



Government
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SASKATCHEWAN MINISTRY OF AGRICULTURE LAND LEASE SURVEY



Report compiled by

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Executive Summary

STUDY BACKGROUND

In 2012, 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. A total of 1,093 respondents participated in the study and a total of 1,497 cultivated cash crop agreements, 472 cultivated crop share agreements and 215 pastureland agreements are reported on. Data were collected from July 25 and Nov. 17, 2012 (note that interviews did not take place during harvest) and the margin of error is equal to ± 2.81 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 for by the renter.

CULTIVATED LAND RENTAL AGREEMENTS

Cash Agreements

Of the 1,093 respondents surveyed, 817 (75 per cent) report having at least one cash agreement. Most commonly, respondents have two cash agreements. On average, each cash agreement covers 3.3 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 \$35.65 per acre, with a median rate of \$32.

Crop Share Agreements

One third (33 per cent or 356 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 61 per cent (median 67 per cent) of production and the landlord's share is an average of 31 per cent (median 33 per cent). In one-fifth of cases, crop inputs are shared between the landlord and renter. In these cases renters pay an average of 57.1 per cent (median 66 per cent) of the inputs and landlords pay an average of 33.4 per cent (median 33 per cent). The average size of each crop share agreement is 3.5 quarters. Most crop share agreements are held with a landlord/farmer rather than a financial institution or other agency.

PASTURELAND RENTAL AGREEMENTS

In total, 175 respondents (16 per cent) report having pastureland agreements. This equates to 228 specific agreements, or an average of 1.3 agreements per respondent. The average size of each pasture agreement is 2.4 quarters. On average, the pastureland included in these

agreements is split between native pasture (56.3 per cent) and seeded perennial pasture (42.4 per cent). A very slim proportion (1.3 per cent) is annual cereal pasture. Most pastureland agreements are held with landlords/farmers (71 per cent), and the landlord pays taxes under most agreements (93 per cent).

In a majority of the agreements (78 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 4.5 months. The average grazing period for yearlings/grassers is five months and most commonly; these yearlings/grassers weigh between 600 and 700 lbs. (40 per cent).

The average pastureland rental rate in Saskatchewan (cows and yearlings/grassers combined) is 67.15¢ per animal per day.

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Study Background and Methodology

STUDY BACKGROUND AND OBJECTIVES

In 2012, the Saskatchewan Ministry of Agriculture (hereinafter referred to as the Ministry) contracted Inshtrix Research, Inc. (Inshtrix) 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. This report details findings from the 2012 iteration of the study.

STUDY METHODOLOGY

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

Sampling

A random selection of primary producers in Saskatchewan was contacted to participate in this research study. A list of 43,627 contact numbers was provided to Inshtrix by the Ministry. Screening questions were included in the questionnaire to ensure that those participating in the survey have or had land rental agreements in place during the 2012 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.

Data Collection Method

Given that the contact information provided only included telephone numbers, this study was completed via telephone. Trained interviewing staff in Inshtrix Research's Saskatoon-based call center administered the study.

Questionnaire Development

A questionnaire was developed in partnership between Inshtrix and the Ministry. The most recent questionnaire used by the Ministry was reviewed as part of the process; however, notable changes were made for the 2012 iteration of the study. 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 a balanced mix of agreements could be reported on. 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 four 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 1,093 respondents participated in the study and a total of 1,497 cultivated cash crop agreements, 472 cultivated crop share agreements and 215 pastureland agreements are reported on. Data were collected from July 25 to Nov. 17, 2012 (note that interviews did not take place during harvest) and the margin of error is equal to ± 2.81 percentage points, 19 times out of 20.

Respondents report a total of 2,517 rental agreements in 2012, out of which data were collected on 2,184 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)	Agreement with data collected (count)
Cultivated cash rental agreements	817	75%	1,667	1,497
Cultivated crop share rental agreements	356	33%	535	472
Pastureland rental agreements	175	16%	228	215
Other	24	2%	87	-
Total	1,093	100%	2,517	2,184

Reporting Notes

Unless otherwise noted, percentages are rounded to zero decimal places, dollars are rounded down to the nearest penny, and means and medians 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.

