55 feet, along the North line of said Lot Five and said Section Four to the Point of Beginning.

and containing 45.51 tillable acres per county FSA records, more or less, with possession by Tenant for a term of 1 year to commence on March 1, 2025, and end on February 28, 2026. The Tenant has had or been offered an opportunity to make an independent investigation as to the acres and boundaries of the premises. In the event that possession cannot be delivered within fifteen (15) days after commencement of this Lease, Tenant may terminate this Lease by giving the Landlord notice in writing.

2. **RENT.** Tenant shall pay to Landlord as rent for the Real Estate (the "Rent"): Total annual cash rent of \$20,200.00 payable, as follows: \$10,100.00 on March 1 of each year, and \$10,100.00 on October 1 of each year.

All Rent is to be paid to Landlord at the address above or at such other place as Landlord may direct in writing. Rent must be in Landlord's possession on or before the due date. Participation of this farm in any offered program by the U.S. Department of Agriculture or any state for crop production control or soil conservation, the observance of the terms and conditions of this program, and the division of farm program payments, requires Landlord's consent.

3. **LANDLORD'S LIEN AND SECURITY INTEREST.** As security for all sums due or which will become due from Tenant to Landlord, Tenant hereby grants to Landlord, in addition to any statutory liens, a security interest as provided in the Iowa Uniform Commercial Code and a contractual lien in all crops produced on the premises and the proceeds and products thereof, all contract rights concerning such crops, proceeds and/or products, all proceeds of insurance collected on account of destruction of such crops, all

contract rights and U.S. government and/or state agricultural farm program payments in connection with the above described premises whether such contract rights be payable in cash or in kind, including the proceeds from such rights, and any and all other personal property kept or used on the real estate that is not exempt from execution. Tenant shall also sign any additional forms required to validate the security interest in government program payments.

Tenant shall not sell such crops unless Landlord agrees otherwise. Tenant shall notify Landlord of Tenant's intention to sell crop at least three (3) business days prior to sale of the crop (with business days being described as Monday through Friday, except any Iowa or federal holidays). Tenant shall pay the full rent for the crop year in which the crop is produced, whether due or not, at the time of sale pursuant to Landlord's consent to release Landlord's security interests. Upon payment in full Landlord shall release Landlord's lien on the crop produced in that crop year on the premises. The parties agree that by the Landlord releasing the lien as to the crop in one year, the Landlord in no way releases the lien or agrees to release the lien in any prior or subsequent year.

Tenant shall sign and deliver to Landlord a list of potential buyers of the crops upon which Landlord has been granted a security interest in this lease. Unless Landlord otherwise consents, Tenant will not sell these crops to a buyer who is not on the potential list of buyers unless Tenant pays the full rent due for the crop year to the Landlord at or prior to the date of sale. Landlord may give notice to the potential buyers of the existence of this security interest.

Landlord is further granted the power, coupled with an interest, to sign on behalf of Tenant as attorney-in-fact and to file one or more financing statements under the Iowa Uniform Commercial Code naming Tenant as Debtor and Landlord as Secured Party and describing the collateral herein specified. Tenant consents to the financing statement being filed immediately after execution of this Lease.

4. **INPUT COSTS AND EXPENSES.** Tenant shall prepare the Real Estate and plant such crops in a timely fashion. All machinery, inputs equipment, and labor, necessary to carry out the terms of this lease shall be furnished by and at the expense of the Tenant. Tenant agrees to furnish, at Tenant's cost, all labor, equipment and application for all fertilizer, lime, trace minerals and chemicals.
5. **PROPER HUSBANDRY; HARVESTING OF CROPS; CARE OF SOIL, TREES, SHRUBS AND GRASS.** Tenant shall farm the Real Estate in a manner consistent with good husbandry, seek to obtain the best crop production that the soil and crop season will permit, properly care for all growing crops in a manner consistent with good husbandry, and harvest all crops on a timely basis. In the event Tenant fails to do so, Landlord reserves the right, personally or by designated agents, to enter upon the Real Estate and properly care for and harvest all growing crops, charging the cost of the care and harvest to the Tenant, as part of the Rent. Tenant shall timely control all weeds, including noxious weeds, weeds in the fence rows, along driveways and around buildings throughout the premises. Tenant shall comply with all terms of any Natural Resource and Conservation Service (NRCS) conservation plan and any other required environmental plans for the real estate. Tenant shall do what is reasonably necessary to control soil erosion including, but not limited to, the maintenance of existing watercourses, waterways, ditches, drainage areas, terraces and tile drains, and abstain from any practice which will cause damage to the Real Estate. Tenant shall investigate and report all broken or inoperative tile lines to Landlord. Repairs and maintenance of tile will be paid for by December 15<sup>th</sup> of the lease year.

Upon request from the Landlord, Tenant shall by August 15 of each lease year provide to the Landlord a written listing showing all crops planted, including the acres of each crop planted, fertilizers, herbicides and insecticides applied showing the place of application, the name and address of the applicator, the type of application and the quantity of such items applied on the lease premises during such year.



Tenant shall maintain accurate yield records for the real estate, and upon request, during or after lease term, shall disclose to Landlord, all yield base information required for participation in government programs.

**6. ENVIRONMENTAL.**

a. Landlord. To the best of Landlord's knowledge:

- i. Neither Landlord nor Landlord's former or present tenants are subject to any investigation concerning the premises by any governmental authority under any applicable federal, state, or local codes, rules, and regulations pertaining to air and water quality, the handling, transportation, storage, treatment, usage, or disposal of toxic or hazardous substances, air emissions, other environmental matters, and all zoning and other land use matters.
- ii. Any handling, transportation, storage, treatment, or use of toxic or hazardous substances that has occurred on the premises has been in compliance with all applicable federal, state, and local codes, rules, and regulations.
- iii. No leak, spill release, discharge, emission, or disposal of toxic or hazardous substances has occurred on the premises.
- iv. The soil, groundwater, and soil vapor on or under the premises is free of toxic or hazardous substances except for chemicals (including without limitation fertilizer, herbicides, insecticides) applied in conformance with good farming methods, applicable rules and regulations and the label directions of each chemical.

Landlord shall hold Tenant harmless against liability for removing solid waste disposal sites existing at the execution of this Lease, with the exception that Tenant shall be liable for removal of solid waste disposal sites to the extent that the Tenant created or contributed to the solid waste disposal site at any time.

