

Changes in Landlord Net Incomes for 2017 Ag Values

Nonirrigated:

The 8 year average LNI increased in one hundred-three of the 105 counties; Grant and Morton had small decreases. Changes ranged from \$18.34 in Doniphan to \$-0.33 in Grant; the average change was \$4.63; changes in northeast Kansas were the highest, between \$9.94 and \$18.34.

Crop prices, other than wheat and sorghum, increased across the state. Landlord share changed from 33% to 40% in NC-40 and from 50% to 40% in NE-70. Wheat price decreased, and sorghum was essentially unchanged. In the western third of the state, yields decreased generally, except sorghum in some counties. Generally, wheat yields tended to increase in the central third of the state; corn and sorghum yields decreased in many counties in that region. Most crop yields increased in the eastern third of the state; however, in some counties, corn, sorghum and soybean yields declined. Most counties in the western districts increased wheat and decreased sorghum, corn, or soybean acreage. Most of the central region counties moved from wheat to corn and soybeans; some increased sorghum acreage. Generally, counties in the eastern third of the state shifted from wheat to corn and soybeans. Expenses decreased in all counties in NW-10 and NE-70. Expenses increased in all counties in WC-20, NC-40, C-50, SC-60, and EC-80. Expenses increased in some counties and decreased in other in SW-30 and SE-90.

NW-10 Average 2015 LNI increased in four counties and decreased in four counties. Overall: yields decreased, except wheat in Norton, sorghum in Sheridan, corn in Sherman, and sunflowers in Thomas. All prices increased, except wheat and sunflowers. Wheat price went down, and sunflowers was unchanged. The crop mix moved to wheat and sorghum from corn or soybeans.

WC-20 Average 2015 LNI decreased in all counties. Overall: yields decreased, except for corn in Logan and wheat in Trego; all prices increased, except wheat. The crop mix moved generally to wheat from sorghum or corn, except in Greeley and Scott, which increased corn and decreased wheat and sorghum.

SW-30 Average 2015 LNI decreased in all counties, except Clark and Ford. Overall: yields decreased in all crops in Grant, Hodgeman, Kearney, Stanton, and Stevens. Sorghum yield increased in Clark, Finney, Gray, Haskell, and Meade; wheat yield decreased in all counties, except Ford; corn yields increased in Gray, Hamilton, Haskell, Morton, and Seward; alfalfa yield increased in Meade. All prices increased, except wheat. The crop mix shifted from sorghum to wheat, except in Clark, Hamilton, and Stanton, which moved to sorghum from wheat. Stevens moved from wheat and sorghum to corn.

NC-40 Average 2015 LNI increased in all counties. Overall: yields increased in all counties, except corn, sorghum, and soybeans in some counties. Corn yields decreased in Mitchell, Osborne, Republic, and Smith; sorghum and soybean yields decreased in Osborne, Phillips, Rooks, and Smith. Prices increased for all crops, except wheat. The crop mix shifted out of wheat and sorghum in all counties, except Mitchell. Most counties increased corn and soybean acreage.

- C-50** Average 2015 LNI decreased in all counties, except McPherson, Rice, and Saline. Overall: wheat yields increased in all counties; alfalfa yield increased in Marion; sorghum and soybean yields increased in Rice and Saline, and sorghum yield increased in Rush. Other crop yields decreased. All prices increased, except wheat. Most counties decreased wheat and/or sorghum and increased corn and/or soybeans, except Dickinson and Russell. Acreage moved into wheat and sorghum from corn in Dickinson and soybeans in Russell. Saline also increased alfalfa acreage.
- SC-60** Average 2015 LNI decreased in all counties. Overall: in all counties, wheat yields increased, and corn yields decreased; sorghum yields increased, except in Harper, Harvey, Kingman, Pawnee, and Reno. Soybean yields increased, except in Edwards and Harper. Alfalfa yields increased or were unchanged. Prices increased, except wheat and sorghum. Wheat price declined, and sorghum price was unchanged. Edwards, Kiowa, and Pawnee moved from sorghum to wheat acreage; Barber and Kingman did the opposite. Other counties moved from wheat to corn and soybeans or alfalfa.
- NE-70** Average 2015 LNI increased in all counties, except Nemaha. Overall: wheat yields increased, except in Marshall and Nemaha; corn yields increased in all counties; sorghum yields increased, except in Atchison, Brown, and Pottawatomie; soybean yields decreased only in Brown, Marshall, and Nemaha; and alfalfa yields were generally unchanged. Prices increased, except for wheat and sorghum. Wheat price declined, and sorghum price was unchanged. Most counties moved from corn and soybeans into wheat acreage, except Marshall, which moved out of wheat to those crops. Riley moved to alfalfa acreage from all other crops. Atchison moved from soybeans to corn, and Doniphan did the opposite. Jackson moved from wheat and soybeans to corn.
- EC-80** Average 2015 LNI decreased in all counties. Overall: most yields increased, except for sorghum in eight counties and corn in Lyon. Prices increased, except for wheat and sorghum. Wheat price declined, and sorghum price was unchanged. All counties, except Geary, decreased wheat acreage; all counties, except Chase, Geary, Miami, and Wabaunsee, increased corn and soybeans. Chase decreased corn; Geary moved from sorghum to wheat, corn, and soybeans; Miami moved from wheat and corn into soybeans; and Wabaunsee moved from wheat, corn, and soybeans into sorghum.
- SE-90** Average 2015 LNI decreased in eight counties and increased in six. Overall: yields increased, except for sorghum in seven counties, alfalfa in two counties, and corn in Greenwood. Prices increased, except for wheat and sorghum. Wheat price declined, and sorghum price was unchanged. All counties, except Allen, Bourbon, Butler, and Woodson, moved from wheat and corn into soybean acreage; those four counties decreased wheat and increased corn and soybeans.

Irrigated

Weighted average LNI for irrigated crop land increased in all districts, except WC-20. Weighted LNI changes ranged from 35.80 to -2.48. Average annual LNI increased in all six districts. Changes ranged from 5.36 to 32.13. Yields increased in the central districts, except sorghum and soybeans in C-50. Wheat and sorghum yields decreased in NW-10 and SW-30; wheat and soybeans decreased in WC-20. Prices increased statewide for all crops, except wheat and sorghum. Wheat price decreased, and sorghum price was unchanged. WC-20, C-50, and SC-60 moved from wheat and corn to sorghum and soybeans. NW-10 moved from corn to wheat and soybeans; SW-30 moved from wheat, sorghum, and corn to alfalfa; NC-40 moved from corn to soybeans. Expenses decreased in all districts.

Pasture

NATIVE: Weighted average LNI for native pasture increased in eight of the nine districts, ranging from 1.09 to -0.08. Average annual LNI changes ranged from 1.22 to 0.18. Cash rent increased in all districts; the largest change was a \$1.29 increase in NE-70. Fence costs increased in all districts; watering costs remained at \$0.60.

TAME: Weighted average LNI for tame pasture increased in all districts, ranging from 1.32 to 0.44. Annual LNI changes ranged from 1.48 to 0.48. Cash rent increased in all districts; changes ranged from 1.60 to 0.59. Fence costs increased in all districts. Watering costs remained at \$0.60.