

Alberta Custom Rates Survey

Crop and Pastureland Lease and Rental 2017



Alberta Agriculture and Forestry

March 2019

Alberta Custom Rates Survey

Crop and Pastureland Lease and Rental

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For more information regarding this content visit: alberta.ca

INTRODUCTION

This Custom Rate Survey was conducted by Alberta Agriculture and Forestry, Economics and Competitiveness Branch, Statistics and Data Development Section.

The data presented in this report was obtained by contacting producers and custom operators and thus represent actual charges. Please note that some instances may be “good neighbor rates” as opposed to commercial rates. The reader should be aware that varying conditions in different areas of the province could significantly affect the rates charged from year to year.

The intent of the survey is to provide producers with additional information to help with their farm management decisions. The quality of data is dependent on the cooperation received by producers as well as commercial custom operators. We would like to thank all those who willingly provided information for this report. If you are involved in any custom operations or in the leasing of crop or pastureland, and have not been contacted but wish to contribute, please contact Alberta Agriculture and Forestry, Economics and Competitiveness Branch, Statistics and Data Development Section.

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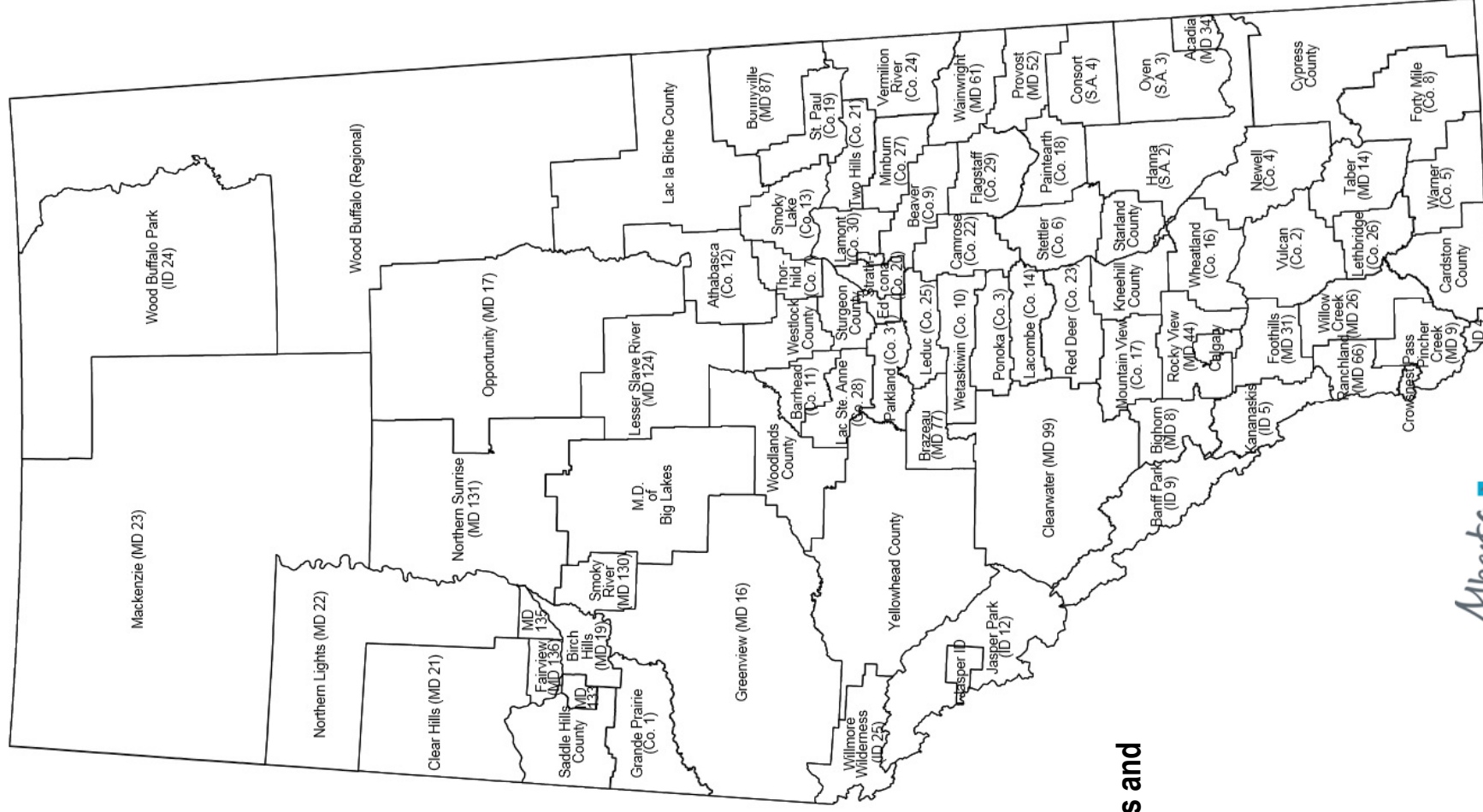
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Alberta Census Divisions and Municipalities

