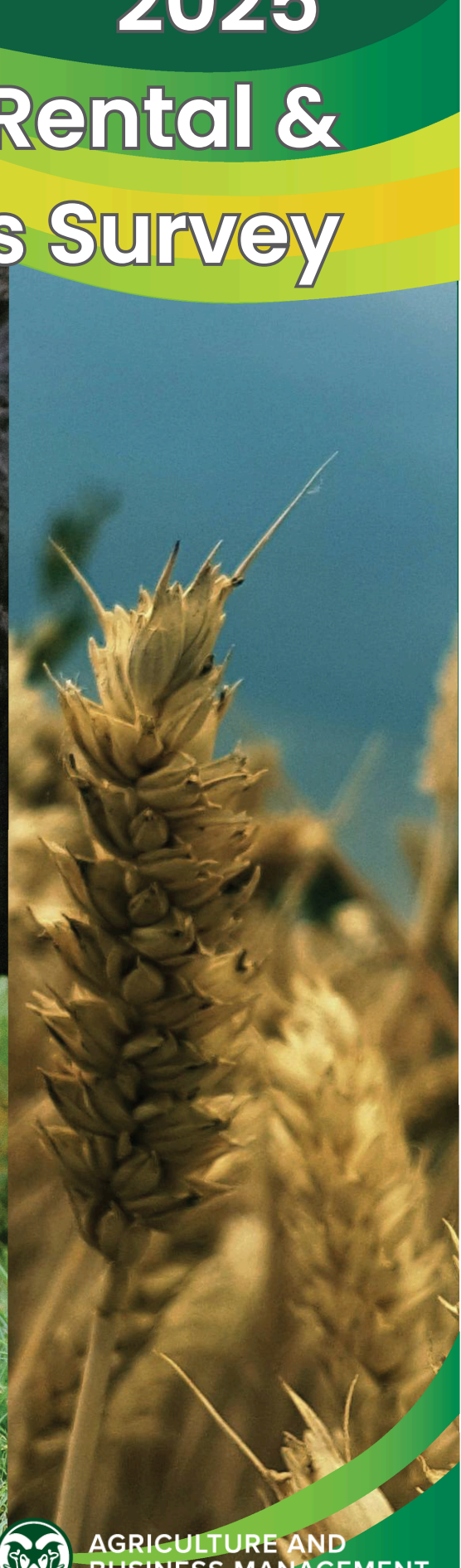


2025

# Land Rental & Custom Rates Survey



Prepared by:

**Jenny A. Beiermann**  
Extension Specialist  
Agricultural Economist

**Jeffrey E. Tranel**  
Extension Specialist  
Agricultural Economist



**AGRICULTURE AND  
BUSINESS MANAGEMENT**  
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## About the ABM Team:

The **Agriculture and Business Management (ABM) Team** is a group of experienced agricultural economists working both on campus and in communities across the state to provide producers with the necessary tools to become better, more successful business managers. We focus on education through printed resources and educational programming, both in-person and virtually.

Visit our website at: <https://abm.extension.colostate.edu> to view previous reports and other risk management educational resources developed by the team to support agricultural producers across the state of Colorado.

## About the Authors:

**Jenny Beiermann** works with producers, educators, and community leaders to strengthen farm and ranch viability through whole farm planning, financial analysis, and risk management education. She develops tools and programs in enterprise analysis, budgeting, and record keeping, specializing in commodity-based agriculture. She is the sixth generation of her family's large-scale cow/calf operation in Southwest Wyoming and continues to help her family manage daily operations of the ranch.

**Jeff Tranel** collaborates with industry leaders, lenders, researchers, elected officials, university colleagues, and others to help farm and ranch families navigate the complexities of estate and succession planning, risk management, farm finances, income taxes, and human resource management. Raised on a ranch in Wyoming and Colorado, he has addressed audiences and worked with individual producers across the United States and nine other countries over his 40-year career.



