

The Unspoken Part of Leases

This is Ag Outlook, I'm Chuck Otte, Geary County Extension Agent. As we start to wrap up ag leases we need to talk about what isn't talked about. Most leases are terminated not on the shares or production, but on things that both parties assumed but never talked about. Remember, leases are negotiated contracts. 25 years ago tenants were getting terminated because landlords may not have liked that sloppy looking thing called no-till. Now that is pretty much a standard. But things that seem to come up as points of contention now days include, grazing or harvesting crop residue after grain harvest. Or grazing of a growing crop, mainly winter wheat. It may even be whether cover crops will be planted. I am routinely asked by landlords and tenants what's right with these things. Well, there is no "right", there is simply negotiated contracts. Assume nothing in the lease and talk about everything! I'm Chuck Otte and this has been Ag Outlook.

Fertilizing Bromegrass

This is Ag Outlook, I'm Chuck Otte, Geary County Extension Agent. While it's been dry, we had enough moisture in those early month little snowfalls that if you had fertilized your bromegrass ahead of that, it would have gotten carried into the soil surface. Unfortunately I see way too much bromegrass that gets fertilized way too late to do any good. Remember those nice sunny days into the 50s last week? Your bromegrass was already growing on those days and if you had applied your fertilizer ahead of those snows, it would be getting taken up by the bromegrass. So get it fertilized now. We know that brome can use a lot of nitrogen, but given the price I don't blame you for pulling back on rates. I'd still want to apply no less than 60 or 70 pounds of nitrogen, but also make sure you're applying 20 to 30 pounds of phosphorus and 15 to 20 pounds of sulfur as well. It's pricey, but you still need to fertilize! I'm Chuck Otte and this has been Ag Outlook.

Poultry Litter

This is Ag Outlook, I'm Chuck Otte, Geary County Extension Agent. Sometimes we call it manure, and sometimes we come up with other words for it. The catch phrase in the poultry world is poultry litter. It's still manure. Because virtually all states have limits on how much phosphorus from any source can be allowed to build up in fields, big livestock operations of all kinds often find that they have to ship their dried manure a distance, sometimes several states away, so that it can be safely spread on agricultural fields. We have poultry litter coming into our region from quite some ways away. The good news is that the other person's need to dispose of manure can be our gain. We normally recommend using manure to meet the phosphorus need of the crop and then commercial nitrogen fertilizer to meet the rest of the need. How much is that? With poultry litter it's about 2 tons per acre. I'm Chuck Otte and this has been Ag Outlook.

Radon Awareness

This is Ag Outlook, I'm Chuck Otte, Geary County Extension Agent. January is Kansas Radon Action Month. Radon is an invisible odorless radioactive gas that is naturally occurring and can cause lung cancer. Some parts of the country have low levels of it and others have high levels of it. It comes out of the ground and can be found in homes, especially basements. Unlike carbon monoxide that can kill in minutes, the threat from radon is long term exposure, as in decades worth of 8 hours a day exposure. The only way to know if you have it is to test your home. The test is simple and not expensive. The test kits cost less than \$10 and you can buy them at the Extension Office. That cost includes analysis. The report comes right back to you. If you spend considerable time in your basement or an earth bermed home, you really need to test. Stop by and pick up a test kit today! I'm Chuck Otte and this has been Ag Outlook.

Deadline is Approaching

This is Ag Outlook, I'm Chuck Otte, Geary County Extension Agent. In a little over a week we will be at a critical juncture for those with oral agricultural leases. If a landlord wishes to terminate a tenant they must do so no later than 30 days prior to March 1, or January 30th. After that date oral leases automatically renew, under the same terms, as the previous year. If a landlord wishes to change the terms of the lease then they need to do it next week and have the tenant agree to it. The only other option, after January 30th, is to put it in writing and have both parties sign it. If both parties sign a written lease, that has priority over any previous oral agreements. Quickly, proper notice of termination of an oral lease 1.) Must be in writing, 2.) Be in the tenants hands at least 30 days prior to March 1, and 3.) Must set the termination date as March 1. Anything else, is not a legal notice! I'm Chuck Otte and this has been Ag Outlook.