Source: Alberta Agriculture and Forestry
 Economics and Competitiveness Branch
 Statistics and Data Development Section



Alberta Municipalities Classified by Region

South Region

Cardston County
Cypress County
MD of Foothills No. 31
County of Forty Mile No. 8
Lethbridge County
County of Newell
MD of Pincher Creek No. 9
MD of Ranchland No. 66
MD of Taber
Vulcan County
County of Warner No. 5
Wheatland County
MD of Willow Creek No. 26

Central Region

MD of Acadia No. 34
MD of Bighorn No. 8
Calgary
Clearwater County
Kneehill County
Lacombe County
Mountain View County
County of Paintearth No. 18
Ponoka County
Red Deer County
Rocky View County
Special Area No. 2
Special Area No. 3
Special Area No. 4
Starland County
County of Stettler No. 6

North East Region

Beaver County
MD of Bonnyville No. 87
Camrose County
Flagstaff County
Lac La Biche County
Lamont County
County of Minburn No. 27
MD of Provost No. 52
Smoky Lake County
County of St. Paul No. 19
County of Two Hills No. 21
County of Vermilion River
MD of Wainwright No. 61

North West Region

Athabasca County
County of Barrhead No. 11
Brazeau County
Edmonton
Lac Ste. Anne County
Leduc County
MD of Lesser Slave River No. 124
Parkland County
Strathcona County
Sturgeon County
Thorhild County
Westlock County
County of Wetaskiwin No. 10
Woodlands County
Yellowhead County

Peace Region

MD of Big Lakes
Birch Hills County
Clear Hills County
MD of Fairview No. 136
County of Grande Prairie No. 1
MD of Greenview No. 16
Mackenzie County
County of Northern Lights
Northern Sunrise County
MD of Peace No. 135
Saddle Hills County
MD of Smoky River No. 130
MD of Spirit River No. 133



Cropland Lease and Rental 2017



Region	County	Soil Type	Irrigated (Yes or No)	-- Lease --		Years Left	--- Acres in Lease ---				Total Acres Paid On	Cash (\$/acre)	Crop Share	Rent due	Notes
				Form	Term		Crop	Hay	Pasture	Other					
S	County of Newell	BR	Y	W	1	Open	400				400	\$140.00	F	LL pays land taxes, irrigation equipment and irrigation levies; T pays seeding, weed control, fertilizer and crop insurance	
S	MD of Taber	DB	N	W		1			10		10	\$7.00	S	LL pays land taxes; T pays weed control, fertilizer, seeding and crop insurance	
S	MD of Taber	BR	Y	W	5	2	300		20		320	\$75.00	S, F	LL pays land taxes; T pays irrigation equipment and irrigation levies, weed control, fertilizer, seeding, and crop insurance	
S	MD of Willow Creek No. 26	DB	N	V	1	0	310				310	\$100.00	1/3:2/3 S, F	LL pays land taxes; T pays weed control, fertilizer, seeding and crop insurance	
S	MD of Willow Creek No. 26	DB	N	V	1	0	160				160	\$110.00	1/2:1/2 S	LL pays land taxes; T pays weed control, fertilizer, seeding and crop insurance	
S	Wheatland County	DB	N	W	3	2	260				260	\$60.00	F	LL pays land taxes; T pays seeding, weed control, fertilizer and crop insurance	
S	Wheatland County	DB	Y	W	3	2	200				200	\$110.00	F	LL pays land taxes, irrigation levies and irrigation equipment; T pays seeding, weed control, fertilizer and crop insurance	
C	Calgary	DB	N	W	1	1	328				328	\$60.00	1/2:1/2 F	LL pays land taxes, 50% of weed control, fertilizer, seeding, and crop insurance; T pays other 50% of weed control, seeding, fertilizer and crop insurance	
C	Calgary	DB	N	W	1	1	410				410	\$60.00	1/2:1/2 F	LL pays land taxes, 50% of weed control, fertilizer, seeding, and crop insurance; T pays other 50% of weed control, seeding, fertilizer and crop insurance	