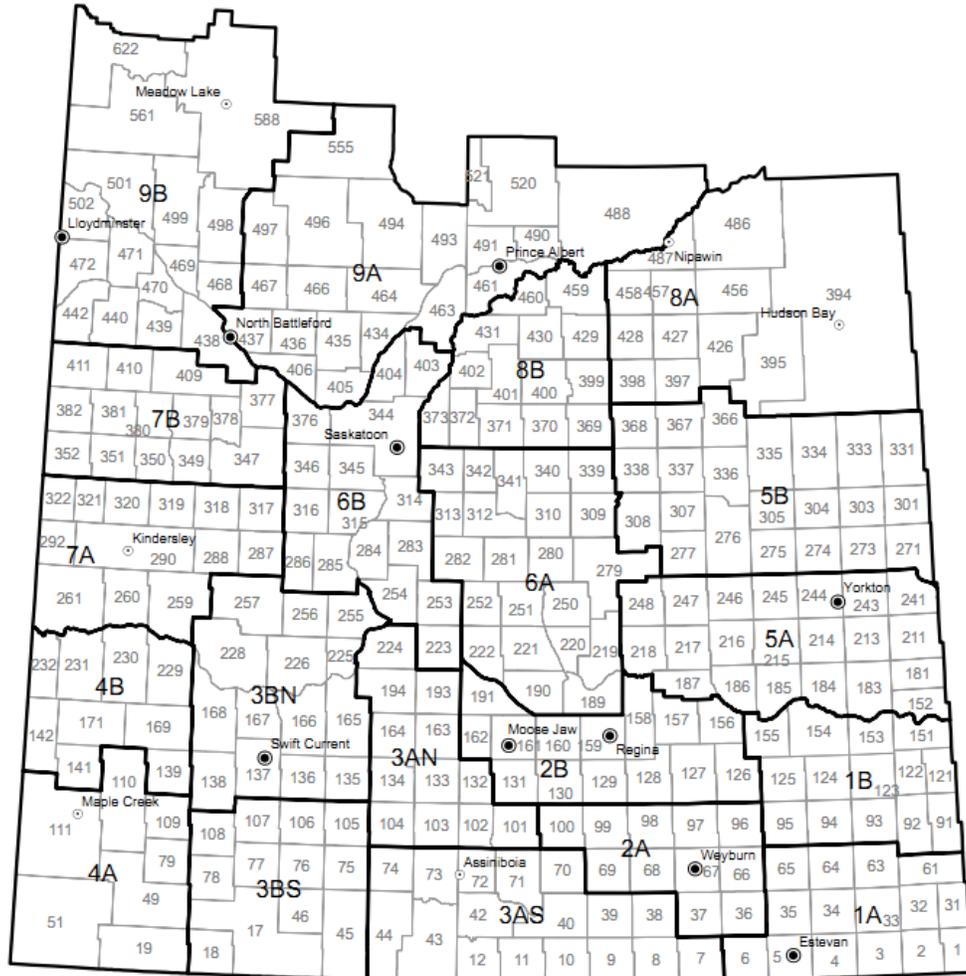
In several cases, data are presented with fewer than 30 cases. Caution is advised in making inferences based on these findings, given the small sample sizes.

All land measurements are reported in acres. Any measurements 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 for by the renter.

Rural municipalities have been coded into crop districts based on the map following. In some cases, crop districts have been combined into either six or three 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			



Study Results

NUMBER AND TYPE OF RENTAL AGREEMENT

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 agreements	Respondents		Agreements		
	Count	Per cent	Count	Average	Average (All respondents)
Cultivated cash rental agreements	817	75%	1,667	2.0	1.5
Cultivated crop share rental agreements	356	33%	535	1.5	0.5
Pastureland rental agreements	175	16%	228	1.3	0.2
Other	24	2%	87	3.6	0.1
Total	1,093	100%	2,517	2.3	2.3

Other types of agreements:

Both agreements have cultivated and pastureland.