## 2025 Land Rental & Custom Rates for Colorado Farms & Ranches

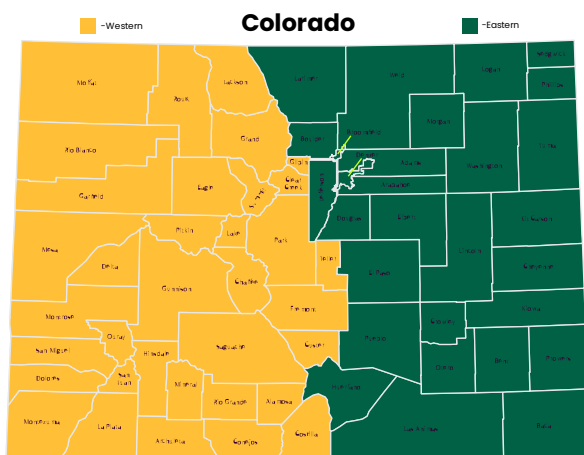
Jenny A. Beiermann and Jeffrey E. Tranel

April 2026

Colorado State University Extension annually conducts a survey of custom rates charged for various crop and livestock operations and lease arrangements in Colorado. Electronic data were collected from agricultural producers, landowners and managers, lenders, agricultural consultants, machine operators, and Extension agents. The results from more than 235 respondents were combined with anecdotal data collected throughout the year.

The survey results are reported by region:

- **Eastern** – generally, those counties east of the Rocky Mountains and I-25
- **Western** – generally, those counties west of the Rocky Mountains and I-25



Reported rates represent a variety of working conditions, machine and equipment sizes, and farm and ranch operations. Field conditions, field size, terrain, and location also account for some variations in rates charged.

A possible additional charge (not reflected in this report) associated with a custom operation is a mileage fee. A custom operator, veterinarian, or other provider may have a per mileage rate for traveling to/from a work site.

The rates reported herein are not recommended rates. They simply reflect the range of rates as reported by those individuals surveyed. Some reported rates may seem unusually low or high, which is due to very few respondents and/or the operation is not widely performed. The information in this report should be used only as a guide.

In cases where data were not available, or the sample size was too small to report, results from the 2024 custom rates survey are reported. These numbers are denoted by **bold text** throughout the report. Data also **highlighted in grey** are rates in the reports prior to 2024, no later than 2023. Rates reported with n/r are not performed in the state or the region, or only have data from 2023 or prior.

Survey respondents were invited to advertise the custom services they provide and their contact information. The information given herein is supplied by CSU Extension with the understanding that no endorsement of named products is intended, nor is discrimination or criticism implied of products mentioned or not mentioned.

<sup>A</sup>Authors: Beiermann and Tranel are Agricultural and Business Management Economists with Colorado State University Extension and the Department of Agricultural and Resource Economics. This report, decision tools, and other information pertaining to farm and ranch management issues are available at: [www.abm.extension.colostate.edu](http://www.abm.extension.colostate.edu)

## 2025 Land Rental & Custom Rates for Colorado Farms & Ranches

Activity	Basis For Charge	Eastern Region		Western Region	
		Range	Median	Range	Median
<b>Land Preparation and Equipment Transportation</b>					
Stalk Shredding	\$/acre	12.00 – 21.00	15.00	12.00 – 14.00	13.00
Plow – Moldboard	\$/acre	35.00 – 60.00	40.00	30.00 – 40.00	35.00
Plow –Chisel (irrigated)	\$/acre	35.00 – 45.00	34.00	18.00 – 60.00	43.5
Plow –Chisel (dryland)	\$/acre	12.00 – 18.00	15.00	10.00 – 18.00	14.00
Plow – Sweep	\$/acre	10.00 – 20.00	15.00	18.00 – 55.00	18.00
Disk	\$/acre	20.00 – 24.00	22.00	12.00 – 16.00	12.00
Mulching	\$/acre	18.00 – 24.00	20.00	16.50 – 18.00	18.00
Harrow	\$/acre	7.00 – 10.00	8.50	8.00 – 12.00	10.00
Cultivating – Field	\$/acre	20.00 – 24.00	22.00	18.00 – 21.00	18.00
Land Leveling/Floating	\$/acre	18.00 – 24.00	20.00	15.00 – 25.00	25.00
Furrowing	\$/acre	12.00 – 14.00	13.00	10.00 – 28.00	19.00
Strip Till (tillage only)	\$/acre	15.00 – 30.00	23.50	n/r	n/r
Vertical Tillage	\$/acre	10.00 – 35.00	19.00	n/r	n/r
Equipment Transport Charges	\$/mile	4.00 – 6.00	5.00	n/r	n/r

