



SASKATCHEWAN MINISTRY OF AGRICULTURE LAND LEASE SURVEY

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Executive Summary

STUDY BACKGROUND

In 2016, the Saskatchewan Ministry of Agriculture (hereinafter referred to as the Ministry) contracted Insightrix Research, Inc. (Insightrix) to conduct a land lease survey to assist in making estimations of rental rates for agricultural land and pastureland in Saskatchewan. This is the second iteration of the study conducted by Insightrix (the first was conducted in 2012). In total, of 1,009 respondents participated in the study and a total of 1,447 cultivated cash crop agreements, 427 cultivated crop share agreements and 252 pastureland agreements are included in the analysis. Data were collected between October 4 and December 4, 2016 and the margin of error is equal to ± 3.09 percentage points, 19 times out of 20. Rental agreements of federal or provincial Crown land were excluded from the study. Further, all rental rates quoted in this research report exclude rental agreements between immediate family members and those in which property taxes are paid by the renter.

CULTIVATED LAND RENTAL AGREEMENTS

Cash Agreements

Of the 1,009 respondents surveyed, 781 (77 per cent) report having at least one cash agreement. On average, respondents have two cash agreements and each cash agreement covers seven quarters of land. Most cash agreements are held with a landlord/farmer rather than a financial institution or other agency. The average rental rate in Saskatchewan is \$45.30 per acre, with a median rate of \$40.00.

Crop Share Agreements

Three in ten (31 per cent of 312 respondents) report having a crop share agreement. The average number of crop share agreements per respondent is 1.5. The renter's share is an average of 60.0 per cent (median 69 per cent) of production and the landlord's share is an average of 40.0 per cent (median 31 per cent). In one-fifth of agreements (22 per cent), crop inputs are shared between the landlord and renter. In these cases, renters pay an average of 59.9 per cent (median 66 per cent) of the inputs and landlords pay an average of 40.1 per cent (median 34 per cent). The average size of each crop share agreement is 4 quarters. Most (67 per cent) crop share agreements are held with a landlord/farmer rather than a financial institution or other agency.

PASTURELAND RENTAL AGREEMENTS

In total, 191 respondents (19 per cent) report having pastureland agreements. This equates to 264 specific agreements, and an average of 1.4 agreements per respondent. The average size of each pasture agreement is 3 quarters. On average, the pastureland included in these agreements is split between native pasture (60.1 per cent) and seeded perennial pasture (38.6 per cent). The remaining acres (1.3 per cent) are annual cereal pasture. Most pastureland agreements are held with landlords/farmers (72 per cent), and the landlord pays taxes under most agreements (89 per cent).

In a majority of the agreements (77 per cent), the grazing land is used for cow-calf pairs and/or cows without calves. Most of these cows (63 per cent) weigh between 1,200 and 1,400 lbs. and the average grazing period is 4.9 months. The average grazing period for yearlings/grassers is 4.3 months and most commonly these yearlings/grassers weigh between 600 and 700 lbs (30 per cent).

The average pastureland rental rate in Saskatchewan (cows and yearlings/grassers combined) is \$0.86 per animal per day.

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Study Background and Methodology

STUDY BACKGROUND AND OBJECTIVES

In 2016, the Saskatchewan Ministry of Agriculture (hereinafter referred to as the Ministry) contracted Inshightrix Research, Inc. (Inshightrix) to conduct a land lease survey to assist in making estimations of rental rates for agricultural land and pastureland in Saskatchewan. The Ministry has completed similar land lease surveys intermittently since 1999. The 2016 study is the second iteration conducted by Inshightrix (the first was in 2012). This report details findings from the 2016 study.

STUDY METHODOLOGY

The following section outlines the approach used for conducting the research study.

Sampling and Data Collection

The respondents of the survey were from three resources: 1) A list of 40,811 contact numbers provided by the Ministry in 2012 and 2016; 2) Inshightrix's online research panel SaskWatch Research® (578 farmers were invited to participate in the study); and, 3) An open link to the survey made public through the Ministry's online communication channels. A random selection of primary producers in Saskatchewan from the first two sample sources was contacted to participate in the study. Screening questions were included in the questionnaire to ensure that those participating have or had land rental agreements in place during the 2016 crop year. Both renters and landlords were included in the study. In addition, targets were set to achieve information on a mix of rental agreements types including cash crops, crop shares and pasturelands. Rental agreements of federal or provincial Crown land were excluded from the study.

The majority of the study was completed via telephone. Trained interviewing staff in Inshightrix Research's Saskatoon-based call center administered the study. Below is the distribution of the respondents by data collection method.

Method	Count	Per cent
Phone	878	87%
Panel	105	10%
Online	26	3%
Total	1,009	100%

Questionnaire Development

A questionnaire was developed in partnership with the Ministry. The questionnaire remains largely consistent with the 2012 iteration. During interviews, respondents were asked to provide detailed information on the land rental agreements they have in place. Respondents were queried about a maximum of five rental agreements to prevent respondent fatigue. In cases where producers had more than one type of agreement in place (cash crop, crop share, pastureland), a priority sequence was utilized to ensure data were collected from a balanced mix of agreements. The priority sequence was as follows:

- Priority one: At least one agreement for cultivated cash, cultivated crop share and pastureland agreements per respondent (if applicable).
- Priority two: All pastureland agreements.
- Priority three: All cultivated cash agreements.
- Priority four: All cultivated crop share agreements.

For example, if a farmer had two cash agreements, two crop share agreements and two pastureland agreements (i.e. a total of six agreements), they would be asked for details on all but one of the crop share agreements.

Quantitative Data Collection

A total of 1,009 respondents participated in the study and 1,447 cultivated cash crop agreements, 427 cultivated crop share agreements and 252 pastureland agreements are reported on. Data were collected between October 4 and December 4, 2016 and the margin of error is equal to ± 3.09 percentage points, 19 times out of 20.

Respondents report a total of 2,400 rental agreements in 2016, out of which data were collected on 2,126 agreements, based on the priority sequence described earlier. The table below details the sample sizes and counts for each type of rental agreement.