Legend: S – South C – Central NE - North East NW - North West Soil Type: BR-Brown DB-Dark Brown TB-Thin Black BL-Black GW-Grey Wooded
 Lease Form: W-Written V-Verbal LT-Long Term Rent Due: S-Spring F-Fall O-Other Notes: LL-Landlord T-Tenant Y-Yes N-No
Note: No observations were obtained for the Peace Region

Cropland Lease and Rental 2017



Region	County	Soil Type	Irrigated (Yes or No)	-- Lease --		Years Left	--- Acres in Lease ---				Total Acres Paid On	Cash (\$/acre)	Crop Share	Rent due	Notes
				Form	Term		Crop	Hay	Pasture	Other					
C	Clearwater County	GW	N	W	4	4		160	320	480	\$9,000.00/year		S,F	T pays land taxes, weed control and seeding	
C	County of Stettler No. 6	TB	N	W	1	1		850		850	\$50.00		O	L pays land taxes; T pays weed control, fertilizer, seed and crop insurance	
C	County of Stettler No. 6	TB	N	W	3	2		280		280	\$50.00		S,F	L pays land taxes; T pays weed control, fertilizer, seed and crop insurance	
C	County of Stettler No. 6	TB	N	W	5	3		450		450	\$60.00		S,F	L pays land taxes; T pays weed control, fertilizer, seed and crop insurance	
C	County of Stettler No. 6	TB	N	W	3	2		100		100	\$65.00		S	L pays land taxes; T pays weed control, fertilizer, seed and crop insurance	
C	County of Stettler No. 6	TB	N	W	5	5		125		125	\$70.00		F	L pays land taxes; T pays weed control, fertilizer, seed and crop insurance	
C	Lacombe County	GW	N	W	1	1		40		40	\$60.00		S,F	LL pays land taxes; T pays weed control, seeding, fertilizer, and crop insurance	
C	Lacombe County	GW	N	W	1	1		40		40	\$80.00		S,F	LL pays land taxes; T pays weed control, seeding, fertilizer, and crop insurance	
C	Lacombe County	BL	N	W	3	3		300		300	\$100.00		S, F	LL pays land taxes; T pays weed control, seeding, fertilizer and crop insurance	
C	Mountain View County	BR	N	V	1	0		180	58	50	288	\$65.00		S,F	LL pays land taxes; T pays weed control, fertilizer, seeding, and crop insurance
C	Mountain View County	BR	N	V	1	0		245		245	\$65.00		S	LL pays land taxes; T pays weed control, fertilizer, seeding, and crop insurance	

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				Form	Term		Crop	Hay	Pasture	Other					
C	Mountain View County	BR	N	V	1	0				290	\$80.00		S	LL pays land taxes; T pays weed control, fertilizer, seeding, and crop insurance	
C	Ponoka County	GW	N	V	LT	Open				73	\$70.00		F	LL pays land taxes; T pays weed control, fertilizer, seeding, and crop insurance	
C	Red Deer County	GW	N	W	5					135	\$75.00		S	LL pays land taxes; T pays weed control, seeding, fertilizer and crop insurance	
C	Red Deer County	BL	N	V	1	1				143		1/3:2/3	F	LL pays land taxes, 1/3 of weed control, 1/3 of crop insurance and 1/3 of seeding; T pays 2/3 of weed control, 2/3 of seed and 2/3 of crop insurance	
C	Red Deer County	BL	N	V	1	1				130		1/3:2/3	F	LL pays land taxes and crop insurance, 1/3 of weed control and 1/3 of seeding; T pays 2/3 of weed control and 2/3 of seed	
C	Rocky View County	DB	N	V	1	1				320	\$60.00		S,F	LL pays land taxes; T pays weed control, seeding, fertilizer and crop insurance	
C	Rocky View County	DB	N	V	1	1				350	\$60.00		S,F	LL pays land taxes; T pays weed control, seeding, fertilizer and crop insurance	
C	Rocky View County	DB	N	V	1	1				436	\$60.00		S,F	LL pays land taxes; T pays weed control, seeding, fertilizer and crop insurance	
C	Rocky View County	DB	N	V	1	1				525	\$60.00		S,F	LL pays land taxes; T pays weed control, seeding, fertilizer and crop insurance	
C	Rocky View County	DB	N	W	3	1				293	\$70.00		S,F	LL pays land taxes; T pays weed control, seeding, fertilizer and crop insurance	
C	Rocky View County	TB	N	W	LT	Open				100		\$10.67 /bale	S, F	LL pays land taxes; T pays weed control, seeding, fertilizer and crop insurance	