Activity	Basis For Charge	Eastern Region		Western Region	
		Range	Median	Range	Median
<b>Planting Crops</b>					
Seed Cleaning	\$/bushel	1.20 – 1.50	1.35	0.10 – 1.50	0.80
Plant – Drill	\$/acre	20.00 – 27.00	25.00	12.00 – 34.00	23.00
Plant – Drill (small seed legumes)	\$/acre	16.00 – 15.00	15.50	20.00 – 25.00	22.50
Plant – Row (30-inch spacing)	\$/acre	16.00 – 30.00	22.00	10.00 – 30.00	20.00
Plant – Air Seeder	\$/acre	12.50 – 28.00	19.00	15.00 – 26.00	25.00
Plant – No Till (Row Crops)	\$/acre	20.00 – 30.00	25.00	30.00 – 35.00	30.00
Plant – No Till (Grain Crops)	\$/acre	15.00 – 20.00	17.50	20.00 – 45.00	25.00

## 2025 Land Rental & Custom Rates for Colorado Farms & Ranches

Activity	Basis For Charge	Eastern Region		Western Region	
		Range	Median	Range	Median
<b>Fertilizer Application</b>					
Dry Fertilizer	\$/acre	6.50 – 15.00	11.00	12.00 – 6.00	9.00
Liquid Fertilizer	\$/acre	8.00 – 20.00	14.00	<b>1.20 – 83.00</b>	<b>60.00</b>
Anhydrous Ammonia w/ Sweep	\$/acre	n/r	n/r	n/r	n/r
Aerial Spraying	\$/acre	<b>6.75 – 33.00</b>	<b>8.25</b>	13.00 – 14.00	14.00
Boom Sprayer	\$/acre	6.00 – 35.00	12.00	8.00 – 27.00	9.00
Side-Dress	\$/acre	<b>18.00 – 25.00</b>	<b>21.50</b>	<b>12.00 – 22.00</b>	<b>22.00</b>

Activity	Basis For Charge	Eastern Region		Western Region	
		Range	Median	Range	Median
<b>Hay and Silage Harvesting</b>					
Silage – Chopping and Hauling	\$/ton	10.00 – 12.50	10.00	<b>20.00 – 26.00</b>	<b>23.00</b>
Hay – Swathing	\$/acre	15.00 – 22.00	20.00	22.00 – 35.00	24.00
Hay – Raking	\$/acre	2.00 – 8.00	5.00	5.00 – 8.00	2.00
Baling – Small Square Bales	\$/bale	0.90 – 8.00	5.00	<b>1.10 – 10.00</b>	<b>3.00</b>
Baling – 3x3x8 Bales	\$/bale	10.00 – 19.00	14.00	<b>10.00 – 20.00</b>	<b>19.00</b>
Baling – 4x4x8 Bales	\$/bale	10.00 – 20.00	20.00	18.00 – 25.00	21.50
Baling – Round Bales	\$/bale	16.00 – 22.00	14.00	<b>10.00 – 35.00</b>	<b>22.50</b>
Loading/Stacking – Sm Sq Bales	\$/ton	15.00 – 20.00	18.00	<b>33.00 – 45.00</b>	<b>39.00</b>
Hauling – Large Square Bales	\$/ton	<b>12.00 – 12.50</b>	<b>12.00</b>	<b>12.50 – 25.00</b>	<b>18.75</b>
Hauling – Round Bales	\$/bale	5.00 – 8.00	7.00	n/r	n/r
Tub Grinding	\$/ton	<b>12.00 – 25.00</b>	<b>18.00</b>	n/r	n/r
Equipment Transport Charges	\$/mile	3.00 – 6.50	4.75	<b>4.00 – 6.00</b>	<b>6.00</b>
Swath + Rake + Bale	\$/ton	47.00 – 60.00	50.00	n/r	n/r