Both.

Combination of cultivated and pastureland. (2 respondents)

Combination of cultivated, pasture and hay land.

Cultivated and hay land.

Cultivated and pastureland both.

Cultivated and pastureland. (3 respondents)

Hay bales.

Hay land. (5 respondents)

Hay. (2 respondents)

Irrigated hay.

Part pasture and part hay land.

Seeded land.

Per cent per acre based on the yield.

Hay on 200 acres.

Hired help.

Number of Agreement by Region

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

Type of agreements	Southeast	Southwest	East Central	West Central	Northeast	Northwest
Cultivated cash rental agreements						
Number of agreements	427	146	448	214	156	267
Number of respondents	205	85	214	111	78	119
Average	2.1	1.7	2.1	1.9	2.0	2.2
Cultivated crop Share rental agreements						
Number of agreements	113	121	94	90	41	72
Number of respondents	70	84	64	59	32	45
Average	1.6	1.4	1.5	1.5	1.3	1.6
Pastureland rental agreements						
Number of agreements	60	30	55	34	8	30
Number of respondents	47	22	43	24	6	22
Average	1.3	1.4	1.3	1.4	1.3	1.4

CULTIVATED CASH RENTAL AGREEMENTS

This section provides details for cultivated cash rental agreements **for which data were collected** (1,497 cash rental agreements out of 1,667 agreements that respondents reportedly have with landlords/renters).

Size of Agreements

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

Minimum	Maximum	Mean	Median	Number of agreements	Total acres	Quarters per agreement
3	51,200	527.7	320	1,497	790,015	3.3

Size of Agreements by Crop District

The table below provides the size of agreements by each crop district. Caution should be taken when looking at districts with fewer than 30 cases.

Crop district	Mean	Median	Number of agreements
1A	432.5	320	53
1B	413.3	320	53
2A	635.8	440	54
2B	576.9	320	223
3AN	729.5	800	26
3AS	427.4	320	30
3BN	1600.6	320	53
3BS	646.2	640	13
4A	870.0	880	4
4B	610.0	480	8
5A	343.9	300	140
5B	402.6	300	116
6A	505.5	350	127
6B	376.9	240	117
7A	723.3	640	40
7B	542.7	320	45
8A	517.4	295	64
8B	477.7	320	90
9A	459.6	320	164
9B	522.1	320	69

* Excludes those who did not provide an RM in their response.

Size of Agreements by Soil Class

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

Soil class	Minimum	Maximum	Mean	Median	Number of agreements
A	130	1,280	504.8	320	20
B	150	4,000	573.5	480	68
C	140	2,000	509.5	470	46
D	150	5,120	644.9	400	35
E	8	4,200	613.2	320	37
F	15	2,500	357.4	240	90
G	25	3,000	449.9	320	184
H	5	2,080	493.7	320	125
J	7	51,200	901.5	320	122
K	80	1,600	487.5	320	67
L	30	1,920	543.3	390	18
M	26	1,440	406.6	160	16
O	X	X	X	X	X
P	138	640	334.8	320	8

* Excludes those who did not provide a soil class in their response.

X – Supressed to meet confidentiality requirements.

Partner of Agreement

The following table outlines the number and percentage of agreements by partner. Note that the analysis of rental rates excludes agreements signed with immediate family members.

	Number of agreements	Per cent
Immediate family member	211	14%
Landlord/farmer	1,061	71%
Indian band	3	<1%
Financial institution (bank/Credit Union)	27	2%
Other	192	13%
Prefer not to say	3	<1%
Total	1,497	100%

Property Tax Payer

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

Tax payer	Number of agreements	Percent
Landlord	1,430	96%
Renter	49	3%
Both	8	1%
Prefer not to say	10	1%
Total	1,497	100%

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	\$6.25	\$140.60	\$35.65	\$32.00	1,163

* Excludes those who did not provide a rental rate.