Legend: S – South C – Central NE - North East NW - North West Soil Type: BR-Brown DB-Dark Brown TB-Thin Black BL-Black GW-Grey Wooded
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							Crop	Hay	Pasture	Other					
C	Rocky View County	BL	N	V	1				55		55	\$1,500.00/year		O	T pays weed control land taxes, seeding, fertilizer and crop insurance
NE	Beaver County	BL	N	W	1	1	2400		120	180	2700	\$10.00	1/3 net profit	S, O	LL pays land taxes; T pays weed control, seeding, fertilizer and crop insurance; the rent is \$10.00/acre in Spring and 1/3 of the benefit after harvest.
NE	Camrose County	TB	N	W	3	3	1500				1500	\$100.00		S, F	LL pays land taxes; T pays weed control, seeding, fertilizer and crop insurance
NE	County of Minburn No. 27	TB	N	V	5	2	150				150	\$45.00		S, F	LL pays land taxes; T pays weed control, fertilizer, seeding and crop insurance
NE	County of Minburn No. 27	TB	N	W	1	1	155				155	\$55.00		S, F	LL pays taxes; T pays weed control, fertilizer, seed and crop insurance
NE	County of Vermilion River	GW	N	W			476				476	\$40.00		S, F	LL pays land taxes; T pays seeding, weed control, fertilizer and crop insurance
NE	Flagstaff County	TB	N	V	LT	Open	400		400		800		1/4:3/4	O	LL pays land taxes; T pays weed control, seeding, fertilizer and crop insurance
NE	Lamont County	TB	N	V	LT	Open	40			40	80	\$30.00		F	LL pays land taxes; T pays seeding, weed control, fertilizer and crop insurance
NE	Lamont County	TB	N	W	LT	Open	65			15	80	\$55.00		F	LL pays land taxes; T pays seeding, weed control, fertilizer and crop insurance
NE	Lamont County	TB	N	V	LT	Open	55			105	160	\$55.00		F	LL pays land taxes; T pays seeding, weed control, fertilizer and crop insurance
NE	Lamont County	TB	N	W	3	1	120			40	160	\$55.00		S, F	LL pays land taxes; T pays seeding, weed control, fertilizer and crop insurance

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				Form	Term		Crop	Hay	Pasture	Other					
NE	MD of Wainwright No. 61	DB, TB	N	W	2	2	400				400	\$68.00		S,F	LL pays land taxes; T pays weed control, fertilizer, seeding and crop insurance
NW	County of Wetaskiwin No. 10	BL	N	V	1	1	260				260	\$65.00		S,F	LL pays land taxes; T pays weed control, fertilizer, seeding and crop insurance
NW	Leduc County	GW	N	W	5	2		150			150	\$43.00		S	LL pays land taxes; T pays weed control, fertilizer and seeding
NW	Parkland County	GW	N	W	3	2	300		600		900	\$35.00		F	LL pays land taxes; T pays weed control, fertilizer, seeding and crop insurance
NW	Parkland County	GW	N	V	1	1	55	45			100	\$47.00		S	LL pays land taxes; T pays weed control, fertilizer, seeding and crop insurance
NW	Westlock County	BL	N	V	1	0	75				75	\$45.00		S,F	LL pays land taxes; T pays seeding, weed control, fertilizer and crop insurance
NW	Westlock County	TB	N	W	5	4	150				150	\$75.00	1/4:3/4	S,F	LL pays land taxes; T pays weed control, seeding, fertilizer and crop insurance
NW	Westlock County	GW	N	W	5	3	300				300	\$75.00	1/4:3/4	S,F	LL pays land taxes; T pays weed control, seeding, fertilizer and crop insurance
NW	Westlock County	BL	N	W	7	6	210	200			410	\$80.00	1/4:3/4	S,F	LL pays land taxes; T pays weed control, seeding, fertilizer and crop insurance
NW	Westlock County	BL	N	W	3	2	600				600	\$80.00	1/4:3/4	S,F	LL pays land taxes; T pays weed control, seeding, fertilizer and crop insurance
NW	Westlock County	BL	N	W	2	1	150				150		1/2:1/2	F	LL pays land taxes; T pays weed control, seeding, fertilizer and crop insurance