## 2025 Land Rental & Custom Rates for Colorado Farms & Ranches

Activity	Basis For Charge	Eastern Region		Western Region	
		Range	Median	Range	Median
<b>Grain Harvesting</b> - In some locales there is both a fixed rate per acre and a variable rate per bushel charged for combining. For example, the costs for harvesting dryland wheat may be known as “23-23-23” or “3 23s” -- \$23 per acre plus \$0.23 for each bushel harvested in excess of 20 bushels per acre plus \$0.23 per bushel for hauling.					
<b>Combine –</b> Corn/Sorghum (irrigated)	\$/acre	28.00 – 70.00	45.00	n/r	n/r
<b>Combine –</b> Corn/Sorghum (dryland)	\$/acre	25.00 – 70.00	30.00	n/r	n/r
<b>Combine –</b> Small Grains (irrigated)	\$/acre	28.00 – 70.00	45.00	50.00 – 80.00	77.00
<b>Combine –</b> Small Grains (dryland)	\$/bushel	0.24 – 00.40	0.30	n/r	n/r
<b>Combine –</b> Oil Seeds, Soybeans, Dry Beans	\$/acre	<b>27.50 – 70.00</b>	<b>48.75</b>	n/r	n/r
<b>Swath – Small Grains</b>	\$/acre	<b>14.00 – 18.00</b>	<b>15.00</b>	n/r	n/r
<b>Hauling – Corn/Sorghum</b>	\$/bushel	0.25 – 0.45	0.30	n/r	n/r
<b>Hauling - Grains</b>	\$/bushel	0.25 – 0.45	0.30	n/r	n/r

Activity	Basis For Charge	Eastern Region		Western Region	
		Range	Median	Range	Median
<b>Labor and Employment</b>					
<b>General Labor – High Level</b>	\$/hour	15.00 – 27.00	25.00	17.00 – 35.00	22.00
<b>General Labor – Low Level</b>	\$/hour	12.00 – 25.00	18.00	15.00 – 25.00	17.50
<b>Herder – High Level</b>	\$/day	100.00 – 300.00	132.00	88.00 – 125.00	106.50
<b>Herder – Low Level</b>	\$/day	12.00 – 125	55.00	n/r	n/r
<b>Tractor Drivers – High Level</b>	\$/hour	20.00 – 35.00	25.00	20.00 – 27.00	21.00
<b>Tractor Drivers – Low Level</b>	\$/hour	15.00 – 25.00	20.00	17.00 – 20.00	18.00
<b>Irrigators</b>	\$/hour	<b>15.00 – 18.00</b>	<b>16.50</b>	17.00 – 25.00	20.00
<b>Forman, Manager, or Full Time Employee (Eastern Region only)</b>	\$/month	4,000 – 6,250	5,500	n/r	n/r
<b>Full Time Employees</b>	\$/month	n/r	n/r	800 – 4,250	3,750
<b>Foreman</b>	\$/month	n/r	n/r	4,000 – 5,000	5,000
<b>Manager</b>	\$/month	n/r	n/r	4,800 – 10,000	7,000