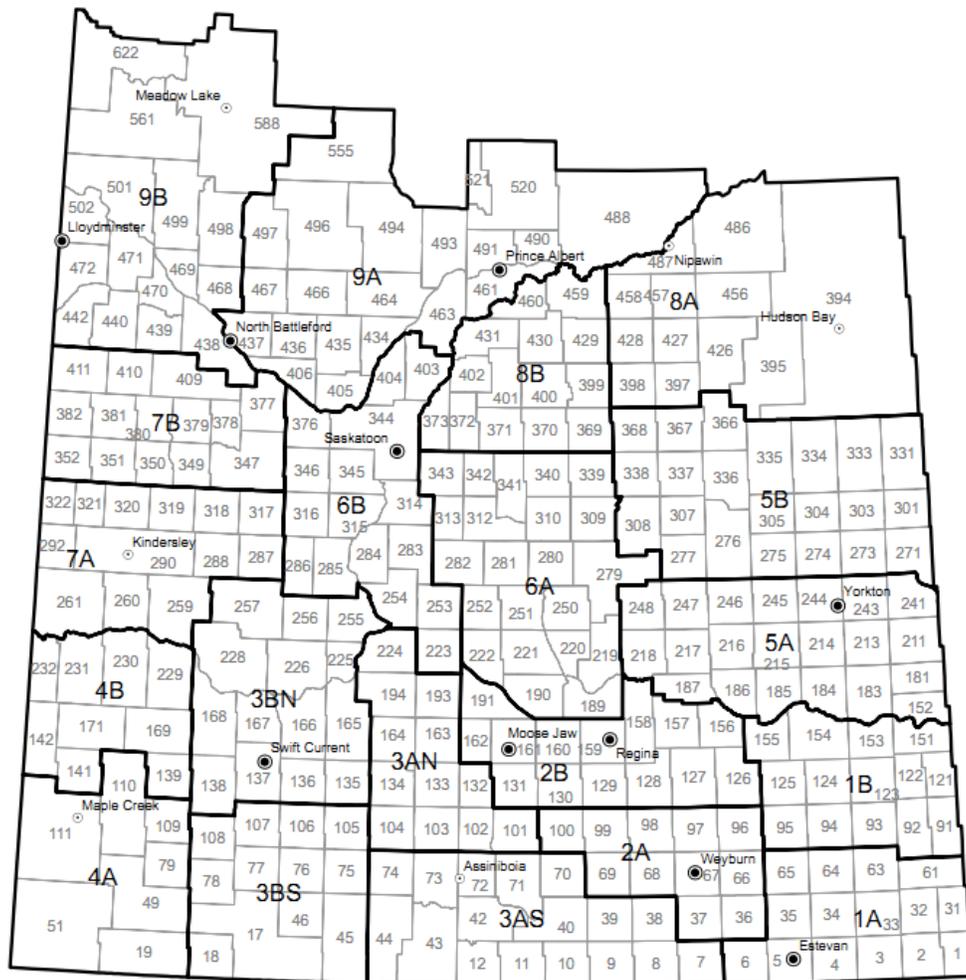
Type of rental agreements	Respondents		Agreements	
	Count	Per cent	Total agreements (count)	Agreements with data collected (count)
Cultivated cash rental agreements	781	77%	1,645	1,447
Cultivated crop share rental agreements	312	31%	454	427
Pastureland rental agreements	191	19%	264	252
Other	30	3%	37	-
Total	1,009	100%	2,400	2,126

Reporting Notes

- Unless otherwise noted, percentages are rounded to zero decimal places, dollars are rounded down to the nearest penny, and means are rounded to one decimal place.
- Due to rounding, percentages may not sum to 100 per cent in some cases. Results for questions with multiple allowed responses will total more than 100 per cent, as respondents are able to choose more than one option.
- In several cases, data are presented with fewer than 30 agreements. Caution is advised in making inferences based on these findings, given the small sample sizes.
- All land measurements are reported in acres. Responses given in sections or quarters have been converted to acres for data analysis.
- All rates quoted in this research report exclude rental agreements between immediate family members and those in which property taxes are paid by the renter.
- In case of breakdown of results by rural municipalities (RM) or soil class, tables do not include agreements where the respondents did not provide the RM or soil class for their land covered under the agreements.
- For the purpose of confidentiality, data have been suppressed where the number of agreements is fewer than three.

- Rural municipalities (RM) have been coded into crop districts based on the following map. In some cases, crop districts have been combined into either three or six regions due to small sample sizes.

Three regions	South		Central		North	
Six regions	Southeast	Southwest	East Central	West Central	Northeast	Northwest
Crop district	1A	3AN	5A	6B	8A	9A
	1B	3AS	5B	7A	8B	9B
	2A	3BN	6A	7B		
	2B	3BS				
		4A				
	4B					



Saskatchewan Crop District Map

Source: Saskatchewan Ministry of Agriculture (http://www.agriculture.gov.sk.ca/Crop_Districts_Map)

Study Results

Type and Number of Agreements

The chart below represents the number of respondents surveyed for each type of agreement (i.e. cash, crop share and pastureland) as well as the number of agreements provided by each respondent.

Type of rental agreements	Respondents		Agreements	
	Count	Per cent	Total agreements (count)	Average number of agreements
Cultivated cash rental agreements	781	77%	1,645	2.1
Cultivated crop share rental agreements	312	31%	454	1.5
Pastureland rental agreements	191	19%	264	1.4
Other	30	3%	37	1.2
Total	1,009	100%	2,400	2.4

Other types of agreements:

1 grain storage.

1. Cultivated acres 2. Cultivated acres and pastureland.

A cost per tonne agreement for hay.

Both for pasture and cultivated land.

Both pasture and cultivated.

Cut and bailed the land.

For hay. (2 respondents)

Hay land rental.

Hay land. (12 respondents)

Hay.

Hayfield. Agreement and the grain land is for cash.

Majority is pasture, 50 acre is cultivated, and 100 acre is for hay and then pasture.

Rental for cultivate land. Hay land.

The other land is for hay.

Crop share between 3 parties.

Family arrangement.

He gets 2/3 and pays all the input cost and I get 1/3 of the profits and I pay the taxes.

I receive a share on the crop value.

Number of Agreements by Region

The number of agreements and respondents for each type of agreement are listed by the six regions.

Region	Southeast	Southwest	East Central	West Central	Northeast	Northwest	Region not reported	Total
Cultivated cash rental agreements								
Number of agreements	437	192	397	180	139	275	25	1,645
Number of respondents	185	117	182	90	78	109	20	781
Average	2.4	1.6	2.2	2.0	1.8	2.5	1.3	2.1
Cultivated crop Share rental agreements								
Number of agreements	106	125	50	64	43	60	6	454
Number of respondents	69	82	42	49	27	39	4	312
Average	1.5	1.5	1.2	1.3	1.6	1.5	1.5	1.5
Pastureland rental agreements								
Number of agreements	65	54	39	27	11	49	19	264
Number of respondents	51	35	30	20	9	31	15	191
Average	1.3	1.5	1.3	1.4	1.2	1.6	1.3	1.4

CULTIVATED CASH RENTAL AGREEMENTS

This section provides details for cultivated cash rental agreements **for which data were collected** (Out of 1,645 cultivated cash rental agreements that respondents reported, data were collected for 1,447 agreements).

Size of Agreements

The number of acres included in all cultivated cash rental agreements for which data were collected is included below.