Legend: S – South C – Central NE - North East NW - North West Soil Type: BR-Brown DB-Dark Brown TB-Thin Black BL-Black GW-Grey Wooded
 Lease Form: W-Written V-Verbal LT-Long Term Rent Due: S-Spring F-Fall O-Other Notes: LL-Landlord T-Tenant Y-Yes N-No
Note: No observations were obtained for the Peace Region

Pastureland Lease and Rental Survey 2017



Region	County	Soil Type	-- Lease -- Form	Term	Years Left	Native Grass	Cultivated Tame	Native Grass - Weed	Wet-land	Cows with Calves	Cows Yearlings	Other	Total Cost	Acres Paid on	Months Grazed	Land Owner	Notes
S	Cypress County	BR	V	1	0	340				46	0	2 bulls	\$30.00 aum		6	PR	LL pays new fencing, fencing repairs, and land taxes
S	Wheatland County	DB	W	3	1	60	180			45			\$25.00/acre		6	PR	LL pays land taxes and fencing; T pays fencing repairs
C	Clearwater County	GW	V	LT	Open		320				170		\$21.00/head/month		3.5	PR	LL pays new fencing, land taxes and seeding; T pays fence repairs
C	Clearwater County	GW	V	1	0	105	50			24	10	1 bull	\$6,500.00/year		4.5	PR	LL pays new fencing (labour and materials) and fencing repair (material), weed control, and land taxes; T pays repairs fencing (labour)
C	Lacombe County	GW	V	3	3		20	100		25			\$2,000.00/year		5	PR	LL pays land taxes, weed control, seeding and re-seeding; T pays fertilizer; LL and T both pay for new fencing and fencing repairs
C	Lacombe County	GW	V	1	1		40	80	10		60		\$3,000.00/year		5	PR	LL pays land taxes, weed control, seeding and re-seeding; T pays fertilizer; LL and T both pay for new fencing and fencing repairs
C	Lacombe County	DB, GW	V	1	0	40			120	25		1 bull	\$4,000.00/year		4	PR	LL pays new fencing (labour and materials) and fencing repair (material), weed control, and land taxes; T pays repairs fencing (labour)
C	Lacombe County	GW	V	3	3		130	130		55			\$7,000.00/year		4.5	PR	LL pays land taxes, weed control, seeding and re-seeding; T pays fertilizer; LL and T both pay for new fencing and fencing repairs
C	Mountain View County	BL	W	1	0			80		50			\$30.00/aum		4	PR	LL pays land taxes; T pays fencing repair, weed control, and fertilizer

Legend: S – South C – Central NE - North East NW - North West P - Peace Soil Type: BR-Brown DB-Dark Brown TB-Thin Black BL-Black GW-Grey Wooded
 Lease Form: W-Written V-Verbal LT-Long Term Total Payment: aum-animal unit month (one cow-calf pair for one month) Land Owner: PR-Private CR-Crown land
Note: LL-Landlord T-Tenant

Pastureland Lease and Rental Survey 2017



Region	County	Soil Type	-- Lease -- Form Term	Years Left	Native Grass	Cultivated Tame	Native Grass - Weed	Wet-land	Cows with Calves	Cows Yearlings	Other	Total Cost	Acres Paid on	Months Grazed	Land Owner	Notes
C	Ponoka County	GW	V LT	Open			300	20	70			\$27.00/aum		5	PR	LL pays land taxes; T pays new fencing, fencing repair, weed control, and fertilizer
C	Ponoka County	GW	V LT	Open		60	60	30	30			\$30.00/aum		4.5	PR	LL pays new fencing, fencing repairs, weed control, fertilizer, land taxes, seeding, and re-seeding
C	Ponoka County	GW	V LT	Open		150	70	40	100	40		\$30.00/aum		5	PR	LL pays new fencing, weed control, fertilizer, land taxes, seeding, and re-seeding; T pays fencing repair
C	Ponoka County	GW	V LT	Open	70	170			55	0		\$30.00/aum		5	PR	LL pays land taxes, fertilizer, weed control, seeding, re-seeding, new fencing, and fencing repairs
NE	Camrose County	TB	V 1	Open	320	100			30	150		\$1.00/head/day		5	PR	LL pays new fencing, fencing repairs, weed control, fertilizer, seeding, re-seeding and land taxes
NE	County of Minburn No. 27	DB, TB	W 5	2	10	100		50	25			\$15.00/acre		5	PR	Rotational grazing; LL pays land taxes; T pays seeding, re-seeding, weed control, fertilizer, new fencing and fencing repair
NE	County of Two Hills No. 21	TB	V 1	Open	200	150			60		3 bulls	\$20.00/aum		5		\$1,100.00/yr; LL pays for new fencing, land taxes, seeding and re-seeding; T pays for fencing repairs
NE	County of Two Hills No. 21	TB	V 1	Open	100				25		2 bulls	\$72.00/acre		5		\$8,000.00/yr; LL pays for new fencing, land taxes, seeding and re-seeding; T pays for fencing repairs
NE	County of Vermilion River	GW	W 5	2		220		90				\$35.00/acre	220	3	PR	LL pays land taxes and new fencing; T pays seeding and re-seeding, fencing repair, control weed and fertilizer

