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Rental Agreements

A 2014 survey by USDA reported over 50 percent of farmland across the United States was under a rental agreement. Pasture was lower - less than 30 percent - but both numbers underscore the importance of rental arrangements to anyone involved in production agriculture.

There are too many facets of an ag lease to cover in a single news column. From time to time I'll highlight various resources, but the best 'one stop shop' for resources available from our KSU Department of Ag Economics is: <https://www.agmanager.info/> . Select the *Farm Management Tab* and the *Land Rental Rates*.

The *Land Rental Rates* tab includes land rental rate resources. Current Kansas Ag Statistics Service and KSU Ag Econ publications approach rental rates from different angles (survey vs. calculated), but both provide good starting comparison numbers as you evaluate your rental arrangement.

Want to dig deeper in to what makes a good agreement? Choose the *Papers and Presentations* tab. Lease meeting presentation resources are included here to help landlord or tenant decipher changes in land values over time as well as suggestions on what makes a good rental agreement.

The *Forms* tab is helpful if you are trying to put together a written agreement. From simple to more complex, various contract options are available to help you formulate a written agreement right for you.

Too much information to sort through? Contact me via any of our District Offices or e-mail me at dhallaue@ksu.edu. There isn't a single 'right' number or arrangement that fits all, but we can try to point you in the way of resources to help you find it.

Natural Needle Drop

Spruce, Arborvitae and Pine species annually experience a phenomenon known as natural needle drop – and it's on full display right now. While not harmful to trees, it's easily confused with other more serious evergreen disease issues.

Natural needle drop is simply the shedding of two to four-year-old interior growth. Needles turn a bright yellow, then brown, and eventually drop from the tree. It happens every year, but is most noticeable when trees are under stress, heat and drought in particular.

Other evergreen diseases can cause similar symptoms, but most generally affect the newer growth on branch tips. If natural needle drop is the issue, only the older, inner needles will be affected and the 'damage' won't include spotting/banding of affected needles.

If you suspect damage above and beyond natural needle drop, look for other symptoms: browning tips, shortened needle growth, or branch decline that can be a sign of more severe issues. Check out this publication for suggestions: <https://bookstore.ksre.ksu.edu/pubs/L722.pdf> or contact any District Office to find out how to submit a sample for evaluation.