Minimum	Maximum	Mean	Median	Number of agreements	Total acres	Quarters per agreement*
1	288,000	1,149.1	320	1,447	1,662,721	7

Note: This table is for cultivated cash rent only.

* Quarters per agreement = Total acres ÷ Number of agreements ÷ 160

Size of Agreements by Crop District

The tables below provide the size of cultivated cash rental agreements by crop district. Caution should be taken when looking at districts with fewer than 30 agreements.

Crop district	Minimum	Maximum	Mean	Median	Number of agreements
	Acre				
1A	48	5,000	560.7	320	82
1B	70	14,080	854.6	320	45
2A	50	2,400	442.2	320	37
2B	4	10,000	587.8	320	172
3AN	150	2,000	620.0	400	41
3AS	1	2,560	720.8	530	51
3BN	80	153,600	3954.5	550	48
3BS	145	5,600	859.4	480	24
4A	74	480	296.3	320	7
4B	85	48,000	4651.4	480	12
5A	14	3,680	445.0	300	127
5B	14	4,500	450.4	275	106
6A	3	288,000	2801.7	320	127
6B	15	2,080	320.2	285	93
7A	115	4,600	648.8	490	40
7B	90	2,570	727.5	480	44
8A	40	3,200	463.7	335	66
8B	3	3,000	352.6	220	69
9A	11	224,000	2748.1	280	160
9B	10	22,400	1042.4	238	70

Note: This table is for cultivated cash rent only.

Crop district	Minimum	Maximum	Mean	Median	Number of agreements
	Acre				
District 1	48	14,080	664.8	320	127
District 2	4	10,000	562.1	320	209
District 3	1	153,600	1662.3	490	164
District 4	74	48,000	3046.9	320	19
District 5	14	4,500	447.5	300	233
District 6	3	288,000	1752.7	320	220
District 7	90	4,600	690.0	480	84
District 8	3	3,200	406.9	320	135
District 9	10	224,000	2229.0	255	230

Note: This table is for cultivated cash rent only.

Size of Agreements by Soil Class

A similar analysis is presented for the number of acres by soil class. Caution should be taken in soil classes with fewer than 30 agreements.

Soil class	Minimum	Maximum	Mean	Median	Number of agreements
	Acre				
A	160	1,120	623.2	720	14
B	12	10,000	858.4	480	61
C	15	5,500	562.0	310	50
D	30	48,000	2,839.2	500	21
E	140	8,000	623.1	320	36
F	50	3,000	452.7	320	76
G	30	288,000	2,499.0	320	149
H	80	3,000	465.2	320	124
J	66	5,600	530.5	320	117
K	33	22,400	860.4	320	57
L	30	600	225.7	155	14
M	15	2,500	371.1	316	20
O	45	1,600	821.3	820	4
P	62	1,800	523.8	117	4

Note: This table is for cultivated cash rent only.

Rentee Identity Breakdown

The following table outlines the number and percentage of cash rental agreements by rentee. Note that rental rates exclude agreements signed with immediate family members.

	Number of agreements	Per cent
Landlord/farmer	1,061	73%
Immediate family member (non-arm's length)	194	13%
Other	147	10%
First Nation	25	2%
Prefer not to say	18	1%
Financial institution (bank/Credit Union)	2	<1%
Total	1,447	100%

Note: This table is for cultivated cash rent only.

Property Tax Payer

The following table outlines the number of cash rental agreements for which the landlord or the renter, or both pay property taxes. Note that rental rates reported within this section exclude agreements where the renter pays a portion or all of the property taxes.

Tax payer	Number of agreements	Per cent
Landlord	1,367	94%
Renter	62	4%
Prefer not to say	13	1%
Both	5	<1%
Total	1,447	100%

Note: This table is for cultivated cash rent only.

Rental Rate per Acre (non-arm's length and property tax agreements excluded)

The following table summarizes the cultivated cash rental rate per acre for all agreements combined. Note that these figures exclude agreements between immediate family member and agreements under which taxes are paid by the renter.

	Minimum	Maximum	Mean	Median	Number of agreements
Rental rate per acre	\$6.00	\$173.00	\$45.30	\$40.00	1,012

Note: This table is for cultivated cash rent only.

Rental Rate by Crop District (non-arm's length and property tax agreements excluded)

The following tables summarize the cultivated cash rental rates per acre for each crop district. Caution is advised in interpreting rates within districts that have fewer than 30 rental agreements.

