

# Changes in Landlord Net Incomes for the 2025 Values

## Nonirrigated

- 8-Year: All of the 105 counties decreased. Changes ranged from \$-1.16 in Norton to \$-19.73 in Brown; the average change was \$-4.78.
- Annual: Crop prices increased in all districts for all crops. Crop production (yields), were mixed in all districts, some crop yields increased, and some crop yields decreased. Production costs decreased in all districts, except WC-20 and NE-70.
- NW-10 The 2023 Average LNI increased in all eight counties. Overall: wheat, sorghum, and corn yields increased, while the soybean yield decreased. Prices for all crops increased. Overall counties moved from wheat, soybean, and sorghum to corn. Production costs decreased in all counties.
- WC-20 The 2023 Average LNI increased in all counties. Overall: wheat, corn, and sorghum yields increased. All prices increased. Overall counties moved from wheat and sorghum to corn. Production costs increased in all counties, due in large part to changes in landlord participation in herbicide and insecticide expenses.
- SW-30 The 2023 Average LNI increased in all 14 counties. Overall: wheat, sorghum, and corn yields increased, while the soybean, and alfalfa, yields decreased. All prices increased for all crops. Most counties moved from corn to wheat and sorghum acreage. Production costs decreased in all counties.
- NC-40 The 2023 Average LNI increased in all 11 counties. Overall: wheat, corn, and soybean yields increased, while sorghum and alfalfa yields decreased. All prices increased in all counties. The net change for the district shows acreage moving from wheat, sorghum, and alfalfa to corn and soybeans. Production costs decreased in all 11 counties.
- C-50 The 2023 Average LNI increased in all 11 counties. Overall: yields increased for all crops, except alfalfa. All prices increased in all counties. The net change in acreage for the district was from wheat to corn, sorghum, soybeans, and alfalfa. Production costs decreased in all counties.

- SC-60      The 2023 Average LNI increased in all the 13 counties. Overall: yields increased for wheat and corn and decreased for sorghum, soybean, and alfalfa. All prices increased. For the district, wheat and alfalfa acreage increased and sorghum, corn, and soybean acreage decreased. Production costs decreased in all counties.
- NE-70      The 2023 Average LNI decreased in seven counties and increased in four counties. Most yields decreased, except wheat and soybean. All prices increased for all crops. Acreage for the district moved from sorghum and alfalfa to wheat, corn, and soybeans. Production costs increased in all eleven counties, due in large part to increases in landlord participation in herbicide, harvesting, and hauling expenses.
- EC-80      Typical landlord share changed from 40% in the 2020 survey to 33.3% in the 2024 Non-Irrigated Lease Arrangement Survey. The 2023 Average LNI increased in all 14 counties. Overall: wheat, sorghum, and alfalfa yields increased, and corn and soybean yields decreased. All prices increased. The net change in acreage for the district was from wheat, soybeans, and alfalfa to sorghum and corn. Production costs decreased in all counties.
- SE-90      The 2023 Average LNI increased in all 14 counties. Overall: sorghum, corn, and soybean yields decreased, and wheat and alfalfa yields increased. All prices increased in all counties for all crops. For the district, wheat and sorghum acreage decreased, and corn and soybean acreage increased. Production costs decreased in all counties for all crops.

## Pasture

- 8-Year: The 2023 Weighted Average LNI decreased for native in all districts, except NW-10, NC-40, and SC-60. The 2023 Weighted Average LNI increased for tame grass in three districts and decreased in the other three.
- Annual: NATIVE: The 2023 Weighted Average LNI for native pasture increased in all districts, except the western three. Dollar changes for native ranged from \$2.58 to \$-7.05. Average annual LNI increased in all districts; changes ranged from \$0.50 to \$3.53. Cash rent increased in all districts, except SC-60. The largest increase was \$1.92 in SE-90. Fence and maintenance costs decreased in all districts.
- Annual: TAME: The 2023 Weighted Average LNI for tame pasture decreased in all districts, except NC-40 and C-50. Dollar changes for tame ranged from \$1.36 to \$-9.83. The Average Annual LNI increased for all districts, except SC-60. Those changes ranged from \$3.96 to \$-0.13. Cash rent increased in all districts, except SC-60 where it decreased. Rent changes ranged from \$2.03 in SE-90 to \$-1.86 in SC-60. Fence and maintenance costs decreased in all districts.

## Irrigated

- 8-Year: At the 200' well depth, the 2023 Weighted Average LNI for irrigated crop land decreased in all districts. For the 200' well depth, dollar changes ranged from \$-4.66 to \$-22.91.
- Annual: The 2023 Weighted Average LNI for irrigated crop land decreased in all districts. At the 200' well depth, weighted LNI changes ranged from \$17.59 to \$56.80. The 2023 Average Annual LNI increased in all districts; changes ranged from \$11.49 to \$48.33. Yields decreased in all crops, except soybean in WC-20. Prices increased statewide for all crops. Overall, wheat, soybean, and alfalfa irrigated acreage decreased; sorghum and corn irrigated acreage increased. Expenses decreased in all districts for all crops. Fertilizer was indexed this year using the prices collected in the 2022 (2021 data) input cost survey. The 2023 index for fertilizer was 1.22 versus 1.63 for 2022. On average, fertilizer expense decreased \$37.81/acre for all crops across the state.