## 2025 Land Rental & Custom Rates for Colorado Farms & Ranches

Activity	Basis For Charge	Eastern Region		Western Region	
		Range	Median	Range	Median
<b>Livestock Handling</b> - The reported numbers only reflect the price for the service – meaning other expenses, such as mileage, handling fees, etc. are not represented in these rates.					
Sheep – Shearing Ewes	\$/head	6.00 – 50.00	28.00	5.25 – 10.00	7.63
Sheep – Shearing Rams	\$/head	7.00 – 10.00	8.50	7.00 – 10.00	6.00
Sheep – Fertility Testing Rams	\$/head	22.00 – 25.00	25.00	22.00 – 25.00	25.00
Beef – Fertility Testing Bulls	\$/head	25.00 – 65.00	45.00	25.00 – 65.00	45.00
Beef – Pregnancy Testing Cows	\$/head	1.00 – 4.00	4.00	4.00 – 6.00	4.43
Horses – Shoeing (with shoes)	\$/head	120.00 – 150.00	135	100.00 – 200.00	125
Horses – Hoof Trimming	\$/head	60.00 – 100.00	80.00	45.00 – 120.00	60.00
Livestock Hauling	\$/loaded mile	4.00 – 5.50	4.75	4.00 – 6.88	6.25
Fence Building (4 wires)	\$/linear foot	2.00 – 10.00	5.00	1.05 – 10.00	6.25

Activity	Basis For Charge	Eastern Region		Western Region	
		Range	Median	Range	Median
<b>Livestock Land Rental Arrangements</b>					
<b>Sheep/Goats – Grazing</b>					
All Pasture Types	\$/head/day	0.67 – 1.50	0.67	0.08 – 0.10	0.10
<b>Beef Cows – Grazing</b>					
Native Range	\$/head/month	10.00 – 35.00	26.00	15.00 – 40.00	30.00
Native Range (no Care)	\$/head/day	0.80 – 1.10	0.90	0.65 – 1.10	1.00
Native Range (with Care)	\$/head/day	0.90 – 1.10	0.9	1.23 – 1.66	1.45
Irrigated Pasture	\$/head/month	19.00 – 50.00	30.00	22.00 – 41.00	25.00
Irrigated Pasture (no Care)	\$/head/day	n/r	n/r	1.00 – 1.36	1.10
Irrigated Pasture (with Care)	\$/head/day	n/r	n/r	1.50 – 2.00	2.00
All Other Pasture/Grazing	\$/head/month	18.00 – 30.00	30.00	15.00 – 30.00	22.50
<b>Yearling Cattle – Grazing</b>					
Native Range	\$/head/month	15.00 – 29.09	23.75	7.00 – 18.00	10.00
Irrigated Pasture	\$/head/month	35.00 – 40.00	37.50	7.00 – 27.00	15.00
<b>Horses – Grazing</b>					
All Pasture types	\$/head/month	n/r	n/r	0.50 – 1.75	0.70

## 2025 Land Rental & Custom Rates for Colorado Farms & Ranches

Activity	Basis For Charge	Eastern Region		Western Region	
		Range	Median	Range	Median
<b>Crop Land Cash Rents</b> - The numbers reported represent a per year (growing season) rate.					
<b>Irrigated Land</b>					
Corn/Sorghum	\$/acre	50 – 300	132	<b>100 – 300</b>	<b>200</b>
Alfalfa	\$/acre	50 – 300	137	160 – 300	285
Small Grains	\$/acre	<b>80 – 225</b>	<b>125</b>	240 – 275	250
Potatoes	\$/acre	n/r	n/r	150 – 590	350
Vegetables	\$/acre	75 – 300	175	<b>200 – 350</b>	<b>316</b>
Sugar Beets	\$/acre	75 – 300	218	n/r	n/r
Grass Hay	\$/acre	40 – 60	50	36 – 100	60
<b>Non-Irrigated Land (Dryland)</b>					
Corn/Sorghum	\$/acre	32 – 35	35	<b>120 – 160</b>	<b>160</b>
Small Grains	\$/acre	32 – 35	35	n/r	n/r
Feed/Hay	\$/acre	32 – 35	35	25 – 35	32
Oil Seed and Millet	\$/acre	32 – 35	35	n/r	n/r