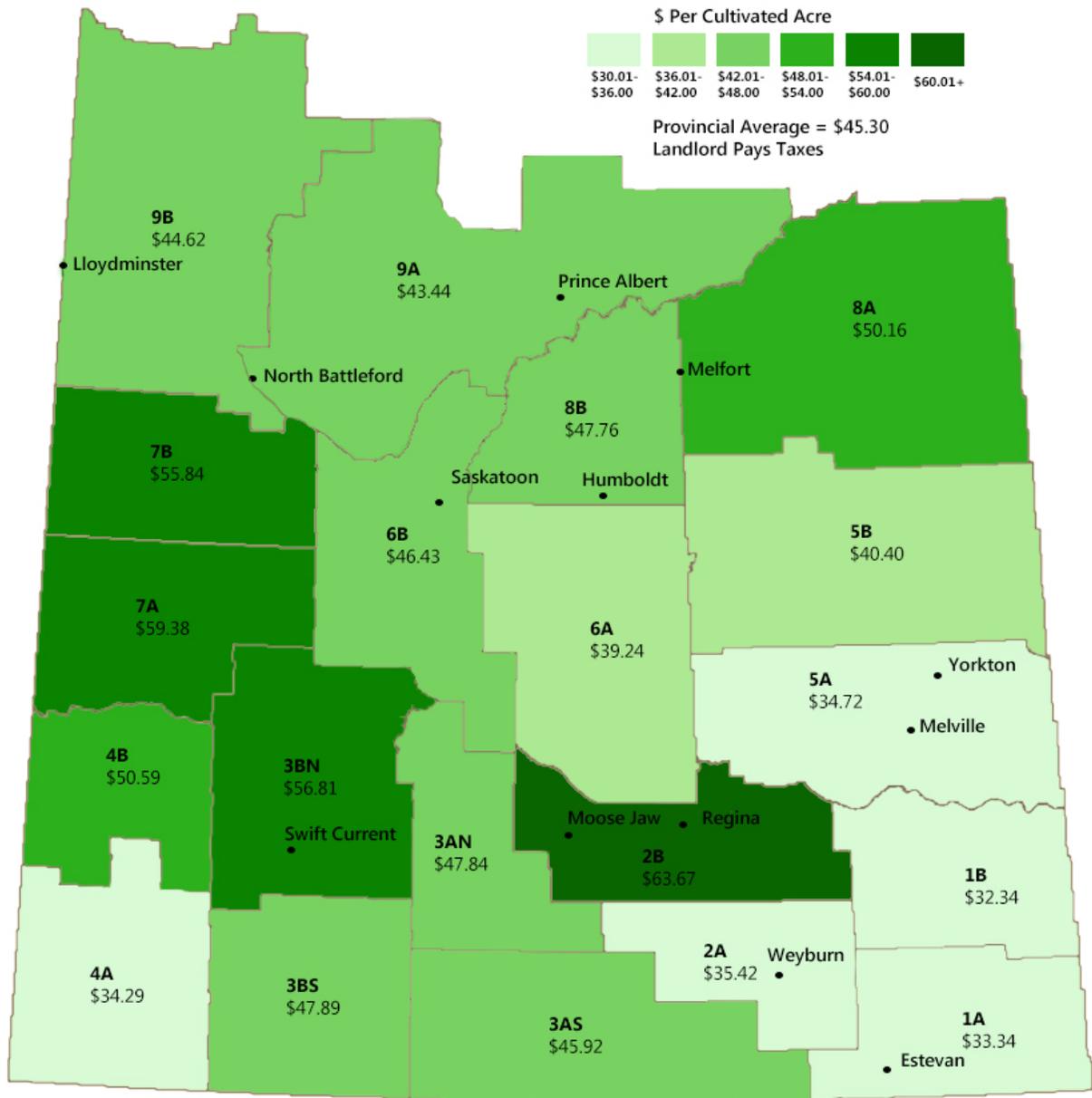
Rental rate per acre					
Crop district	Minimum	Maximum	Mean	Median	Number of agreements
1A	\$15.00	\$45.83	\$33.34	\$35.00	61
1B	\$10.00	\$66.00	\$32.34	\$30.00	33
2A	\$20.00	\$99.00	\$35.42	\$30.00	26
2B	\$6.00	\$100.00	\$63.67	\$70.00	117
3AN	\$18.00	\$80.00	\$47.84	\$50.00	19
3AS	\$13.50	\$75.00	\$45.92	\$45.00	38
3BN	\$20.00	\$173.00	\$56.81	\$50.00	26
3BS	\$25.00	\$100.00	\$47.89	\$40.00	18
4A	\$22.00	\$45.00	\$34.29	\$35.00	7
4B	\$25.00	\$90.00	\$50.59	\$37.50	7
5A	\$15.00	\$65.00	\$34.72	\$35.00	87
5B	\$6.00	\$72.00	\$40.40	\$40.00	86
6A	\$9.38	\$80.00	\$39.24	\$40.00	105
6B	\$11.00	\$120.00	\$46.43	\$45.00	63
7A	\$25.00	\$100.00	\$59.38	\$55.00	24
7B	\$20.00	\$80.00	\$55.84	\$60.00	27
8A	\$25.00	\$75.00	\$50.16	\$50.00	47
8B	\$9.00	\$75.00	\$47.76	\$50.00	47
9A	\$17.00	\$104.00	\$43.44	\$40.00	107
9B	\$15.00	\$85.00	\$44.62	\$40.00	51

Note: This table is for cultivated cash rent only.

Rental rate per acre					
Crop district	Minimum	Maximum	Mean	Median	Number of agreements
District 1	\$10.00	\$66.00	\$32.99	\$32.00	94
District 2	\$6.00	\$100.00	\$58.53	\$60.00	143
District 3	\$13.50	\$173.00	\$49.44	\$47.00	101
District 4	\$22.00	\$90.00	\$42.44	\$36.25	14
District 5	\$6.00	\$72.00	\$37.54	\$37.00	173
District 6	\$9.38	\$120.00	\$41.94	\$40.00	168
District 7	\$20.00	\$100.00	\$57.50	\$60.00	51
District 8	\$9.00	\$75.00	\$48.96	\$50.00	94
District 9	\$15.00	\$104.00	\$43.82	\$40.00	158

Note: This table is for cultivated cash rent only.

2016 Cultivated Cash Rental Rates



Rental Rate by Region (non-arm's length and property tax agreements excluded)

The same information as the previous table is included below, but summarized by consolidating the crop districts into six and then three separate regions.

Rental rate per acre					
Region	Minimum	Maximum	Mean	Median	Number of agreements
Southeast	\$6.00	\$100.00	\$48.40	\$40.00	237
Southwest	\$13.50	\$173.00	\$48.58	\$45.00	115
East Central	\$6.00	\$80.00	\$38.18	\$37.25	278
West Central	\$11.00	\$120.00	\$51.38	\$50.00	114
Northeast	\$9.00	\$75.00	\$48.96	\$50.00	94
Northwest	\$15.00	\$104.00	\$43.82	\$40.00	158

Note: This table is for cultivated cash rent only.

Rental rate per acre					
Region	Minimum	Maximum	Mean	Median	Number of agreements
South	\$6.00	\$173.00	\$48.46	\$41.00	352
Central	\$6.00	\$120.00	\$42.02	\$40.00	392
North	\$9.00	\$104.00	\$45.74	\$45.00	252

Note: This table is for cultivated cash rent only.

Rental Rate by Soil Class (non-arm's length and property tax agreements excluded)

Cultivated cash rental rates per acre are also displayed by soil class, as summarized below. Caution is advised in interpreting rates within soil classes that have fewer than 30 rental agreements.

Rental Rate per acre					
Soil class	Minimum	Maximum	Mean	Median	Number of agreements
A	\$6.00	\$80.00	\$56.22	\$70.00	9
B	\$25.00	\$100.00	\$66.46	\$65.00	36
C	\$35.00	\$100.00	\$64.86	\$65.00	32
D	\$35.00	\$80.00	\$56.87	\$57.00	15
E	\$35.00	\$130.00	\$56.42	\$50.00	31
F	\$20.00	\$72.00	\$43.65	\$40.00	57
G	\$20.00	\$100.00	\$43.51	\$40.00	110
H	\$6.00	\$90.00	\$42.16	\$40.00	100
J	\$9.00	\$85.00	\$37.57	\$37.75	90
K	\$20.00	\$50.00	\$31.99	\$30.00	37
L	\$30.00	\$70.00	\$43.18	\$40.00	11
M	\$11.00	\$50.00	\$31.06	\$32.50	16
O	\$25.00	\$40.00	\$31.67	\$30.00	3
P	\$18.75	\$40.00	\$30.94	\$32.50	4

Note: This table is for cultivated cash rent only.

Rental Rate by Soil Class and Region (non-arm's length and property tax agreements excluded)

The table below displays cultivated cash rental rates per acre by both region and soil class.