Landlord shall assume liability and shall indemnify and hold Tenant harmless against any liability or expense arising from any condition which existed, whether known or unknown, at the time of execution of the lease which is not a result of actions of the Tenant or which arises after date of execution but which is not a result of actions of the Tenant.

Landlord shall disclose in writing to Tenant the existence of any known wells, underground storage tanks, hazardous waste sites, and solid waste disposal sites. Disclosure may be provided by a properly completed groundwater hazard statement to be supplemented if changes occur.

- b. Tenant. Tenant shall comply with all applicable environmental laws concerning application, storage and handling of chemicals (including, without limitation, herbicides and insecticides) and fertilizers. Tenant shall apply any chemicals used for weed or insect control at levels not to exceed the manufacturer's recommendation for the soil types involved. Farm chemicals may (not) be stored on the premises for more than one year. Farm chemicals for use on other properties may (not) be stored on this property. Chemicals stored on the premises shall be stored in clearly marked, tightly closed containers. No chemicals or chemical containers will be disposed of on the premises. Application of chemicals for agricultural purposes per manufacturer's recommendation shall not be construed to constitute disposal.

Tenant shall employ all means appropriate to insure that well or ground water contamination does not occur, and shall be responsible to follow all applicator's licensing requirements. Tenant shall install and maintain safety check valves for injection of any chemicals and/or fertilizers into an irrigation system (injection valve only, not main well check valve). Tenant shall properly post all fields (when posting is required) whenever chemicals are applied by ground or air. Tenant shall haul and spread all manure on appropriate fields at times and in

quantities consistent with environmental protection requirements. Tenant shall not dispose of waste oil, tires, batteries, paint, other chemicals or containers anywhere on the premises. Solid waste may (not) be disposed of on the premises. Dead livestock may (not) be buried on the premises. If disposal of solid waste or burial of dead animals is permitted as stated in the previous two sentences, the disposal or burial shall be in compliance with all applicable environmental laws. Tenant shall not use waste oil as a means to suppress dust on any roads on or near the premises. No underground storage tanks, except human waste septic systems that meet current codes, rules, and regulations, shall be maintained on the premises.

Tenant shall immediately notify Landlord of any chemical discharge, leak, or spill which occurs on premises. Tenant shall assume liability and shall indemnify and hold Landlord harmless for any claim or violation of standards which results from Tenant's use of the premises. Tenant shall assume defense of all claims, except claims resulting from Landlord's negligence, in which case each party shall be responsible for that party's defense of any claim. After termination, Tenant shall remain liable for violations which occurred during the term of this Lease.

**In the absence of selection of an alternative where choices are provided in this paragraph 6b, the choice of the words "may not" shall be presumed unless that presumption is contrary to applicable environmental laws and regulations.**

7. **TERMINATION OF LEASE.** This Lease shall not automatically renew upon expiration. All notices of termination of this Lease shall be as provided by law.
8. **POSSESSION AND CONDITION AT END OF TERM.** At the termination of this Lease, Tenant will relinquish possession of the Real Estate to the Landlord. If Tenant fails to do so Tenant agrees to pay Landlord \$150 per day, as liquidated damages until possession is delivered to Landlord. At the time of delivery of the Real Estate to Landlord, Tenant shall assure that the Real Estate is in good order and condition, and substantially the same as it was when received by Tenant at the commencement of this Lease, excusable or insurable loss by fire, unavoidable accidents and ordinary wear, excepted.
9. **LANDLORD'S RIGHT OF ENTRY AND INSPECTION.** In the event notice of termination of this Lease has been properly served, Landlord may enter upon the Real Estate or authorize someone else to enter upon the Real Estate to conduct any normal tillage or fertilizer operation after Tenant has completed the harvesting of crops even if this is prior to the date of termination of the lease. Landlord may enter upon the Real Estate at any reasonable time for the purpose of viewing or seeding or making repairs, or for other reasonable purposes. Landlord retains the right to use or lease the Real Estate for hunting, fishing, or other recreational purposes, but such use shall not interfere with the regular operation of the farm and notice of entry shall be provided to Tenant three (3) days prior to entry for such purposes. Tenant may not use the Real Estate for hunting, fishing, or recreational purposes.
10. **VIOLATION OF TERMS OF LEASE.** If Tenant or Landlord violates the terms of this Lease, the other may pursue the legal and equitable remedies to which each is entitled. The non-defaulting party shall serve a notice of default upon the defaulting party. The defaulting party shall have ten (10) days to cure the default. If defaulting party fails to cure within the requested timeframe, the non-defaulting party may immediately terminate the lease. Tenant's failure to pay any Rent when due shall cause all unpaid Rent to become immediately due and payable, without any notice to or demand upon Tenant.
11. **REPAIRS.** Tenant shall maintain the fences on the Real Estate in good and proper repair. Landlord shall furnish necessary materials for repairs that Landlord deems necessary

within a reasonable time after being notified of the need for repairs. Tenant shall haul the materials to the repair site without charge to Landlord. If a fence must be totally replaced Landlord will pay one-half of the labor.

12. **IMPROVEMENTS.** All buildings, fences and improvements of every kind and nature that may be erected or established upon the Real Estate during the term of the Lease by the Tenant shall constitute additional rent and shall inure to the Real Estate, becoming the property of Landlord unless the Landlord has agreed in writing prior to the erection that the Tenant may remove the improvement at the end of the lease.

No improvement shall be constructed on the Real Estate which is, will be or has been erected to a height and does extend into the airspace where the FAA determines such improvement to be an obstruction and/or hazard to air navigation pursuant to the rules and regulations of the FAA under CFR Title 14, Chapter I, Part 77. Should the FAA determine such proposed, erected or grown improvement to be an obstruction and/or hazard to air navigation, the improvement is to be removed, demolished, and/or lowered to a height which the FAA determines not to be an obstruction and/or hazard to air navigation.

13. **WELL, WATER AND SEPTIC SYSTEMS.** Intentionally omitted.

14. **EXPENSES INCURRED WITHOUT CONSENT OF LANDLORD.** No expense shall be incurred for or on account of the Landlord without first obtaining Landlord's written authorization. Tenant shall take no actions that might cause a mechanic's lien to be imposed upon the Real Estate. This Lease will be subject to and subordinate to the provisions and requirements of any and all existing or future agreements Landlord may have with the federal government.