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Pastureland Lease and Rental Survey 2017



Region	County	Soil Type	-- Lease -- Form Term	Years Left	Native Grass	Cultivated Tame	Native Grass - Weed	Wet-land	Cows with Calves	Cows Yearlings	Other	Total Cost	Acres Paid on	Months Grazed	Land Owner	Notes
NE	County of Vermilion River	GW	W	2	1		170					\$40.00/acre	115		PR	LL pays land taxes and new fencing; T pays seeding and re-seeding, fencing repair, control weed and fertilizer
NE	Flagstaff County	TB	V LT	Open	400	50	300	50				\$30.00/aum			PR	LL pays land taxes; T pays for weed control; Both pay for new fencing and fencing repair (LL - materials, T - labour)
NE	MD of Wainwright No. 61	DB, TB	V LT	Open	200	300		500	140			\$1.00/head/day			PR	Rotational grazing; LL pays land taxes and new fencing; T pays seeding, re-seeding, weed control, fertilizer and fencing repair
NW	County of Barrhead No. 11	GW	V 1	0		150			40		1 bull	\$0.80/head/day			PR	LL pays land taxes, new fencing, fencing repairs, weed control, fertilizer, seeding and re-seeding
NW	Parkland County	GW	W 3	2	360	600			300			\$30.00/acre		4	PR	LL pays land taxes; T pays new fencing, fencing repairs, weed control, fertilizer, seeding, and re-seeding
NW	Westlock County	GW	W 10	7		900	3400	300	380	0	12 bulls	\$14.00/aum			CR	T pays fencing repairs, weed control, fertilizer, land taxes, seeding, and re-seeding
NW	Westlock County	BL	V 1	1		80			35		3 bull	\$25.00/aum		5	PR	LL pays land taxes, seeding, weed control, fertilizer, re-seeding, new fencing and fencing repairs
NW	Westlock County	GW	V 1	1		300			70	10	4 bulls	\$30.00/acre			PR	T pays weed control and fertilizer
NW	Woodlands County	GW	V 1	0		460	400	320	250		10 bulls	\$33.00/aum		6	PR, CR	LL pays land taxes, new fencing, fencing repairs, weed control, fertilizer, seeding and re-seeding
P	MD of Wainwright No. 61	BL	W 10	3			640		85		3 bulls			2.5	CR	T pays land taxes, weed control, fertilizer, new fencing and fencing repairs, seeding, re-seeding

Legend: S – South C – Central NE - North East NW - North West P - Peace Soil Type: BR-Brown DB-Dark Brown TB-Thin Black BL-Black GW-Grey Wooded
 Lease Form: W-Written V-Verbal LT-Long Term Total Payment: aum-animal unit month (one cow-calf pair for one month) Land Owner: PR-Private CR-Crown land
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Crownland Rental Rates 2017

Southern - (Zone A)	\$2.79/aum	3,100,000 acres
Central - (Zone B)	\$2.32/aum	800,000 acres
Northern - (Zone C)	\$1.39/aum	1,700,000 acres
TOTAL ACRES (Rounded to nearest one hundred thousand)		5,600,000 acres

Note: Public land grazing rental rates shown are charged based on the carrying capacity of the land, which is determined by the number of Animal Unit Months (AUM) that a specific parcel provides and is set by Alberta Environment and Parks. They are not charged based on actual use; as a result the prescribed stocking rates may differ from the carrying capacity. The minimum rental rate for a grazing lease is \$50. In addition to the rental, the leaseholder is responsible for many legislated and required costs such as: the payment of municipal taxes; weed control; managing public and industrial users; and, investments in and subsequent maintenance of fencing, water developments, etc.

Legend: aum – animal unit month – one cow and calf pair for one month

Source: Alberta Environment and Parks, Policy and Planning Division, Land Policy Branch, Rangeland Policy Section