Region \ Soil class		Rental Rate per acre					
		A to D	E to F	G	H	J to K	L to P
South	Minimum	\$6.00	\$20.00	\$22.00	\$15.00	\$15.00	\$30.00
	Maximum	\$100.00	\$90.00	\$100.00	\$90.00	\$70.00	\$40.00
	Mean	\$68.88	\$48.57	\$46.21	\$42.85	\$34.52	\$36.25
	Median	\$72.50	\$50.00	\$35.00	\$40.00	\$32.00	\$37.50
	Number of agreements	54	21	26	33	65	4
Central	Minimum	\$25.00	\$25.00	\$20.00	\$6.00	\$18.00	\$11.00
	Maximum	\$100.00	\$72.00	\$80.00	\$70.00	\$85.00	\$70.00
	Mean	\$56.82	\$42.55	\$41.82	\$39.53	\$40.19	\$34.34
	Median	\$52.50	\$40.00	\$38.50	\$40.00	\$40.00	\$30.00
	Number of agreements	22	33	62	49	43	29
North	Minimum	\$35.00	\$30.00	\$25.00	\$35.00	\$9.00	
	Maximum	\$70.00	\$75.00	\$75.00	\$85.00	\$60.00	
	Mean	\$53.59	\$51.00	\$44.98	\$48.21	\$31.21	X
	Median	\$55.00	\$45.00	\$42.50	\$42.50	\$30.00	
	Number of agreements	16	33	21	14	19	

Note: This table is for cultivated cash rent only.

X: Data have been suppressed to meet confidentiality requirement.

CULTIVATED CROP SHARE RENTAL AGREEMENT

This section provides details for cultivated crop share agreements **for which data were collected** (Out of 454 cultivated crop share rental agreements that respondents reported, data were collected for 427 agreements).

Size of Agreements

The number of acres included in all cultivated crop share agreements for which data were collected is included below.

Minimum	Maximum	Mean	Median	Number of agreements	Total acres	Quarters per agreement*
1	64,000	653.2	320	427	278,901	4

Note: This table is for cultivated crop share rent only.

* Quarters per agreement = Total acres ÷ Number of agreements ÷ 160

Size of Agreements by Crop District

The table below provides the size of agreements by each crop district. Caution should be taken as most districts have fewer than 30 agreements.

Crop district	Minimum	Maximum	Mean	Median	Number of agreements
	Acre				
1A	150	1,600	463.6	320	25
1B				X	
2A	40	64,000	4166.7	560	18
2B	50	3,400	495.3	320	55
3AN	160	1,500	719.0	720	10
3AS	90	1,800	717.1	480	17
3BN	40	3,300	488.0	320	70
3BS	155	2,400	891.7	750	15
4A				X	
4B	300	960	503.3	480	6
5A	100	1,400	334.5	240	10
5B	20	800	318.0	320	13
6A	1	1,440	407.9	300	27
6B	15	1,500	418.0	320	32
7A	115	640	369.6	320	13
7B	90	1,120	467.8	388	16
8A	135	7,200	949.7	400	16
8B	55	1,200	319.1	160	22
9A	60	1,825	453.7	320	37
9B	60	1,120	408.4	240	16

Note: This table is for cultivated crop share rent only.

X: Data have been suppressed to meet confidentiality requirement.

Crop district	Minimum	Maximum	Mean	Median	Number of agreements
	Acre				
District 1	150	1,600	476.5	320	26
District 2	40	64,000	1400.5	320	73
District 3	40	3,300	597.4	360	112
District 4	300	960	547.5	480	8
District 5	20	1,400	325.2	320	23
District 6	1	1,500	413.4	320	59
District 7	90	1,120	423.8	320	29
District 8	55	7,200	584.6	310	38
District 9	60	1,825	440.1	320	53

Note: This table is for cultivated crop share rent only.

Size of Agreements by Soil Class

A similar analysis is presented for the number of acres by soil class. Caution should be taken as most soil classes have fewer than 30 agreements.

Soil class	Minimum	Maximum	Mean	Median	Number of agreements
	Acre				
A	160	1,150	565.0	480	6
B	160	1,500	582.6	600	19
C	100	7,200	1037.9	480	15
D	160	1,280	739.3	480	7
E	160	1,120	382.9	300	7
F	20	1,600	512.1	320	14
G	80	3,300	559.8	305	30
H	90	1,440	434.3	320	27
J	1	1,200	454.5	320	35
K	55	64,000	2767.0	360	27
L	48	160	104.5	105	4
M				NA	
O				X	
P				X	

Note: This table is for cultivated crop share rent only.

NA: No responses were received.

X: Data have been suppressed to meet confidentiality requirement.

Rentee Identity Breakdown

The following table outlines the number and percentage of cultivated crop share agreements by rentee. Note that share percentages exclude agreements signed with immediate family members.

	Number of agreements	Per cent
Landlord/farmer	284	67%
Immediate family member (non-arm's length)	102	24%
Other	36	8%
Prefer not to say	5	1%
Total	427	100%

Note: This table is for cultivated crop share rent only.

Share Percentage (non-arm's length agreements excluded)

The following table outlines the mean and median share percentages from both a renter's and a landlord's perspective.

Share percentage of production	Minimum	Maximum	Mean	Median	Number of agreements
Renter	9%	93%	60.0%	69%	271
Landlord	7%	91%	40.0%	31%	

Note: This table is for cultivated crop share rent only.

Cost-shared Crop Inputs

The table below outlines the number of cultivated crop share agreements in which crop inputs are either shared or not shared between the landlord and the renter.

	Number of agreements	Per cent
Not sharing crop inputs	329	77%
Sharing crop inputs	94	22%
Don't know	4	1%
Total	427	100%

Note: This table is for cultivated crop share rent only.

Rate of Sharing Crop Inputs (non-arm's length agreements excluded)

The table below summarizes the rates at which crop inputs are shared by the landlord and renter.

Share percentage of crop inputs	Minimum	Maximum	Mean	Median	Number of agreements
Renter	23%	88%	59.9%	66%	63
Landlord	12%	77%	40.1%	34%	

Note: This table is for cultivated crop share rent only.

Type of Inputs Shared

The following table summarizes the types of inputs being shared between the landlord and the renter.

Crop inputs	Number of agreements	Per cent
Fertilizer	84	89%
Herbicide	77	82%
Fungicide	76	81%
Insecticide	71	76%
Seed	70	74%
Fuel	53	56%
Anything else	24	26%
Total	94	

Note: This table is for cultivated crop share rent only.

Anything else:

Chemicals. (7 responses)
Equipment. (6 responses)
Trucking. (2 responses)
Storage.
Storage facilities.
Some repairs.
Land Taxes.
Inoculant.
Grain storage facilities.
Crop insurance.
Crop insurance, wild oats, frat, hail insurance.

PASTURELAND RENTAL AGREEMENT

This section provides details for pastureland rental agreements **for which data were collected** (Out of 264 pastureland rental agreements that respondents reported, data were collected for 252 agreements).