15. **NO AGENCY.** Unless otherwise provided in writing, Tenant is not an agent of the Landlord.

16. **HOUSING.** Residential use of land is not allowed on the Real Estate.

17. **ATTORNEY FEES AND COURT COSTS.** If either party files suit to enforce any of the terms of this Lease, the prevailing party shall be entitled to recover court costs and reasonable attorneys' fees.

18. **CHANGE IN LEASE TERMS.** The conduct of either party, by act or omission, shall not be construed as a material alteration of this Lease until such provision is reduced to writing and executed by both parties as addendum to this Lease.

19. **CONSTRUCTION.** Words and phrases herein, including the acknowledgment, are construed as in the singular or plural and as the appropriate gender, according to the context.

20. **NOTICES.** The notices contemplated in this Lease shall be made in writing and shall either be delivered in person, or be mailed in the U.S. mail, certified mail to the recipient's last known mailing address, except for the notice of termination set forth in Section 7, which shall be governed by the Code of Iowa.

21. **ASSIGNMENT.** Tenant shall not assign this Lease or sublet the Real Estate or any portion thereof without prior written authorization of Landlord.

22. **CERTIFICATION.** Tenant certifies that it is not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Tenant hereby agrees to defend, indemnify and hold harmless Landlord from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to any breach of the foregoing certification.

23. **CHOICE OF LAW.** This Lease shall be construed under the laws of the State of Iowa.

24. **INSURANCE/TAXES.** Landlord will pay all real estate taxes and maintain insurance on Landlord's interest in the Real Estate. Tenant shall insure its interest in the Real Estate and maintain liability insurance that names Landlord as an additional named insured.

25. **MEDIATION.** The parties agree to mediate any dispute prior to litigation.

DATED: \_\_\_\_\_, 2025.

TENANT:



Robert DeRooi, Tenant

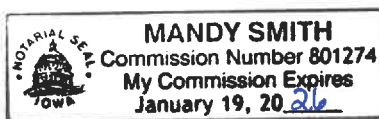
LANDLORD:

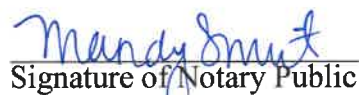
South Central Regional Airport Agency

\_\_\_\_\_, Chairperson

STATE OF IOWA, COUNTY OF MARION

This record was acknowledged before me on March 31, 2025, by Robert DeRooi.



  
Signature of Notary Public

STATE OF IOWA, COUNTY OF MARION

This record was acknowledged before me on \_\_\_\_\_, 2025, by \_\_\_\_\_, Chairperson of the South Central Regional Airport Agency.

\_\_\_\_\_  
Signature of Notary Public

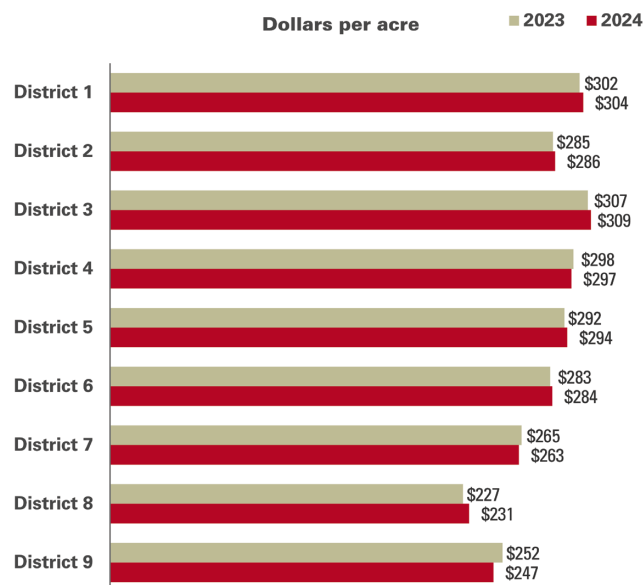
# Cash Rental Rates for Iowa 2024 Survey

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 1,278 usable responses was 42% from farm operators, 36% from landowners, 8% from professional farm managers and realtors, 8% from agricultural lenders, and 6% from other professions and respondents who chose not to report their status. Respondents indicated being familiar with 1.7 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 Crop Reporting District, 2023–2024.**



## 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/wholefarm/pdf/c2-23.pdf) page, located under [Whole Farm, Leasing](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).

- [Computing a Cropland Cash Rental Rate](https://www.extension.iastate.edu/agdm/wholefarm/pdf/c2-23.pdf), [store.extension.iastate.edu/product/1818](https://www.extension.iastate.edu/agdm/wholefarm/pdf/c2-23.pdf)
- [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://www.extension.iastate.edu/agdm/wholefarm/pdf/c2-11.pdf), [store.extension.iastate.edu/product/1794](https://www.extension.iastate.edu/agdm/wholefarm/pdf/c2-11.pdf)
- [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.

**2019–2023 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.

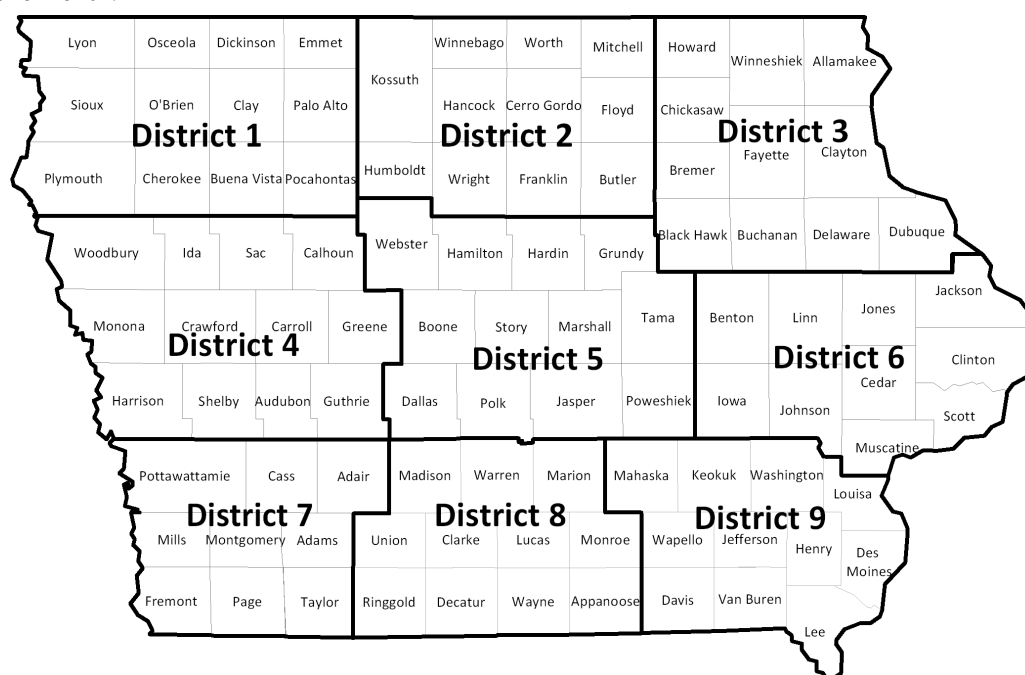
**Pasture, \$/Animal Unit Month (AUM)**—rent charged per animal unit month. One AUM is equal to one beef cow or its equivalent grazing for one month.