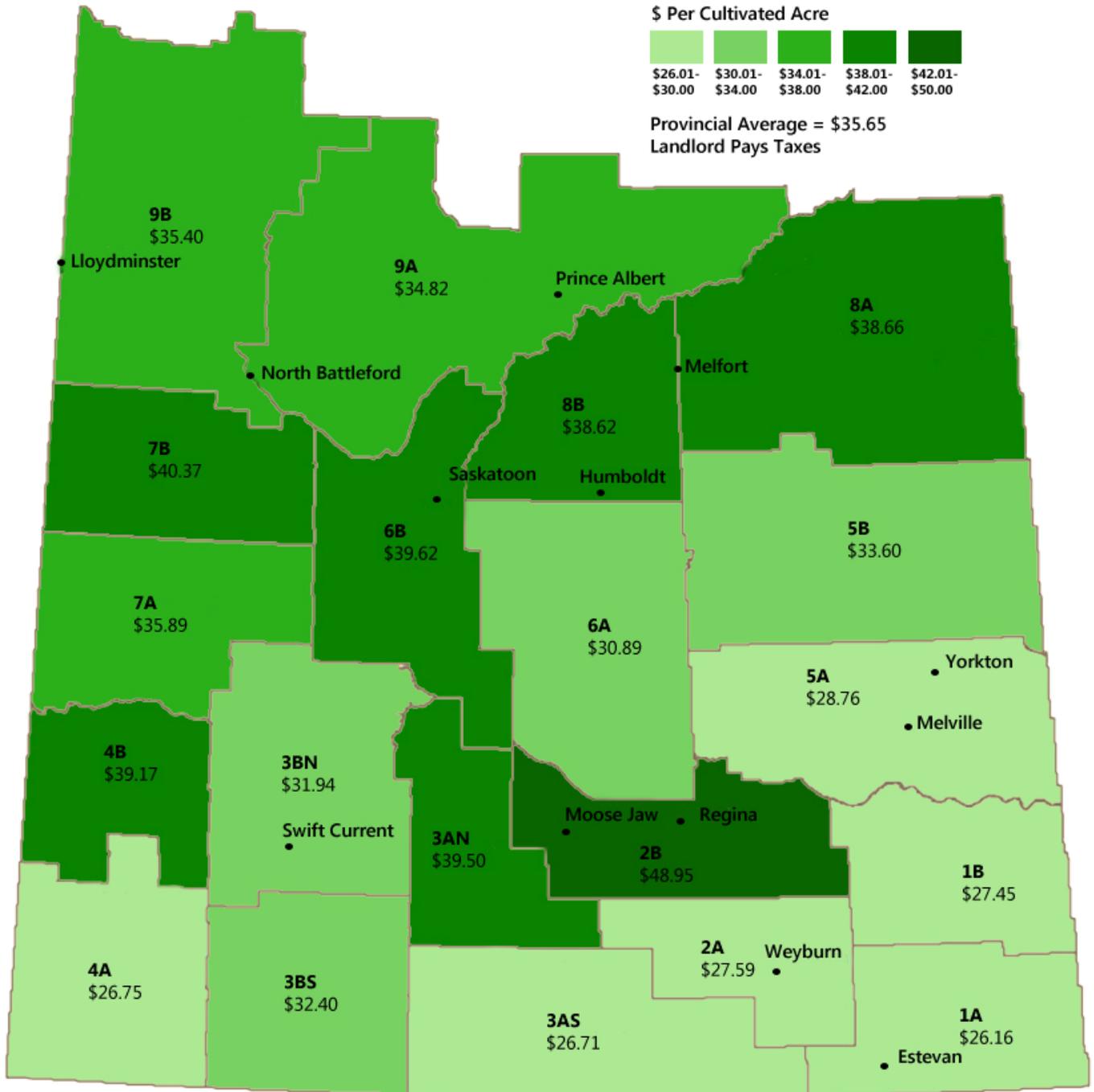
Rental Rate by Crop District (non-arm's length and property tax agreements excluded)