Size of Agreements

The table below details the sizes of pastureland rental agreements.

Minimum	Maximum	Mean	Median	Number of agreements	Total acres	Quarters per agreement*
1	8,000	459.8	320	252	115,872	3

Note: This table is for pastureland rent only.

* Quarters per agreement = Total acres ÷ Number of agreements ÷ 160

Size of Agreements by Crop District

The tables below summarize the sizes of pastureland rental agreements within each crop district. Because all crop districts have fewer than 30 agreements, the results should be interpreted with caution as they may not be statistically reliable.

Crop district	Minimum	Maximum	Mean	Median	Number of agreements
	Acre				
1A	90	1,120	326.3	320	19
1B	120	1,920	745.6	720	18
2A	20	1,200	319.2	160	13
2B	60	1,600	384.5	320	20
3AN	40	960	494.4	480	16
3AS	40	1,200	690.0	800	6
3BN	60	960	256.9	200	15
3BS	150	640	397.5	400	4
4A	160	4,160	968.9	480	9
4B	NA				
5A	100	1,440	424.3	320	14
5B	38	600	192.3	160	7
6A	20	1,120	395.8	320	18
6B	40	640	229.3	160	16
7A	320	1,200	740.0	720	4
7B	160	640	285.0	180	8
8A	160	480	300.0	280	4
8B	6	480	175.1	110	7
9A	10	1,068	338.9	320	20
9B	1	8,000	892.2	480	25

Note: This table is for pastureland rent only.

NA: No responses were received.

Crop district	Minimum	Maximum	Mean	Median	Number of agreements
	Acre				
District 1	90	1,920	530.3	320	37
District 2	20	1,600	358.8	300	33
District 3	40	1,200	426.7	320	41
District 4	160	4,160	968.9	480	9
District 5	38	1,440	347.0	160	21
District 6	20	1,120	317.4	170	34
District 7	160	1,200	436.7	320	12
District 8	6	480	220.5	160	11
District 9	1	8,000	646.3	320	45

Note: This table is for pastureland rent only.

Size of Agreements by Region

The following data summarizes the size of pastureland rental agreements by regions.

Region	Minimum	Maximum	Mean	Median	Number of agreements
	Acre				
Southeast	20	1,920	449.4	320	70
Southwest	40	4,160	524.3	320	50
East Central	20	1,440	369.5	240	39
West Central	40	1,200	318.1	170	28
Northeast	6	480	220.5	160	11
Northwest	1	8,000	646.3	320	45

Note: This table is for pastureland rent only.

Region	Minimum	Maximum	Mean	Median	Number of agreements
	Acre				
South	20	4,160	480.6	320	120
Central	20	1,440	348.0	200	67
North	1	8,000	562.7	320	56

Note: This table is for pastureland rent only.

Rentee Identity Breakdown

Of the 252 pastureland rental agreements, most (72 per cent) are held with a landlord or farmer.

Partner	Number of agreements	Per cent
Landlord/farmer	182	72%
Other	31	12%
Immediate family member (non-arm's length)	26	10%
Prefer not to say	9	4%
First Nation	4	2%
Total	252	100%

Note: This table is for pastureland rent only.

Type of Pastureland

On average, 60.1 per cent of the pastureland under each rental agreement is native pasture and 38.6 per cent is seeded perennial. The remaining acres (1.3 per cent) are annual cereal pasture.

Type of pasture	Minimum	Maximum	Mean	Median	Number of agreements
Native pasture	0%	100%	60.1%	66%	240
Seeded perennial (improved) pasture	0%	100%	38.6%	32%	
Annual cereal pasture	0%	90%	1.3%	0%	

Note: This table is for pastureland rent only.

Property Tax Payer

The landlord pays the property taxes on the rented land under most (89 per cent) pastureland rental agreements.

Tax payer	Number of agreements	Per cent
Landlord	225	89%
Renter	19	8%
Both	4	2%
Prefer not to say	4	2%
Total	252	100%

Note: This table is for pastureland rent only.

Share of Responsibilities

The table below illustrates the share of responsibilities between the landlord and renter under each pastureland rental agreement. Most commonly, the renter is responsible for most land and animal supports, with the exception of water sources, which is divided between landlords and renters.

	Tax payer	Landlord	Renter	Both	Not applicable	Total
Fence	Number of agreements	47	171	34	0	252
	Per cent	19%	68%	13%	0%	100%
Water Source	Number of agreements	81	111	23	37	252
	Per cent	32%	44%	9%	15%	100%
Handling Facilities	Number of agreements	49	144	13	46	252
	Per cent	19%	57%	5%	18%	100%
Care of Animals	Number of agreements	12	227	13	0	252
	Per cent	5%	90%	5%	0%	100%
Maintenance	Number of agreements	26	196	30	0	252
	Per cent	10%	78%	12%	0%	100%

Note: This table is for pastureland rent only.

Use of Grazing Land

Under most (77 per cent) pastureland rental agreements, the grazing land is used for cow-calf pairs and/or cows without calves.

Use of grazing land	Number of agreements	Per cent
Cow-calf pairs and/or cows without calves	193	77%
Combination/other (bison, horses, sheep, etc.)	33	13%
Yearlings/grassers	13	5%
Not sure	13	5%
Total	252	100%

Note: This table is for pastureland rent only.

Cow-calf Pairs and/or Cows without Calves

Numbers of Cows

Out of 252 pastureland rental agreements, 187 include cases with cow-calf pairs or cows without calves. The table below summarizes the number of cows within these agreements.

Minimum	Maximum	Mean	Median	Number of agreements	Sum of cows
3	300	62.3	45	187	11,649

Note: This table is for pastureland rent and only contains agreements where land is grazed by cow-calf pairs or cows without calves.

Incidence of Calves

Nearly all cows (93.7 per cent) have calves.

	Minimum	Maximum	Mean	Median	Number of agreements
Have calves	0%	100%	93.7%	100%	187
Do not have calves	0%	100%	6.3%	0%	

Note: This table is for pastureland rent and only contains agreements where land is grazed by cow-calf pairs or cows without calves.

Months Grazing the Pasture

The number of months cows graze pastureland ranges from one month to 12 months, with an average of 4.9 months.

Minimum	Maximum	Mean	Median	Number of agreements
1	12	4.9	5	193

Note: This table is for pastureland rent and only contains agreements where land is grazed by cow-calf pairs or cows without calves.

Weight of Cows

Most commonly, the average weight of grazed cows is between 1,200 and 1,400 lbs.

Average weight	Number of cows	Per cent
Less than 1,000 lbs.	242	2%
Between 1,000 and 1,200 lbs.	2,157	19%
Between 1,200 and 1,400 lbs.	7,327	63%
Greater than 1,400 lbs.	851	7%
Prefer not to say	70	1%
Don't Know	1,002	9%
Total	11,649	100%

Note: This table is for pastureland rent and only contains agreements where land is grazed by cow-calf pairs or cows without calves.