**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.

**2020–2024 Overall Average of Typical Cash Rents for Corn and Soybean Acres by Iowa Crop Reporting District (dollars per tillable acre).**

	2020	2021	2022	2023	2024
District 1	\$239	\$242	\$270	\$302	\$304
District 2	225	238	261	285	286
District 3	248	253	278	307	309
District 4	237	247	276	298	297
District 5	232	245	271	292	294
District 6	232	243	265	283	284
District 7	203	214	243	265	263
District 8	176	188	203	227	231
District 9	205	221	240	252	247
<b>State</b>	<b>\$222</b>	<b>\$232</b>	<b>\$256</b>	<b>\$279</b>	<b>\$279</b>



Prepared by Alejandro Plastina, extension economist;  
Ann Johanns, extension program specialist;  
Kwanele Magwaba, graduate research assistant

Farm Management Field Specialists  
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## 2024 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>	177	13	20	17	9	5	10	16	7	16	28	18	18
2019–2023 average corn yield	198	198	201	190	187	194	198	206	195	195	197	204	205
2019–2023 average soybean yield	59	59	60	57	56	59	60	62	58	59	54	60	65
Average row crop CSR2 index	85	86	90	86	87	81	80	94	86	82	82	82	88
<b>Typical Cash Rent for Corn and Soybeans, \$ per tillable acre.</b>													
Overall average	\$304	\$304	\$340	\$282	\$272	\$274	\$310	\$339	\$346	\$271	\$289	\$289	\$336
<b>High quality third</b>													
Average response	\$354	\$352	\$424	\$333	\$302	\$336	\$363	\$372	\$402	\$310	\$337	\$330	\$388
Range of responses		300-425	300-600	275-400	210-350	270-450	300-400	300-450	350-450	270-350	245-425	286-400	305-475
<b>Medium quality third</b>													
Average response	\$303	\$306	\$319	\$272	\$268	\$263	\$316	\$357	\$359	\$268	\$289	\$289	\$335
Range of responses		260-350	275-375	205-325	190-325	245-300	260-375	280-400	325-400	230-320	220-380	260-345	280-400
<b>Low quality third</b>													
Average response	\$255	\$253	\$277	\$242	\$245	\$223	\$251	\$287	\$277	\$234	\$242	\$249	\$284
Range of responses		200-325	220-330	200-275	175-300	180-275	150-325	195-350	250-330	210-275	185-330	215-280	240-325
<b>Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.</b>													
<b>Corn</b>	High third	215	216	226	210	194	202	221	225	208	201	219	237
	Middle third	191	194	204	181	179	184	194	203	191	177	187	206
	Low third	168	173	179	154	156	167	178	182	166	141	166	184
<b>Soybeans</b>	High third	64	63	65	62	59	61	68	66	62	61	62	73
	Middle third	57	56	57	53	54	54	60	59	58	54	52	67
	Low third	49	46	52	44	47	46	53	54	49	46	45	58
<b>Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data.</b>													
Rent per bushel of corn yield	\$1.54	\$1.54	\$1.69	\$1.48	\$1.45	\$1.41	\$1.57	\$1.65	\$1.77	\$1.39	\$1.47	\$1.42	\$1.64
Rent per bushel of soybean yield	\$5.15	\$5.15	\$5.67	\$4.95	\$4.86	\$4.64	\$5.17	\$5.47	\$5.97	\$4.59	\$5.35	\$4.82	\$5.17
Rent per CSR2 index point	\$3.56	\$3.53	\$3.78	\$3.28	\$3.13	\$3.38	\$3.88	\$3.61	\$4.02	\$3.30	\$3.52	\$3.52	\$3.82

<sup>1/</sup> Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did 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.

## 2024 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>	186	10	21	11	23	18	14	20	12	19	15	23	
2019–2023 average corn yield	200	200	198	198	202	204	199	194	198	206	203	197	
2019–2023 average soybean yield	58	57	59	56	58	59	58	59	57	60	56	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 tillable acre.													
Overall average	\$286	\$274	\$300	\$275	\$295	\$294	\$274	\$296	\$292	\$274	\$273	\$300	
High quality third													
Average response	\$333	\$322	\$349	\$319	\$343	\$345	\$313	\$342	\$345	\$325	\$310	\$346	
Range of responses		230-400	255-450	250-380	275-425	265-400	275-350	280-400	285-400	270-395	245-380	300-420	
Medium quality third													
Average response	\$283	\$269	\$294	\$268	\$289	\$286	\$276	\$293	\$289	\$274	\$277	\$301	
Range of responses		210-350	235-375	210-340	240-365	225-350	220-325	250-350	250-320	250-300	215-350	250-350	
Low quality third													
Average response	\$242	\$231	\$257	\$237	\$254	\$251	\$233	\$252	\$242	\$223	\$234	\$254	
Range of responses		185-300	215-325	195-290	200-305	180-325	190-275	200-300	190-300	200-250	180-325	220-305	
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	\$1.43	\$1.37	\$1.52	\$1.39	\$1.46	\$1.44	\$1.38	\$1.53	\$1.47	\$1.33	\$1.34	\$1.52	
Rent per bushel of soybean yield	\$4.94	\$4.81	\$5.08	\$4.91	\$5.09	\$4.98	\$4.72	\$5.02	\$5.12	\$4.57	\$4.88	\$5.17	
Rent per CSR2 index point	\$3.61	\$3.43	\$3.80	\$3.31	\$3.64	\$3.87	\$3.38	\$3.75	\$3.52	\$3.70	\$3.55	\$3.80	

<sup>1/</sup>Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did 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.



