

## Ag Radio programs for November 18 - 24, 2013

What's a fair cash lease price

This is Ag Outlook on 1420 KJCK, I'm Chuck Otte, Geary County, K-State Research and Extension Ag & Natural Resources Agent. As I visit with tenants and landlords about cash leases everyone wants to know what a fair cash lease rate is. I don't really like the word fair as fair is a judgement call. Equitable is a better term because it is economically determinable. None the less, the answer to what is a proper, shall we say, cash lease rate is a moving target based on many factors, not the least of which is what's the value of the crop being grown, what's the productivity of the field or farm and what are the terms of a current shares lease that you have on the property. If you are switching from a shares lease to a cash lease, get your tax returns out and see what you netted, after non-tax expenses the past few years. This will give you a good starting point. Obviously irrigated is worth more than dryland and river bottom is worth more than upland fields. KSU recently did an analysis that landlords are going to love and tenants are going to hate. They calculated expected average cash rental rates by taking into account average mix of crops, average crop share ratios and seasonal average crop prices. They then compared this to the cash rental rates as reported by the Kansas Ag Statistics Service. For Geary county the Statistics service reported an average rental rate of \$69 per acre. KSU reported a calculated rate of \$125 per acre. So which figure is correct? They both are. If you look at long term cash leases and what the average is, that may not be too far off. But the calculated rate is probably proper for brand new leases on good land. I'll be discussing this in a little more detail in our lease meeting on November 25<sup>th</sup>. This has been Ag Outlook on the Talk of JC, 1420 KJCK, I'm Chuck Otte.

## Fall application of anhydrous ammonia

This is Ag Outlook on 1420 KJCK, I'm Chuck Otte, Geary County, K-State Research and Extension Ag & Natural Resources Agent. While we are still trying to get the tail end of harvest wrapped up, many producers are already looking at applying fertilizer on next year's crop fields. The success of this depends on several factors. For the most part we are talking nitrogen applications now, but there's no reason why we couldn't be applying phosphorus on these fields too. In fact phosphorus is stable and there is no problem with applying phosphorus, especially if it is injected below the soil surface. Nitrogen though has some conditions that we need to account for. I don't have a problem applying a big portion of a corn crop's nitrogen in the fall. We'll be planting early enough that a lot of the nitrogen will get taken up by the crop before it can be lost. You can apply 50 to 60% of a corn crop's nitrogen in the fall. The remainder needs to be applied in some planting time and post emerge form. In a perfect world I'd like to see 50% applied in the fall and 50% knifed in during the late spring time frame. Fertigation on irrigated fields is certainly an option as well. Most of the time we will be knifing in anhydrous ammonia in the fall but surface applications of liquid or dry can be successful assuming we receive adequate rainfall to carry it into the soil surface. The final qualification is that we need soil temperatures under 50 degrees. This is the temperature that once we get below, the microbes that start to break down nitrogen causing loss effectively become inactive so loss isn't an issue. Basically we've reached those soil temperatures now. One last thing, if you are going to plant sorghum, don't fall apply nitrogen. This has been Ag Outlook on the Talk of JC, 1420 KJCK,

I'm Chuck Otte.

## Mending Fences

This is Ag Outlook on 1420 KJCK, I'm Chuck Otte, Geary County, K-State Research and Extension Ag & Natural Resources Agent. Good fences make good neighbors. We've all heard that for years and quite frankly, it's the truth. This is the time of year that we have moved cattle out of pastures and we can take the time, in the off months if you will, to be fixing those fences or in some cases rebuilding them. In some cases the repairs may be quite nominal and one property owner may just absorb all the cost. But when major work needs to be done, it really comes down to both property owners working on it. The Kansas fence law is very straightforward and very misunderstood. Most landowners are under the impression that when fence needs to be repaired or rebuilt that the two property owners meet at the fence and the half to either the left or the right is each landowners responsibility. Well, the law says nothing about this. What it does say is that the maintenance and building of the fences is to be in equal shares. This avoids one landowner getting the nice level stretch of fence and the other getting all the hills, valleys and water gates. The other common problem is a small adjoining property owner who doesn't want to pay for their share because they don't have livestock. There is a provision in the law for this, but I encourage these small owners to be involved. However, the property owner desiring the fence does have a moral responsibility to talk with the other landowner about the fence. Don't just build it and send a bill. This is a good way to create conflict and insure that the other landowner wants nothing to do with it. Good fences do make good neighbors, as does good communications! This has been Ag Outlook on the Talk of JC, 1420 KJCK, I'm Chuck Otte.