The following table summarizes the 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	\$13.00	\$48.00	\$26.16	\$25.00	41
1B	\$15.00	\$45.00	\$27.45	\$25.00	40
2A	\$10.00	\$60.00	\$27.59	\$25.00	46
2B	\$10.00	\$137.50	\$48.95	\$50.00	165
3AN	\$25.00	\$70.00	\$39.50	\$35.00	14
3AS	\$18.75	\$40.00	\$26.71	\$25.00	22
3BN	\$10.00	\$47.00	\$31.94	\$30.50	44
3BS	\$25.00	\$40.00	\$32.40	\$32.00	10
4A	\$20.00	\$32.00	\$26.75	\$27.50	4
4B	\$17.50	\$60.00	\$39.17	\$40.00	3
5A	\$6.25	\$50.00	\$28.76	\$28.00	111
5B	\$15.00	\$60.00	\$33.60	\$30.00	88
6A	\$15.00	\$75.00	\$30.89	\$30.00	110
6B	\$10.63	\$140.60	\$39.62	\$35.00	85
7A	\$7.50	\$60.00	\$35.89	\$36.00	32
7B	\$20.00	\$65.00	\$40.37	\$40.00	35
8A	\$12.50	\$61.00	\$38.66	\$40.00	50
8B	\$15.63	\$75.00	\$38.62	\$35.00	71
9A	\$10.00	\$60.00	\$34.82	\$35.00	134
9B	\$12.50	\$80.00	\$35.40	\$35.00	51

* Excludes those who did not provide a rental rate and/or an RM in their response.

2012 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.

Region	Rental rate per acre				Number of agreements
	Minimum	Maximum	Mean	Median	
Southeast	\$10.00	\$137.50	\$39.44	\$35.00	292
Southwest	\$10.00	\$70.00	\$31.90	\$30.00	97
East Central	\$6.25	\$75.00	\$30.90	\$30.00	309
West Central	\$7.50	\$140.60	\$39.01	\$35.50	152
Northeast	\$12.50	\$75.00	\$38.64	\$40.00	121
Northwest	\$10.00	\$80.00	\$34.98	\$35.00	185
South	\$10.00	\$137.50	\$37.56	\$32.00	389
Central	\$6.25	\$140.60	\$33.57	\$30.00	461
North	\$10.00	\$80.00	\$36.43	\$35.00	306

* Excludes those who did not provide a rental rate and/or an RM in their response.

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

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.

Soil class	Rental Rate per acre				Number of agreements
	Minimum	Maximum	Mean	Median	
A	\$22.00	\$65.00	\$45.53	\$50.00	16
B	\$15.00	\$125.00	\$52.72	\$56.57	60
C	\$28.13	\$93.75	\$51.65	\$50.00	37
D	\$25.00	\$70.00	\$41.16	\$40.50	30
E	\$25.00	\$70.00	\$40.33	\$40.00	32
F	\$10.00	\$55.00	\$33.19	\$30.00	62
G	\$15.00	\$60.00	\$32.89	\$30.00	142
H	\$12.50	\$90.00	\$33.50	\$30.00	100
J	\$10.00	\$60.00	\$28.56	\$27.75	94
K	\$15.00	\$80.00	\$29.90	\$30.00	53
L	\$15.00	\$40.00	\$26.97	\$27.50	14
M	\$10.00	\$30.00	\$20.10	\$20.00	13
O	X	X	X	X	X
P	\$20.00	\$27.00	\$23.80	\$25.00	5

* Excludes those who did not provide a rental rate and/or a soil class in their response.
X – Suppressed to meet confidentiality requirements.