## 2024 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 3

County	District 3 Average	Allamakee & Winneshiak	Black Hawk	Bremer	Buchanan	Chickasaw	Clayton & Fayette	Delaware	Dubuque	Howard	
Number of responses <sup>1/</sup>	84	8	15	6	9	10	6	10	5	15	
2019–2023 average corn yield	202	197	193	202	203	204	200	209	211	198	
2019–2023 average soybean yield	59	58	56	59	58	57	59	62	64	56	
Average row crop CSR2 index	80	77	86	84	83	83	77	77	69	83	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre.											
Overall average	\$309	\$296	\$304	\$306	\$268	\$329	\$338	\$320	\$349	\$274	
High quality third											
Average response	\$362	\$345	\$348	\$374	\$316	\$364	\$394	\$382	\$410	\$325	
Range of responses		325-350	225-450	330-425	250-400	300-400	355-450	325-450	350-450	260-425	
Medium quality third											
Average response	\$309	\$298	\$299	\$300	\$278	\$335	\$327	\$319	\$350	\$271	
Range of responses		290-300	190-390	275-350	210-350	290-375	250-400	260-400	300-400	220-375	
Low quality third											
Average response	\$257	\$244	\$266	\$243	\$210	\$287	\$294	\$258	\$288	\$225	
Range of responses		200-275	170-360	200-300	165-275	275-315	225-350	200-350	250-350	160-325	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.											
Corn	High third	224	213	226	235	224	219	217	226	239	213
	Middle third	203	193	192	215	205	197	197	215	213	196
	Low third	177	172	169	183	169	180	173	190	183	171
Soybeans	High third	67	64	65	71	66	62	68	73	73	60
	Middle third	60	58	58	62	59	56	61	66	65	54
	Low third	51	54	49	49	47	46	51	56	56	49
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data.											
Rent per bushel of corn yield	\$1.53	\$1.50	\$1.58	\$1.51	\$1.32	\$1.61	\$1.69	\$1.53	\$1.65	\$1.38	
Rent per bushel of soybean yield	\$5.26	\$5.10	\$5.43	\$5.19	\$4.62	\$5.77	\$5.73	\$5.16	\$5.45	\$4.89	
Rent per CSR2 index point	\$3.90	\$3.84	\$3.53	\$3.64	\$3.23	\$3.96	\$4.39	\$4.16	\$5.06	\$3.30	

<sup>1/</sup> Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did 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.

## 2024 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 4

County	District 4 Average	Audubon	Calhoun	Carroll	Crawford	Greene	Guthrie	Harrison	Ida	Monona & Woodbury	Sac	Shelby	
Number of responses <sup>1/</sup>	150	14	23	16	17	11	13	11	10	7	12	16	
2019–2023 average corn yield	198	200	196	196	208	196	190	181	209	191	205	203	
2019–2023 average soybean yield	57	57	57	59	59	57	53	53	60	54	56	56	
Average row crop CSR2 index	78	77	84	80	73	82	83	73	81	72	86	72	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre.													
Overall average	\$297	\$289	\$287	\$300	\$309	\$271	\$267	\$296	\$313	\$323	\$303	\$304	
High quality third													
Average response	\$339	\$331	\$328	\$349	\$362	\$307	\$322	\$342	\$350	\$353	\$341	\$344	
Range of responses		280-425	255-400	290-400	300-425	270-360	260-420	270-400	300-400	300-400	300-410	300-410	
Medium quality third													
Average response	\$294	\$289	\$286	\$298	\$296	\$280	\$263	\$291	\$309	\$321	\$299	\$302	
Range of responses		240-350	225-380	245-375	250-350	250-335	225-350	225-350	270-350	275-350	270-325	260-375	
Low quality third													
Average response	\$257	\$248	\$247	\$253	\$270	\$227	\$216	\$257	\$279	\$294	\$271	\$265	
Range of responses		210-290	180-325	185-335	200-325	150-275	180-275	180-325	250-325	250-325	240-300	220-350	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.													
Corn	High third	217	215	210	216	233	217	211	191	236	222	224	215
	Middle third	192	191	195	195	208	180	168	170	210	198	204	194
	Low third	169	173	178	174	194	138	140	157	192	170	172	167
Soybeans	High third	62	62	64	64	66	62	57	59	66	64	62	61
	Middle third	57	57	58	58	60	57	49	54	60	57	56	56
	Low third	49	51	52	48	55	48	43	46	50	47	47	48
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data.													
Rent per bushel of corn yield	\$1.50	\$1.45	\$1.46	\$1.53	\$1.49	\$1.38	\$1.41	\$1.64	\$1.50	\$1.69	\$1.48	\$1.50	
Rent per bushel of soybean yield	\$5.26	\$5.07	\$5.04	\$5.08	\$5.24	\$4.75	\$5.04	\$5.58	\$5.22	\$5.98	\$5.41	\$5.43	
Rent per CSR2 index point	\$3.80	\$3.75	\$3.42	\$3.75	\$4.23	\$3.30	\$3.22	\$4.05	\$3.86	\$4.49	\$3.52	\$4.22	

<sup>1/</sup>Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did 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.