Activity	Basis For Charge	Eastern Region		Western Region	
		Range	Common	Range	Common
<b>Crop Land Share Rents</b> - The numbers reported represent the tenant's share of production and expenses. It is assumed that the remainder of production and expenses are the landowner's share.					
<b>Irrigated Land</b>					
Corn/Sorghum	Tenant's share	25% – 75%	50%	n/r	n/r
Small Grains	Tenant's share	33% – 67%	67%	<b>33% - 75%</b>	<b>50%</b>
Alfalfa	Tenant's share	40% – 60%	60%	40% - 60%	50%
<b>Non-Irrigated Land (Dryland)</b>					
All Crops	Tenant's share	33% – 67%	67%	33% – 67%	67%

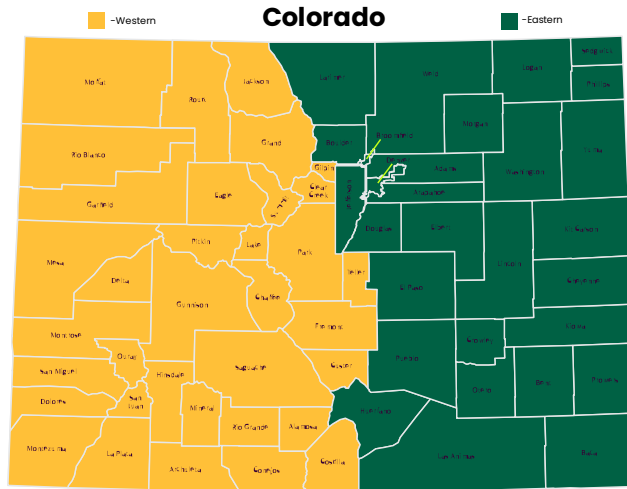
## 2025 Land Rental & Custom Rates for Colorado Farms & Ranches

### Custom Operator’s Contact Information

Survey respondents were given the opportunity to list their contact information for custom services provided. The data collected is below.

The results are reported by region:

- **Eastern** – generally, those counties east of the Rocky Mountains and I-25
- **Western** – generally, those counties west of the Rocky Mountains and I-25



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Service Region	Business Name	County/Area	Email/Website	Phone
Eastern	Acquavena LLC	Larimer, Boulder, Weld	jefflindh@mac.com	720-289-5720
	<u>Services Provided:</u> Vineyard planning, planting, pruning, harvesting			
Eastern	Skyland Grain	Baca, Prowers	<a href="https://www.skylandgrain.com">https://www.skylandgrain.com</a>	719-324-5880
	<u>Services Provided:</u> Dry fertilizer sales and application, Pesticide sales and application, Seed sales			
Eastern	Marsh Farms   Mark Marsh	Pueblo, Otero, Crowley, Bent,	<a href="mailto:jsliter@bresnan.net">jsliter@bresnan.net</a>	719-251-8279
	<u>Services Provided:</u> Row Crop Planting, Drilling (CRP Grass included), Swathing, Baling (3x3x8ft), DMI Tillage, Disking, Combining (All Crops) w/Grain Cart and Semi's			

## 2025 Land Rental & Custom Rates for Colorado Farms & Ranches

Service Region	Business Name	County/Area	Email/Website	Phone
<b>Western</b>	Colorado Edible Forest	Garfield, Pitkin, Eagle	<a href="http://www.coloradoedibleforest.com">www.coloradoedibleforest.com</a>	720-273-2642
	<u>Services Provided:</u> Education and consulting in fruit trees, berry bushes, and edible perennial plants; Installation and maintenance services including pruning and soil health management; Custom grafting services, custom growing services			
<b>Western</b>	Kendra Baker	Saguache	<a href="mailto:kendraadolph123@gmail.com">kendraadolph123@gmail.com</a>	719-580-9306
	<u>Services Provided:</u> Custom haying and hay for sale			