



# Lease Rates for Privately Owned, Non-Irrigated Pasture

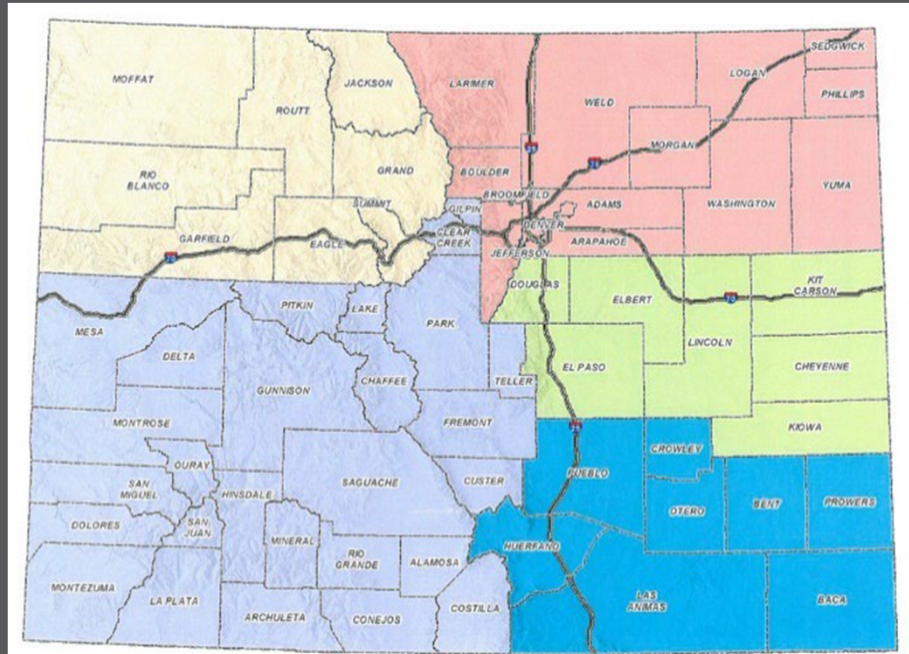
2021+ 2022

Jeff Traneland Jenny Beermann  
2022 Ag Lender Meetings  
October 11, 12, + 20

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## Regions

- Northwest
- Northeast
- East Central
- Southeast
- Southwest



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## Reported Rates

- Fees
  - \$ perhead perm onth
  - \$ perAUM
  - \$ peracre
  - \$ perhead perday
  
- AnimalUnitMonths (AUM s)
  - 1.00 = 11200 lb cow and hercalf
  - 0.74 = 1 yearling beef
  - 0.20 = 1 sheep

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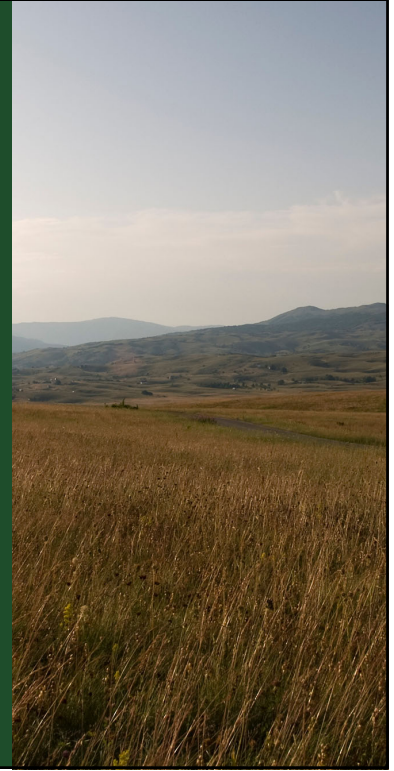
## Data Collected

- Location
- Type of animals grazing
- Number of acres for each lease
- Lease rate
- Lease length
- Services paid by landowners. tenant



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# Survey Results Statewide



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## Common Lease Characteristics