## 2024 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>	240	25	13	20	21	25	14	21	14	16	29	20	22	
2019–2023 average corn yield	198	199	189	204	197	196	213	216	192	188	191	190	201	
2019–2023 average soybean yield	59	60	57	63	58	59	62	64	56	57	58	59	56	
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 tillable acre.														
Overall average	\$294	\$288	\$310	\$315	\$279	\$287	\$285	\$304	\$287	\$279	\$291	\$314	\$288	
High quality third														
Average response	\$338	\$326	\$346	\$349	\$321	\$339	\$326	\$352	\$338	\$342	\$332	\$361	\$328	
Range of responses		265-400	300-375	275-430	280-375	260-430	250-360	260-425	260-400	275-400	250-400	290-425	250-410	
Medium quality third														
Average response	\$292	\$284	\$316	\$315	\$276	\$281	\$281	\$307	\$283	\$271	\$294	\$311	\$288	
Range of responses		250-350	270-350	245-390	240-340	235-325	200-325	225-350	220-335	210-325	225-350	250-385	215-360	
Low quality third														
Average response	\$251	\$255	\$268	\$282	\$239	\$242	\$248	\$251	\$241	\$223	\$247	\$271	\$250	
Range of responses		200-325	200-325	200-360	200-290	190-275	175-290	180-335	200-260	175-285	200-295	200-350	180-300	
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	\$1.49	\$1.45	\$1.64	\$1.54	\$1.42	\$1.46	\$1.34	\$1.41	\$1.49	\$1.48	\$1.52	\$1.65	\$1.43	
Rent per bushel of soybean yield	\$4.98	\$4.80	\$5.44	\$5.00	\$4.81	\$4.86	\$4.60	\$4.75	\$5.13	\$4.89	\$5.02	\$5.32	\$5.14	
Rent per CSR2 index point	\$3.52	\$3.39	\$3.52	\$3.58	\$3.49	\$3.42	\$3.56	\$3.71	\$3.22	\$3.53	\$3.38	\$3.69	\$3.69	

<sup>1/</sup>Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did 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.

## 2024 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 6

County	District 6 Average	Benton	Cedar	Clinton	Iowa & Johnson	Jackson	Jones	Linn	Muscatine	Scott	
Number of responses <sup>1/</sup>	129	26	20	14	14	7	13	12	10	13	
2019–2023 average corn yield	196	195	196	201	189	194	196	196	195	201	
2019–2023 average soybean yield	60	60	63	61	56	61	58	56	60	65	
Average row crop CSR2 index	81	86	86	74	83	67	77	87	83	89	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre.											
Overall average	\$284	\$295	\$282	\$297	\$259	\$281	\$300	\$289	\$260	\$295	
High quality third											
Average response	\$339	\$348	\$331	\$352	\$325	\$338	\$360	\$331	\$326	\$339	
Range of responses		240-515	240-430	275-425	280-470	250-400	300-420	265-380	250-380	240-420	
Medium quality third											
Average response	\$282	\$300	\$275	\$283	\$255	\$278	\$296	\$282	\$269	\$300	
Range of responses		210-400	200-360	225-375	225-300	225-320	225-350	225-350	185-330	225-355	
Low quality third											
Average response	\$232	\$238	\$242	\$255	\$198	\$227	\$245	\$255	\$185	\$246	
Range of responses		150-325	180-320	205-320	175-220	185-275	185-290	200-300	105-235	200-300	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.											
Corn	High third	218	218	226	220	199	214	219	225	220	223
	Middle third	193	189	203	196	177	188	189	193	201	201
	Low third	167	163	183	177	146	169	165	160	168	174
Soybeans	High third	67	66	70	68	62	69	70	65	64	73
	Middle third	60	59	63	62	54	62	59	56	60	64
	Low third	50	50	53	51	44	53	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	\$1.45	\$1.51	\$1.44	\$1.48	\$1.37	\$1.45	\$1.53	\$1.47	\$1.33	\$1.47	
Rent per bushel of soybean yield	\$4.74	\$4.92	\$4.48	\$4.87	\$4.63	\$4.61	\$5.17	\$5.16	\$4.33	\$4.54	
Rent per CSR2 index point	\$3.52	\$3.43	\$3.28	\$4.01	\$3.12	\$4.19	\$3.90	\$3.32	\$3.13	\$3.31	

<sup>1/</sup>Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did 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.

## 2024 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>	118	19	9	17	10	14	8	6	24	11	
2019–2023 average corn yield	189	170	173	192	201	198	198	192	199	177	
2019–2023 average soybean yield	54	50	56	55	57	52	56	56	55	53	
Average row crop CSR2 index	80	79	79	79	81	82	79	80	79	81	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre.											
Overall average	\$263	\$236	\$260	\$261	\$252	\$293	\$264	\$259	\$282	\$259	
High quality third											
Average response	\$310	\$278	\$306	\$301	\$302	\$326	\$325	\$316	\$327	\$313	
Range of responses		200-400	230-425	255-400	250-370	275-400	280-400	275-345	270-425	240-400	
Medium quality third											
Average response	\$265	\$234	\$278	\$257	\$252	\$294	\$263	\$258	\$281	\$264	
Range of responses		180-350	200-350	205-300	235-290	265-350	230-325	225-305	240-375	200-340	
Low quality third											
Average response	\$214	\$196	\$195	\$225	\$201	\$258	\$205	\$204	\$238	\$201	
Range of responses		140-275	140-255	185-275	190-220	235-300	175-230	165-250	200-300	175-250	
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	\$1.39	\$1.39	\$1.50	\$1.36	\$1.25	\$1.48	\$1.33	\$1.35	\$1.42	\$1.46	
Rent per bushel of soybean yield	\$4.84	\$4.72	\$4.64	\$4.75	\$4.42	\$5.63	\$4.71	\$4.63	\$5.13	\$4.89	
Rent per CSR2 index point	\$3.29	\$2.99	\$3.29	\$3.30	\$3.11	\$3.57	\$3.34	\$3.24	\$3.57	\$3.20	

<sup>1/</sup> Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did 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.