Animal Unit Month

	Minimum	Maximum	Mean	Median	Number of agreements
Animal Unit Month Per Acre	0.1	1.5	0.56	0.2	39

Note: This table is for pastureland rent and only contains agreements where land is grazed by cow-calf pairs or cows without calves.

Per Unit Cost (non-arm's length and property tax agreements excluded)

On average, renters are paying \$0.86 per cow per day for their pastureland rental agreements.

	Minimum	Maximum	Mean	Median	Number of agreements
Rate per cow per day	\$0.30	\$1.85	\$0.86	\$0.90	117

Note: This table is for pastureland rent and only contains agreements where land is grazed by cow-calf pairs or cows without calves.

Yearlings/Grassers

Number of Yearlings/Grassers

Out of the 252 pastureland rental agreements, 13 include yearling/grassers. The table below summarizes the number of yearling/grassers within these agreements.

Minimum	Maximum	Mean	Median	Number of agreements	Sum of yearlings/grassers
12	500	94.8	45	13	1,232

Note: This table is for pastureland rent and only contains agreements where land is grazed by yearlings/grassers.

Months Grazing the Pasture

The yearlings/grassers graze the pasture for a minimum of two months and a maximum of six months, with an average response of four months.

Minimum	Maximum	Mean	Median	Number of agreements
2	6	4.3	4	13

Note: This table is for pastureland rent and only contains agreements where land is grazed by yearlings/grassers.

Weight of Yearlings/Grassers

Most commonly, the yearlings/grassers grazed weigh between 600 and 700 lbs.

Average weight	Number of yearlings/grassers	Per cent
Under 600 lbs.	0	0%
Between 600 and 700 lbs.	370	30%
Between 700 and 800 lbs.	230	19%
Over 800 lbs.	132	11%
Don't Know	500	41%
Total	1,232	100%

Note: This table is for pastureland rent and only contains agreements where land is grazed by yearlings/grassers.

Animal Unit Month

	Minimum	Maximum	Mean	Median	Number of agreements
Animal Unit Month Per Acre	0.1	0.3	0.19	0.2	3

Note: This table is for pastureland rent and only contains agreements where land is grazed by yearlings/grassers.

Per Unit Cost (non-arm's length and property tax agreements excluded)

On average, renters are paying \$0.82 per yearling/grasser per day for their pastureland rental agreements. Due to very small sample size, the rates may not be statistically reliable.

	Minimum	Maximum	Mean	Median	Number of agreements
Rate per yearling/grasser per day	\$0.40	\$1.00	\$0.82	\$0.90	5

Note: This table is for pastureland rent and only contains agreements where land is grazed by yearlings/grassers.

Total Per Unit Cost – Cows and Yearlings/Grassers Combined (non-arm's length and property tax agreements excluded)

The tables below present dollars paid per animal per day on pastureland rental agreements. The agreements held with an immediate family member and those under which taxes are paid by renters are not included in the calculation.

	Minimum	Maximum	Mean	Median	Number of agreements
Rate per animal per day	\$0.30	\$1.85	\$0.86	\$0.90	122

Note: This table is for pastureland rent only and contains agreements where land is grazed by cows or yearlings/grassers.

Per Unit Cost by Region (non-arm's length and property tax agreements excluded)

The tables below present cents paid per animal per day on pastureland rental agreements within regions of the province. Caution is advised in interpreting the finding from this table due to small sample sizes.

Region	Minimum	Maximum	Mean	Median	Number of agreements
Southeast	\$0.30	\$1.60	\$0.83	\$0.85	32
Southwest	\$0.42	\$1.67	\$1.00	\$1.00	25
East Central	\$0.40	\$1.85	\$0.84	\$0.70	21
West Central	\$0.31	\$1.33	\$0.88	\$0.92	14
Northeast	\$0.38	\$1.00	\$0.73	\$0.78	4
Northwest	\$0.31	\$1.15	\$0.78	\$0.83	24

Note: This table is for pastureland rent only and contains agreements where land is grazed by cows or yearlings/grassers.

Region	Minimum	Maximum	Mean	Median	Number of agreements
South	\$0.30	\$1.67	\$0.90	\$1.00	57
Central	\$0.31	\$1.85	\$0.86	\$0.81	35
North	\$0.31	\$1.15	\$0.77	\$0.83	28

Note: This table is for pastureland rent only and contains agreements where land is grazed by cows or yearlings/grassers.

Appendix

A. DETAILS ON THE COMBINATION AND OTHER USE OF THE GRAZING LAND

Q33. Please provide further details on the combination you have in place?

- Yearlings and cow calf pairs.
- We took bread cows over there along with red heifer.
- Some are single animals.
- Refused.
- Patron winters both the quarter in the wintertime.
- On that half I have 20 calf pairs, 11 yearlings and two bulls.
- No.
- Just horses. (6 responses)
- I just used it for winter feeding.
- Draft horses.
- Cows, sheep and llamas.
- Cows and horses.
- Cows and calves. (2 responses)
- Cows and bulls.
- Cow, calf, and yearling.
- Cow calf pairs.
- Cow calf pairs and yearlings.
- Cow calf and yearlings
- Cow calf and sheep.
- Cow calf and sheep both.
- Cattle. (2 responses)
- Bison cow/calf operation.
- 9 pairs, 1 bull and 1 one on its own and twins
- 80% cow calf pairs. 20% yearlings.
- 600 steers.
- 6 cow calf pairs, 18 heifers, 2 bulls.

B. FINAL COMMENTS

Q51. That's all the survey questions that I have for you today. Do you have any other comments to add?