### Purpose

Cattle

77 % of leases pertain to  
cow-calf pairs and yearlings

### Length

One year

76 % reported one or  
multiple years

### Size

Range 50,000 - 30 acres

2022 mode - 2,000 acres  
2021 mode - 160 acres

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## Carrying Capacity

01

Range

2021 - 85 - 1Acre perAU  
2022 - 90 - 1Acre perAU

02

Mode

2021 - 50 Acres perAU  
2022 - 50 Acres perAU

03

Average

2021 - 24 Acres perAU  
2022 - 24 Acres perAU

04

Median

2021 - 20 Acres perAU  
2022 - 20 Acres perAU

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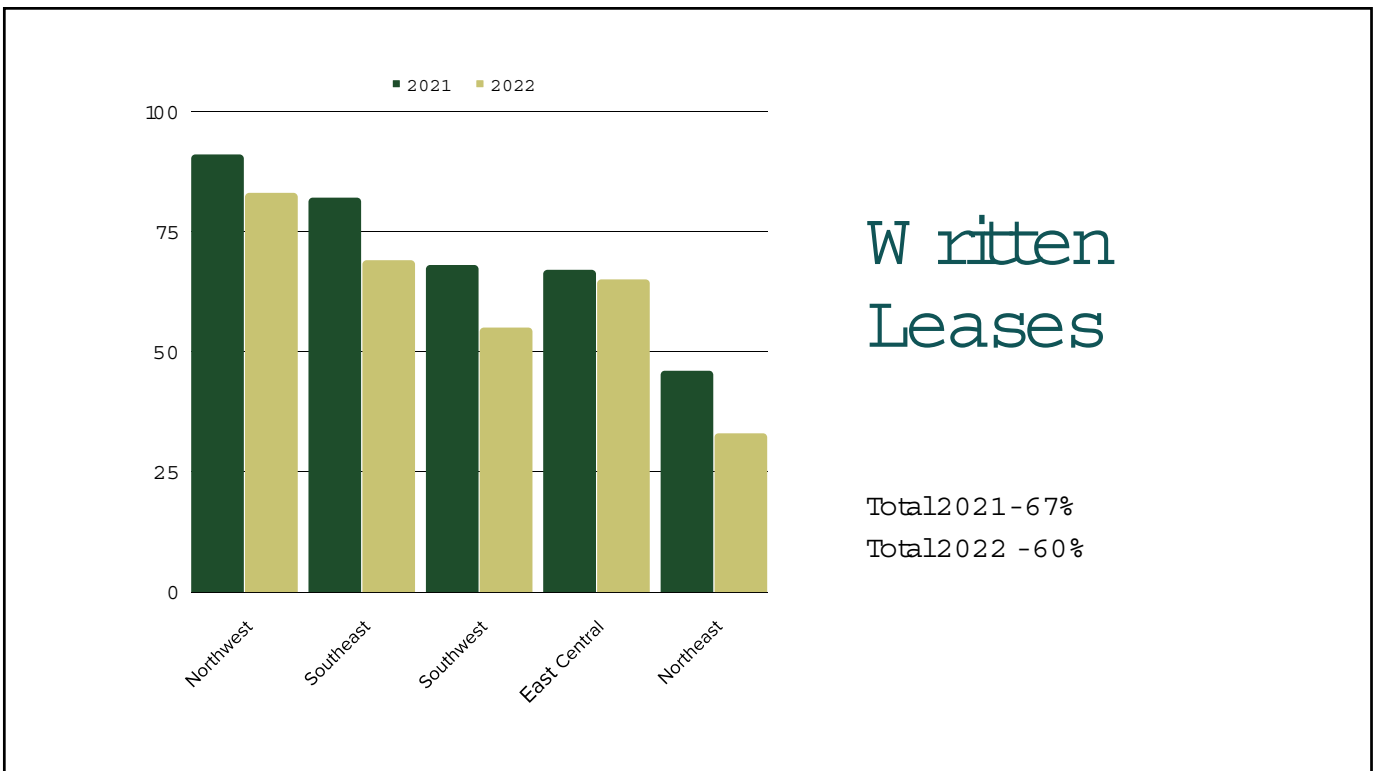
## Provider of Services/Activities