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

The table below displays 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	\$20.00	\$10.00	\$18.00	\$20.00	\$15.00	\$10.00
	Maximum	\$125.00	\$70.00	\$60.00	\$90.00	\$48.00	\$30.00
	Mean	\$56.11	\$30.85	\$30.73	\$32.73	\$26.79	\$20.38
	Median	\$60.00	\$27.50	\$30.00	\$25.00	\$25.00	\$19.00
	Number of agreements	75	22	37	33	59	8
Central	Minimum	\$20.00	\$20.00	\$15.00	\$15.00	\$10.63	\$15.00
	Maximum	\$65.00	\$55.00	\$55.00	\$60.00	\$60.00	\$40.00
	Mean	\$38.36	\$34.93	\$32.37	\$33.44	\$30.39	\$24.57
	Median	\$40.00	\$35.00	\$30.00	\$30.00	\$30.00	\$25.00
	Number of agreements	39	38	75	36	63	21
North	Minimum	\$30.00	\$30.00	\$25.00	\$12.50	\$10.00	\$20.00
	Maximum	\$70.00	\$55.00	\$60.00	\$70.00	\$80.00	\$27.00
	Mean	\$47.07	\$39.49	\$36.83	\$34.38	\$30.38	\$24.75
	Median	\$45.50	\$40.00	\$35.00	\$32.00	\$25.00	\$26.00
	Number of agreements	28	34	30	31	24	4

* Excludes those who did not provide a rental rate and/or a soil class and/or an RM in their response.

CULTIVATED CROP SHARE RENTAL AGREEMENT

This section provides details for cultivated crop share agreements **for which data were collected** (472 crop share rental agreements out of 535 agreements that respondents reportedly have with landlords/renters).

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	Sum of acres	Quarters per agreement
30	24,800	559.0	320	472	263,837	3.5

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 cases.

Crop district	Mean	Median	Number of agreements
1A	454.4	480	9
1B	608.0	800	5
2A	452.0	320	15
2B	712.7	540	68
3AN	621.3	480	15
3AS	478.6	320	21
3BN	1024.7	480	55
3BS	482.2	400	9
4A	X	X	X
4B	428.9	480	9
5A	410.2	298	22
5B	475.2	320	27
6A	425.7	320	29
6B	450.5	320	48
7A	545.2	480	21
7B	642.5	640	13
8A	275.6	240	10
8B	305.7	160	28
9A	451.6	320	43
9B	459.8	320	19

* Excludes those who did not provide an RM in their response.
X – Suppressed to meet confidentiality requirements.

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
A	80	640	306.7	230	12
B	30	3,000	622.3	490	22
C	160	2,000	689.2	640	13
D	160	800	422.5	340	12
E	140	320	180.8	158	6
F	160	1,920	539.2	320	26
G	80	1,600	501.7	320	42
H	40	1,440	499.0	480	45
J	80	1,760	432.9	320	38
K	110	1,280	456.8	440	22
L	50	3,000	606.7	400	12
M	320	640	496.0	480	5
O	X	X	X	X	X
P					0

* Excludes those who did not provide a soil class in their response.

X – Suppressed to meet confidentiality requirements.

Partner of Agreement

The following table outlines the number and percentage of agreements by partner. Note that share percentages (reported on page 15) exclude agreements signed with immediate family members.

	Number of agreements	Per cent
Immediate family member	129	27%
Landlord/farmer	291	62%
Other	50	11%
Prefer not to say	2	<1%
Total	472	100%

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	Mean	Median	Number of agreements
Renter	61.0%	67%	204
Landlord	31.0%	33%	102

* Excludes those who did not provide a share percentage in their response and those who were both a renter and a landlord.

Sharing of Crop Inputs

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

	Number of agreements	Percent
Sharing crop inputs	99	21%
Not sharing crop inputs	369	78%
Don't know	4	1%
Total	472	100%

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	Mean	Median	Number of agreements
Renter	57.1%	66%	36
Landlord	33.4%	33%	37

* Excludes those who did not provide a share percentage in their response and those who were both a renter and a landlord.

Type of Inputs Shared

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

Crop inputs	Number of agreements	Percent
Fertilizer	93	94%
Herbicide	86	87%
Insecticide	81	82%
Fungicide	80	81%
Other	38	38%
Total	99	100%

Other crop inputs shared:

1/3 of canola seed.