## 2024 CASH RENTAL RATE SURVEY FOR CROP REPORTING DISTRICT 8

County	District 8 Average	Appanoose & Wayne	Clarke	Decatur	Lucas & Monroe	Madison	Marion	Ringgold	Union	Warren
Number of responses <sup>1/</sup>	101	15	11	10	6	16	12	10	8	13
2019–2023 average corn yield	171	166	155	171	158	182	187	162	180	175
2019–2023 average soybean yield	51	51	48	47	49	56	57	49	54	52
Average row crop CSR2 index	78	67	77	75	75	86	80	76	85	85
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre.										
Overall average	\$231	\$186	\$218	\$221	\$194	\$237	\$251	\$247	\$287	\$238
High quality third										
Average response	\$280	\$224	\$260	\$264	\$247	\$278	\$299	\$308	\$365	\$278
Range of responses		190-320	200-330	200-315	240-250	200-350	250-325	255-350	300-400	200-375
Medium quality third										
Average response	\$226	\$183	\$220	\$218	\$177	\$230	\$250	\$240	\$279	\$238
Range of responses		150-240	180-265	180-285	150-200	175-300	200-280	200-300	225-350	175-325
Low quality third										
Average response	\$186	\$150	\$175	\$180	\$159	\$201	\$204	\$192	\$217	\$198
Range of responses		120-180	150-200	150-225	115-190	150-275	165-250	150-225	190-255	150-250
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.										
Corn	High third	185	179	190	197	164	198	205	182	176
	Middle third	162	158	150	177	150	174	170	158	161
	Low third	131	138	126	133	107	152	143	137	134
Soybeans	High third	57	56	55	54	50	59	65	61	59
	Middle third	49	47	44	46	45	54	57	52	50
	Low third	40	42	38	35	36	45	46	41	42
Average Rents per Five-year Average Yield or CSR2, calculated based on overall average and county data.										
Rent per bushel of corn yield	\$1.35	\$1.12	\$1.41	\$1.29	\$1.23	\$1.30	\$1.34	\$1.52	\$1.59	\$1.36
Rent per bushel of soybean yield	\$4.49	\$3.65	\$4.54	\$4.70	\$3.96	\$4.23	\$4.40	\$5.04	\$5.31	\$4.58
Rent per CSR2 index point	\$2.94	\$2.78	\$2.83	\$2.95	\$2.59	\$2.76	\$3.14	\$3.25	\$3.38	\$2.80

<sup>1/</sup>Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did 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.

## 2024 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>	93	12	8	14	7	8	12	9	7	9	7	
2019–2023 average corn yield	180	169	192	173	173	179	178	186	194	166	185	
2019–2023 average soybean yield	56	52	62	59	54	55	57	56	59	51	56	
Average row crop CSR2 index	79	74	84	81	79	80	75	80	81	73	82	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre.												
Overall average	\$247	\$197	\$273	\$283	\$240	\$235	\$304	\$241	\$225	\$182	\$284	
High quality third												
Average response	\$298	\$228	\$336	\$332	\$295	\$291	\$366	\$301	\$276	\$220	\$332	
Range of responses		190-300	300-375	285-390	250-350	200-340	300-400	220-375	230-350	175-300	270-385	
Medium quality third												
Average response	\$246	\$201	\$283	\$280	\$234	\$225	\$297	\$242	\$231	\$184	\$284	
Range of responses		170-250	260-300	200-360	195-300	175-285	200-370	170-300	185-280	150-250	240-335	
Low quality third												
Average response	\$196	\$162	\$201	\$237	\$192	\$190	\$250	\$181	\$168	\$141	\$236	
Range of responses		120-200	170-250	200-320	175-220	150-220	150-320	150-230	130-230	100-180	200-290	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.												
Corn	High third	199	165	211	206	187	201	211	214	214	177	204
	Middle third	173	141	187	176	164	182	174	189	194	148	173
	Low third	148	114	173	148	129	155	149	155	177	121	154
Soybeans	High third	62	58	69	65	58	59	66	63	66	53	63
	Middle third	55	50	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	\$1.17	\$1.42	\$1.64	\$1.39	\$1.31	\$1.71	\$1.30	\$1.16	\$1.10	\$1.54	
Rent per bushel of soybean yield	\$4.38	\$3.79	\$4.40	\$4.80	\$4.44	\$4.27	\$5.33	\$4.30	\$3.81	\$3.57	\$5.07	
Rent per CSR2 index point	\$3.12	\$2.66	\$3.25	\$3.49	\$3.04	\$2.94	\$4.05	\$3.01	\$2.78	\$2.49	\$3.46	

<sup>1/</sup> Number of responses is the number of individuals who provided information about typical rental rates in the county. The survey did 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.

## 2024 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>	1,278	177	186	84	150	240	129	118	101	93	
2019–2023 average corn yield	196	198	200	202	198	198	196	189	171	180	
2019–2023 average soybean yield	57	59	58	59	57	59	60	54	51	56	
Average row crop CSR2 index	81	85	79	80	78	84	81	80	78	79	
Typical Cash Rent for Corn and Soybeans, \$ per tillable acre.											
Overall average	\$279	\$304	\$286	\$309	\$297	\$294	\$284	\$263	\$231	\$247	
Irrigated land average	\$312		\$340		\$238			\$296		\$373	
Average response											
High quality third	\$328	\$354	\$333	\$362	\$339	\$338	\$339	\$310	\$280	\$298	
Medium quality third	\$278	\$303	\$283	\$309	\$294	\$292	\$282	\$265	\$226	\$246	
Low quality third	\$232	\$255	\$242	\$257	\$257	\$251	\$232	\$214	\$186	\$196	
Typical Yield, bushels per acre, USDA NASS Special Tabulation 2018–2022.											
Corn	High third	212	215	216	224	217	222	218	207	185	199
	Middle third	188	191	196	203	192	198	193	187	162	173
	Low third	161	168	171	177	169	172	167	150	131	148
Soybeans	High third	63	64	63	67	62	64	67	61	57	62
	Middle third	56	57	57	60	57	57	60	54	49	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	\$1.45	\$1.54	\$1.43	\$1.53	\$1.50	\$1.49	\$1.45	\$1.39	\$1.35	\$1.37	
Rent per bushel of soybean yield	\$4.89	\$5.15	\$4.94	\$5.26	\$5.26	\$4.98	\$4.74	\$4.84	\$4.49	\$4.38	
Rent per CSR2 index point	\$3.47	\$3.56	\$3.61	\$3.90	\$3.80	\$3.52	\$3.52	\$3.29	\$2.94	\$3.12	
Typical Cash Rent for Oats, Hay, and Pasture, \$ per acre. <sup>2/</sup>											
Alfalfa hay, established	\$200	\$261	\$216	\$342	\$182	\$193	\$213	\$143	\$118	\$130	
Grass hay, established	\$145	\$118	\$185	\$271	\$142	\$132	\$165	\$106	\$95	\$93	
Oats	\$198	\$280	\$215	\$325	\$191	\$200		\$105	\$104	\$163	
High-productivity pasture	\$95	\$101	\$90	\$90	\$96	\$119	\$106	\$105	\$85	\$61	
Low-productivity pasture	\$60	\$65	\$41	\$60	\$69	\$74	\$70	\$69	\$58	\$38	
Pasture, \$/animal unit month (AUM)	\$32							\$46	\$18		
Cornstalk grazing	\$19	\$23			\$12	\$16		\$9	\$21	\$34	
Hunting rights	\$15					\$10		\$10	\$18	\$21	

<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.