Who Paid the Costs Of:	2021			2022		
	Tenant	Land Owner	Shared	Tenant	Land Owner	Shared
Labor for repairing existing fences	67%	16%	17%	62%	30%	8%
Materials for repairing existing fences	44%	40%	16%	46%	45%	8%
Labor for building new fences	40%	53%	7%	29%	65%	5%
Materials for building new fences	23%	70%	7%	20%	77%	3%
Supplying water to grazing animals	41%	51%	8%	33%	63%	4%
Installing pipelines	31%	67%	2%	28%	71%	2%
Constructing earthen water tanks	26%	72%	3%	24%	69%	6%
Materials for constructing non-earthen water tanks	35%	56%	9%	24%	71%	5%
Construction of non-earthen water tanks	38%	58%	4%	26%	68%	5%
Maintenance and oversight of grazing animals	89%	6%	4%	83%	12%	5%
Salt and minerals for grazing animals	93%	4%	3%	93%	6%	1%

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# Lease Rates

Dollars per head perm onth

	Year	Cobrado	Nothwest	Northeast	East Cental	Southeast	Southwest
Range	2021	35 -10	30 -15	35 -13	25 -16	22 -16	35 -10
	2022	50 -10	22 -14	40 -15	30 -18	24 -16	50 -10
Average	2021	22.52	22.00	23.14	21.67	19.00	23.71
	2022	22.52	17.80	23.89	24.00	20.00	23.83
Median	2021	22.00	21.50	22.00	24.00	19.00	25.00
	2022	20.00	18.00	20.00	24.00	20.00	20.00
Mode	2021	30.00	15.00	30.00	n/a	n/a	n/a
	2022	20.00	n/a	30.00	n/a	n/a	10.00

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# Lease Rates

Dollar per AUM



	Year	Cobrado	Nothwest	Northeast	East Cental	Southeast	Southwest
Range	2021	30 -10	28 -25	30 -18	25 -16	22 -16	26 -10
	2022	28 -10	28 -25	22 -10	n/a	22 -12	25 -20
Average	2021	22.06	26.25	24.88	21.67	19.00	21.50
	2022	20.46	26.75	17.67	n/a	15.25	22.50
Median	2021	22.00	26.25	25.75	24.00	19.00	23.50
	2022	22.00	27.25	21.00	24.00	13.50	22.50
Mode	2021	25.00	n/a	30.00	n/a	n/a	25.00
	2022	27.50	27.50	n/a	n/a	n/a	n/a

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# Lease Rates

Dollar per acre

	Year	Cobrado	Northwest	Northeast	East Central	Southeast	Southwest
Range	2021	20 -1	n/a	12.5 -6.5	20 -5	6 -2.5	n/a
	2022	50 -1	n/a	50 -8	15 -5	35 -4	30 -1
Average	2021	6.69	n/a	9.25	9.02	4.06	n/a
	2022	14.00	n/a	18.57	10.00	9.56	17.67
Median	2021	6.00	n/a	9.00	6.59	3.88	n/a
	2022	10.00	n/a	12.33	8.75	4.63	22.00
Mode	2021	6.00	n/a	n/a	n/a	2.50	n/a
	2022	30.00	n/a	n/a	15.00	4.00	n/a



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# Lease Rates

Dollar per head per day

	Year	Cobrado	Northwest	Northeast	East Central	Southeast	Southwest
Range	2021	30 -0.8	n/a	30 -1	1 -0.8	n/a	30 -1
	2022	10 -0.25	n/a	2 -0.25	1 -0.8	n/a	10 -0.6
Average	2021	7.57	n/a	8.63	0.87	n/a	15.50
	2022	1.59	n/a	1.00	0.90	n/a	3.87
Median	2021	1.00	n/a	1.75	0.80	n/a	15.50
	2022	1.00	n/a	1.00	0.90	n/a	1.00
Mode	2021	1.00	n/a	n/a	0.80	n/a	n/a
	2022	1.00	n/a	1.00	n/a	n/a	n/a

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# Change from 2019 - \$ /AUM

Changes for 2021+ 2022 compared to 2019

Colorado	Northwest	Northeast	EastCentral	Southeast	Southwest
5%	47%	1%	6%	-13%	-2%
-3%	50%	-28%	n/a	-30%	3%

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## Questions?



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