All shared. (2 agreements)

Crop insurance.

Depending upon condition, the reason for spraying.

Every input.

Fuel and repairs.

Fuel, crop and hail insurance.

Fuel. (2 agreements)

Insurance, seed.

Pay for 66 per cent of everything put on land.

Seed inputs.

Seed treatments.

Seed, fuel, crop and hail insurance.

Seed, technology use agreement.

Seed. (20 agreements)

PASTURELAND RENTAL AGREEMENT

This section provides details for pastureland rental agreements **for which data were collected** (215 agreements out of 228 agreements that respondents reportedly have with landlords/renters).

Size of Agreements

The tables below details the sizes of pastureland rental agreements in acres.

Minimum	Maximum	Mean	Median	Number of agreements	Sum of acres	Quarters per agreement
10	3,200	382.7	240	215	82,275	2.4

Size of Agreements by Crop District

The table below summarizes the size of agreements within each crop district. Because all crop districts have fewer than 30 agreements, this data should be considered directional.

Crop district	Minimum	Maximum	Mean	Median	Number of agreements
1A	60	1,200	356.3	200	16
1B	10	640	243.6	160	22
2A	160	600	344.0	320	5
2B	80	800	295.6	220	17
3AN	160	640	342.9	320	7
3AS	X	X	X	X	X
3BN	65	640	353.8	345	12
3BS					0
4A	160	1,600	693.3	560	6
4B	X	X	X	X	X
5A	20	1,280	311.7	320	27
5B	40	450	221.0	160	10
6A	20	2,000	445.0	320	16
6B	40	1,280	424.8	160	21
7A	160	2,720	960.0	480	4
7B	50	960	316.0	160	5
8A	80	320	186.7	160	3
8B	80	480	292.0	300	5
9A	40	1,040	268.6	160	14
9B	85	3,200	587.5	420	16

* Excludes those who did not provide an RM in their response.
X – Supressed to meet confidentiality requirements.

Size of Agreements by Region

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

	Minimum	Maximum	Mean	Median	Number of agreements
Southeast	10	1,200	296.8	210	60
Southwest	65	1,600	455.3	370	29
East Central	20	2,000	334.8	320	53
West Central	40	2,720	478.0	160	30
Northeast	80	480	252.5	230	8
Northwest	40	3,200	438.7	160	30
South	10	1,600	348.4	320	89
Central	20	2,720	386.6	160	83
North	40	3,200	399.5	160	38

* Excludes those who did not provide an RM in their response.

Partner of Agreement

Of the 215 pastureland rental agreement surveyed on, most (71 per cent) are held with a landlord or farmer.

Partner	Number of agreements	Percent
Immediate family member	19	9%
Landlord/farmer	153	71%
Financial institution (bank/Credit Union)	0	0%
Indian band	7	3%
Other	35	16%
Prefer not to say	1	<1%
Total	215	100%

Type of Pastureland

On average, over one half (56.3 per cent) of the pastureland under each rental agreement is native pasture and 42.4 per cent is seeded perennial. A tiny portion (1.3 per cent) is annual cereal pasture.

Type of pasture	Minimum	Maximum	Mean	Median	Number of agreements
Native pasture	0%	100%	56.3%	60%	208
Seeded perennial (improved) pasture	0%	100%	42.4%	39%	208
Annual cereal pasture	0%	100%	1.3%	0%	208

* Excludes those who did not provide a type of land in their response.

Property Tax Payer

The landlord pays the property taxes on the rented land under most (93 per cent) agreements.