- \$17-pasture land rent.
- Am I going to see the rental guidelines if I'm going to Ministry of Agriculture.
- Because of location, I cannot cultivate. The money from the rent is too low because the crop price is too low.
- Crown leases should not be sold or should be sold by open public tender.
- Cultivated land should be reserved for farmers and not corporations.
- Do you know how the cash rent is supposed to be done?
- Every time the government does a survey, the price of grain goes down.
- Get rid of the flooded acres and put them on neutral on the tax bill. Because they are useless, I am paying taxes on acres. It just caused too much water. All school taxes should be funded by the general public school and public people not the owner.
- He couldn't find anyone else to rent the land. That's why we took it.
- How many surveys does the government send out per year and why?
- I also rent granaries.
- I am glad you are doing the survey.
- I am just curious as to where I can find the average rental rate.
- I am strongly opposed to burning residue that is a bad practice and it is bad for the atmosphere and land. These farmers should be penalized with carbon tax. I would like to see government to do something regarding this matter.
- I need a Tim Hortons card.
- I rent 50 acres of hay from a neighbor.
- I rent a lot of land from Assiniboia land now owned by CPP.
- I should be getting paid for this.
- I supply the storage for all the grains that are taken off.
- I think our rates are low... our aim is market driven and 5% lower.
- I think the renter should pay more to the landlord. Our taxes are going and they are making tons and tons of money. If we have to do any improvement to the land, the landlord would be responsible. If the fence is not good enough, the landlord would have to absorb the cost. So I think the rent should be higher considering the price of cattle.
- I think they need more average categories. Need to have more explanations of the numbers. Numbers sound good to accountants but they don't represent anything in nature.
- I was not sure how to answer this question. Which of the following crop inputs are you paying for? Select all that apply. Seed, Fuel, Fertilizer, Herbicide, Insecticide, Fungicide, Anything else (please specify): Inputs (except cereal seed) I pay 70% landowner pays 30%.
- I wish I could be more helpful.
- I wish that the law would change so that only farmers own the land in Saskatchewan, not lawyers and businessmen. That's what's driving the land prices and the prices of rental agreements up.
- I would have preferred to have crop share agreement.
- I would like more chemical sprayed along the ditches.
- I would like them to not raise the rental in the province anymore.
- I would like to know more about Crown land.
- I would like to know the average rental rate per acre in RM QS 70. 1) Cash rent and crop share, I would like to know what is the percentage is. I will give you my contact to contact. 306XXXXXX (phone number is redacted). If I am not here, just leave a voicemail here.

- I would like to see a copy of the survey.
- I would've thought you would've asked how many years the rental agreement was held.
- I'd like to know what the other's pay out for rent in RM 156.
- I'd like to know what the results.
- In my mind, it's a natural disaster that is affecting the farmers and, in turn, affects everyone else due to weather. Why is it not natural disaster.
- It's a good habitat. It's a good place for wildlife and pasture.
- It's been wet, one of the renters still hasn't got his crop this year, and hopefully the third renter is the renter who pays 25 per acre.
- It's really difficult for young farmers. There are a lot of investors coming in our RM and making it difficult for young farmers.
- It's very challenging and competitive to rent land.
- More surveys please.
- Mostly this pertains to renter, not the owner.
- No, I think that's good.
- No, it seems to work satisfactory since we don't have inputs.
- No, that's it. Other than, they should sell the land-bank land that the province owns to dry down the prices. The land lease that the oil companies pay the farmers is way too low. Have them contact me about the land lease that the farmer receives.
- No. I worked a long time in these, and I think you are going to find out the results are useless. The questions are confusing. Nobody is going to rent their land to a bank because they wouldn't farm it, so the questions are confusing and so the answers you are getting are of little value. In private rental agreement, both sides have to agree to disclose the amounts. If I gave you the amounts, and you had the RM number, then it wouldn't be confidential anymore.
- No. I would be interested in the results.
- No. It was interesting, and to see what people charge.
- No. Not sure why you are not asking the length of the contract.
- No. We don't know the cost as the landowner goes by calf sales.
- No. We guarantee payout whether there's crop or not.
- Not really. Hoping I give you what you want.
- Not too much other than I hate to see these farmers farming thousands of thousands. It detracts the community and the properties.
- Our agreement is only based on seeded acres. If it's a wet year and he is not able to seed the area, we do not get paid.
- People are getting a little carried away with any type of agreement because crops have been good. With the production that comes off, it's not even relevant what it can produce.
- Provide surveys during daytime.
- Really, don't like to see investors buying the land only to rent it back to farmers. They are stopping young farmers to acquire equity and get into the business. It's brought up the price of land.
- Remove me from the future survey questions.
- Second rental agreement is a flat \$25000.00 per year.
- Since they have opened up the property rights, they have allowed all these foreign companies to come and buy up land. So it has doubled and tripled the cost of land. So it has driven the cost of pastureland and can't afford to stay in business. It has doubled and tripled the cost of production. It is driving all the small producers out. Young Saskatchewan farmers can't compete.
- Sounds like a terrific survey. It is well designed. I look forward to look at the product from it.
- Straighten up definitions.
- Thanks for the short survey.
- The crop has been thrashed for this year.

- The land is rented for use in a registered organic farm operation.
- The land prices for renters are getting very high.
- The lease ends with this crop year, but if the farmer were interested, we would re-lease it to them.
- The Ministry has been talking about raising the rent of Crown land. It is almost like blackmailing the farmers or ranchers. They have to pay so much at the rate that they may as well sell the cows.
- The most important thing they need to work on water management do more for Saskatchewan agriculture than anything else.
- The pasture rent is \$40 acre. Or \$6400 year It would only allow \$5000.
- The pasture rent is based on a percentage of the sale proceeds calf crop, so varies from year to year.
- The pasture, half of it is bush.
- The price of the rent land is pretty ridiculous. My rent is okay, but a bit of ways out, it can be 100 bucks an acre and you can't really make any money off of that. You're pretty much at the threshold of doing everything for free, after you cover expenses and insurance. You make a little bit, but not that much.
- The rental is gone crazy.
- The study should involve the crop that is still on the ground due to snow.
- The stuff that I'm not going to rent. It's too high.
- The value of land should also determine the cash rent.
- There is hay land at \$20/acre.
- These are pretty informal agreements with neighbor and relatives.
- They are charging me 47 dollars an acre for cultivation, and \$2.78 for pastureland. That's quite a difference. I'd like them to explain that to me, and why it's like that.
- They better have decent questions because I need to question their knowledge about agriculture.
- They charge way too high. Since it's been in the family for 3 generations, they should have a fair agreement.
- This Question was confusing: At what rate are you sharing these inputs? Enter a number from 1 - 100%, no decimals. If your rental agreement is 1/3 or 2/3 use 33% or 67% respectively. Did you want to know what share I paid ? Or the share the landlord paid?
- To protect the rights of renters and land values in the province from outside investments.
- Very little harvested at this point. All was reseeded. Late maturing. Large farmers have more than they can handle.
- Very poorly written and laid out. Shame on you!
- We don't like the environmental business that's happening now because we produce food for a lot of the world's population and we should be able to not be taxed. That's one of the complaints right now, the carbon tax not be put on farmers in the world because plants need CO2 too, and we're not contributing to the problem as much as they make it seem. I'm glad they're doing all this, helping farmers along and just knowing what they're doing.
- We have been renting them for 20 years.
- What the going rent is?
- What would be the average rental rate of RM 158 for either cash or crop share?
- When a person is making an agreement, he should pay on seeded acres.
- Where can I find the average rent?
- Would these questions be available?
- Yes, I would like a gift certificate sent out to me.
- You should be asking for actual land locations and the assessments. That's the only way you can find what's happening. You are not relating to a baseline. You want to know the relationship between assessments. You can't do an analysis on the questions you have asked.