Crop and application rates for 45.51 acres (Barnard Farm SCRAA)

Planted 140,000 seeds to acre of Enlist soybeans in no-till practice on 45.51 acres on May 11, 2024

First chem application consists of following

Sonic 4 Oz per acre

Matadors 1.13 pt per acre

2-4d at 10 oz per acre

Roundup at 22 Oz per acre

Second application consists of following

Enlist at 32 Oz per acre

Everprex at .66 pt per acre

Roundup at 22 oz per acre

Third application consists of following

Mara-Vis-Neo Fungicide at 13.7 oz acre

Sniper insecticide at 5 oz per acre

All application done by Nutrien Ag Solutions 3404 28<sup>th</sup> Ave Oskaloosa Iowa

Robert DeRooi. Tenant

2116 210<sup>th</sup> st

Oskaloosa Iowa

ITEM NO: 6

SUBJECT: Resolution Approving Fiscal Year 25-26 Budget Submittal

DATE: April 28, 2025

BACKGROUND:

Annually, the South Central Regional Airport Agency (SCRAA) submits a proposed operating and capital budget for consideration to the City of Oskaloosa and the City of Pella. This resolution adopts the proposed budget and authorizes submittal to the respective cities. Listed below is the proposed budget which has been reviewed by staff.

**Fiscal Year 25-26 Proposed Budget**

<b>Operating Revenues</b>	
Farm Rental Income	<u><b>\$56,000</b></u>
<b>Operating Expenditures</b>	
Insurance	\$10,000
Audit Fees	9,000
Legal Expenses	10,000
Travel	500
Website Maintenance	500
Property Taxes	13,000
Miscellaneous Expense	<u>0</u>
<b>Total Operating Expenditures</b>	<u><b>\$43,000</b></u>
<b>Net Operating Income</b>	<u><b>\$13,000</b></u>

Projected capital expenditures for fiscal year 2026 include \$13,000 as a contingency.

**Summary**

At this time, it is uncertain if the SCRAA’s farmland will be rented past February 28, 2026; therefore, the FY 25-26 budget contains only six months of rental income.

ATTACHMENTS: Resolution

REPORT PREPARED BY: Staff

RECOMMENDED ACTION: Approve resolution

## RESOLUTION NO. 77

### RESOLUTION APPROVING THE FISCAL YEAR 25-26 BUDGET AND AUTHORIZING SUBMITTAL TO THE CITY OF OSKALOOSA AND THE CITY OF PELLA

WHEREAS, the South Central Regional Airport Agency (SCRAA) is required to annually submit an operating and capital budget to the City of Oskaloosa and the City of Pella; and

WHEREAS, staff reviewed the proposed fiscal year 25-26 budget; and

WHEREAS, the proposed fiscal year 25-26 budget is as follows:

#### **Fiscal Year 25-26 Proposed Budget**

##### **Operating Revenues**

Farm Rental Income	<b><u>\$56,000</u></b>
--------------------	------------------------

##### **Operating Expenditures**

Insurance	\$10,000
Audit Fees	9,000
Legal Expenses	10,000
Travel	500
Website Maintenance	500
Property Taxes	13,000
Miscellaneous Expense	<u>0</u>

<b>Total Operating Expenditures</b>	<b><u>\$43,000</u></b>
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<b>Net Operating Income</b>	<b><u>\$13,000</u></b>
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Projected capital expenditures for fiscal year 2026 include \$13,000 as a contingency.

NOW, THEREFORE, it is hereby resolved by the Board of the SCRAA that the proposed fiscal year 25-26 budget is approved, and staff is authorized to submit the proposed budget to the City of Oskaloosa and the City of Pella.

Passed and approved this 28<sup>th</sup> day of April, 2025.

\_\_\_\_\_  
\_\_\_\_\_, Chair

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, Secretary/Treasurer

ITEM NO: 7

SUBJECT: Review of SCRAA Check Register

DATE: April 28, 2025

**BACKGROUND:**

The purpose of this agenda item is to review the check register which is included as a memo attachment.

ATTACHMENTS: Check register

REPORT PREPARED BY: Staff

RECOMMENDED ACTION: None

## Report Criteria:

Report type: Summary

Check.Check Issue Date = 10/01/2024-04/01/2025

Invoice Detail.GL account (3 Characters) = "141","241"

GL Period	Check Issue Date	Check Number	Vendor Num	Payee	Amount
10/24	10/15/2024	141872	6417	BRICK GENTRY BOWER SWARTZ & L	1,065.00
11/24	11/05/2024	142086	6609	HDR ENGINEERING INC	14,978.01
11/24	11/19/2024	142220	6417	BRICK GENTRY BOWER SWARTZ & L	720.00
12/24	12/03/2024	142410	6609	HDR ENGINEERING INC	2,253.03
12/24	12/17/2024	142494	6417	BRICK GENTRY BOWER SWARTZ & L	195.00
12/24	12/17/2024	142584	6094	NEAPOLITAN LABS LLC	455.00
01/25	01/07/2025	142712	6609	HDR ENGINEERING INC	1,331.20
01/25	01/21/2025	142830	6417	BRICK GENTRY BOWER SWARTZ & L	165.00
03/25	03/04/2025	143269	6417	BRICK GENTRY BOWER SWARTZ & L	45.00
03/25	03/18/2025	143397	6417	BRICK GENTRY BOWER SWARTZ & L	240.00
03/25	03/18/2025	143530	7147	RATCLIFF & BLAKE INSURANCE	855.00
04/25	04/01/2025	143608	7147	RATCLIFF & BLAKE INSURANCE	8,160.00
Grand Totals:					30,462.24

ITEM NO: 8

SUBJECT: Project Update

DATE: April 28, 2025

BACKGROUND:

The purpose of this agenda item is for staff to provide a project update.

ATTACHMENTS: None

REPORT PREPARED BY: Staff

RECOMMENDED ACTION: None