Tax payer	Number of agreements	Percent
Landlord	199	93%
Renter	10	5%
Both	2	1%
Prefer not to say	4	2%
Total	215	100%

Share of Responsibilities

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

Tax payer	Fence		Water Source		Handling Facilities		Care of Animals		Maintenance	
	Number of agreements	Percent								
Landlord	41	19%	77	36%	40	19%	13	6%	38	18%
Renter	126	59%	86	40%	131	61%	192	89%	141	66%
Both	48	22%	31	14%	13	6%	9	4%	36	17%
Prefer not to say	0	0%	1	0%	4	2%	0	0%	0	0%
Not applicable	0	0%	20	9%	27	13%	1	0%	0	0%
Total	215	100%								

Use of Grazing Land

Under most (78 per cent) agreements, the grazing land is used for cow-calf pairs and/or cows without calves.

Use of grazing land	Number of agreements	Percent
Cow-calf pairs and/or cows without calves	168	78%
Yearlings/grassers	17	8%
Combination/other (bison, horses, sheep, etc.)	30	14%
Total	215	100%

Cow-calf Pairs and/or Cows without Calves

Numbers of Cows

Out of 215 agreements, 146 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
2	300	58.6	40	146	8,560

Incidence of Calves

Nearly all cows (95.7 per cent) have calves.

	Minimum	Maximum	Mean	Median	Number of agreements
Have calves	0%	100%	95.7%	100%	150
Do NOT have calves	0%	100%	4.3%	0%	150

Months Grazing the Pasture

The number of months cows graze pastureland ranges from one month to 11 months, with an average of 4.5 months.

Minimum	Maximum	Mean	Median	Number of agreements
1	11	4.5	5	168

Weight of Cows

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

Average weight	Number of cows	Percent
Less than 1,000 lbs.	60	1%
Between 1,000 and 1,200 lbs.	2,219	26%
Between 1,200 and 1,400 lbs.	5,385	63%
Greater than 1,400 lbs.	676	8%
Don't Know	220	3%
Total	8,560	100%

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

On average, renters are paying 67¢ per cow per day for their pastureland agreements.

	Minimum	Maximum	Mean	Median	Number of agreements
Cents per cow per day	0.10¢	403.65¢	67.36¢	63.75¢	110

* Excludes those who did not provide a response for the rate paid, number of cows and/or number of months.

Yearlings/Grassers

Number of Yearlings/Grassers

Out of 215 agreements, 17 include cases with yearling/grassers. The table below summarizes the number of cows within these agreements.

Minimum	Maximum	Mean	Median	Number of agreements	Sum of yearlings/grassers
18	600	158.9	90	17	2,701

Months Grazing the Pasture

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

Minimum	Maximum	Mean	Median	Number of agreements
4	7	5.0	5	17

Weight of Yearlings/Grassers

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

Average weight	Number of yearlings/grassers	Percent
Under 600 lbs.	725	27%
Between 600 and 700 lbs.	1,080	40%
Between 700 and 800 lbs.	669	25%
Over 800 lbs.	27	1%
Don't Know	200	7%
Total	2,701	100%

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

Respondents report paying 65¢ per yearling/grasser per day on average.

	Minimum	Maximum	Mean	Median	Number of agreements
Cents per yearling/grasser per day	5.56¢	162.00¢	65.16¢	67.50¢	12

* Excludes those who did not provide a response for the rate paid, number of cows and/or number of months.

Total Per Unit Cost – Cows and Yearlings/Grassers Combined

The tables below present cents 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
Cents per animal per day	0.10¢	403.65¢	67.15¢	65.00¢	122

Per Unit Cost by Region

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 findings from this table due to the small sample sizes.

Region	Cents per animal per day				
	Minimum	Maximum	Mean	Median	Number of agreements
Southeast	18.52¢	142.86¢	67.59¢	62.50¢	32
Southwest	22.22	110.00	80.97	90.00	19
East Central	0.10	110.00	51.81	50.00	35
West Central	16.67	120.00	63.92	62.26	14
Northeast	0.31	80.00	60.89	72.50	6
Northwest	26.56	403.65	88.72	68.89	14
South	18.52	142.86	72.57	75.00	51
Central	0.10	120.00	55.27	50.72	49
North	0.31	403.65	80.37	68.89	20