

2024 Land Rental & Custom Rates Survey



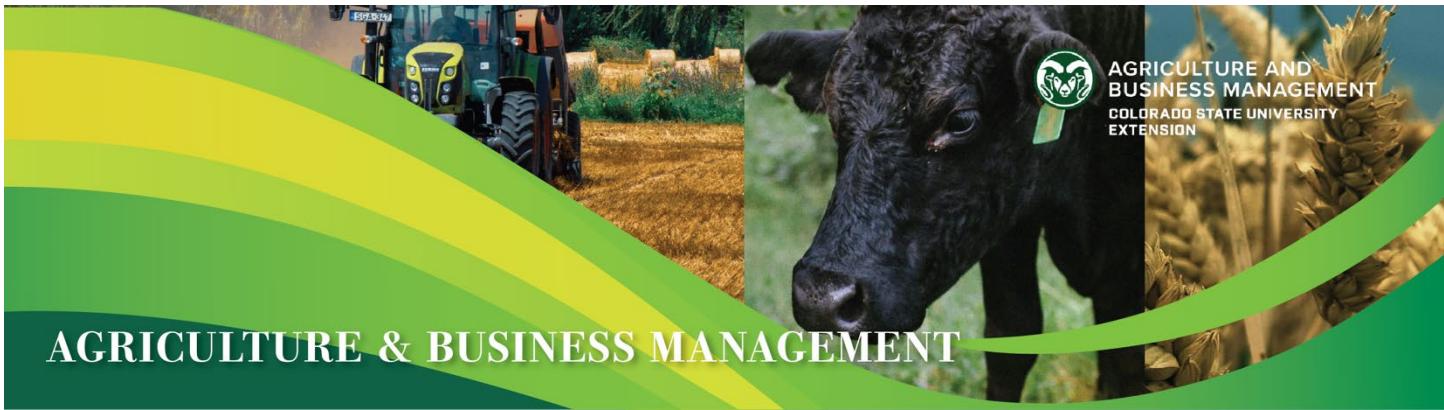
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**AGRICULTURE AND
BUSINESS MANAGEMENT
COLORADO STATE UNIVERSITY
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AGRICULTURE & BUSINESS MANAGEMENT

2024 Land Rental & Custom Rates for Colorado Farms & Ranches

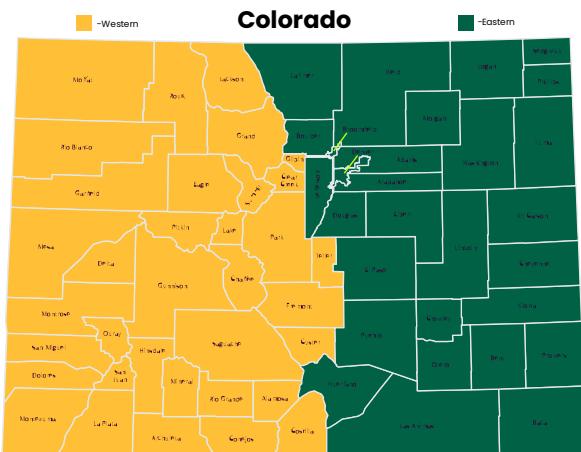
Jenny A. Beiermann, Jeffrey E. Tranl, and Trenton Tanabe^A

April 2025

Colorado State University Extension annually conducts a survey of custom rates charged for various crop and livestock operations and lease arrangements in Colorado. Electronic data were collected from agricultural producers, landowners and managers, lenders, agricultural consultants, machine operators, and Extension agents. The results from more than 235 respondents were combined with anecdotal data collected throughout the year.

The survey results are reported by region:

- **Eastern** – generally, those counties east of the Rocky Mountains and I-25
- **Western** – generally, those counties west of the Rocky Mountains and I-25



Reported rates represent a variety of working conditions, machine and equipment sizes, and farm and ranch operations. Field conditions, field size, terrain, and location also account for some variations in rates charged.

A possible additional charge (not reflected in this report) associated with a custom operation is a mileage fee. A custom operator, veterinarian, or other provider may have a per mileage rate for traveling to/from a work site.

The rates reported herein are not recommended rates. They simply reflect the range of rates as reported by those individuals surveyed. Some reported rates may seem unusually low or high, which is due to very few respondents and/or the operation is not widely performed. The information in this report should be used only as a guide.

In cases where data were not available, or the sample size was too small to report, results from the 2024 custom rates survey are reported. These numbers are denoted by bold text throughout the report. Data also highlighted in grey are rates in the reports prior to 2024.

Survey respondents were invited to advertise the custom services they provide and their contact information. The information given herein is supplied by CSU Extension with the understanding that no endorsement of named products is intended, nor is discrimination or criticism implied of products mentioned or not mentioned.

^AAuthors: Beiermann and Tranl are Agricultural and Business Management Economists with Colorado State University Extension and the Department of Agricultural and Resource Economics. Tanabe is a graduate student in the Department of Agricultural and Resource Economics. This report, decision tools, and other information pertaining to farm and ranch management issues are available at: www.abm.extension.colostate.edu

2024 Land Rental & Custom Rates for Colorado Farms & Ranches

Activity	Basis For Charge	Eastern Region		Western Region	
		Range	Median	Range	Median
Stalk Shredding	\$/acre	12.50 – 20.00	20.00	12.00 – 14.00	13.00
Plow – Moldboard	\$/acre	25.00 – 100.00	45.00	30.00 – 40.00	35.00
Plow – Deep Chisel (irrigated)	\$/acre	34.00 – 35.00	34.00	18.00 – 60.00	43.5
Plow – Deep Chisel (dryland)	\$/acre	10.00 – 24.00	15.00	10.00 – 18.00	14.00
Plow – Surface Chisel (irrigated)	\$/acre	22.00 – 30.00	26.00	16.00 – 20.00	20.00
Plow – Surface Chisel (dryland)	\$/acre	8.00 – 12.00	10.00	16.00 – 20.00	20.00
Plow – Sweep	\$/acre	12.00 – 22.00	17.00	18.00 – 55.00	18.00
Disk (irrigated)	\$/acre	15.00 – 30.00	23.50	16.00 – 75.00	75.00
Disk (dryland)	\$/acre	16.00 – 20.00	18.00	18.00 – 15.00	34.00
Mulching	\$/acre	13.00 – 15.00	14.00	16.50 – 18.00	18.00
Harrow	\$/acre	7.00 – 10.00	8.50	8.00 – 12.00	10.00
Cultivating – Field	\$/acre	12.00 – 20.00	17.00	18.00 – 21.00	18.00
Rotary Tillage	\$/acre	8.00 – 10.00	9.00	10.00 – 11.00	10.50
Land Leveling/Floating	\$/acre	20.00 – 25.00	22.50	15.00 – 25.00	25.00
Furrowing	\$/acre	22.00 – 25.00	23.50	10.00 – 28.00	19.00
Strip Till (tillage only)	\$/acre	15.00 – 30.00	23.50	10.00 – 22.00	16.00
Vertical Tillage	\$/acre	10.00 – 35.00	19.00	10.00 – 20.00	18.00
Equipment Transport Charges	\$/mile	2.00 – 6.50	4.00	3.00 – 4.00	4.00

Activity	Basis For Charge	Eastern Region		Western Region	
		Range	Median	Range	Median
Seed Cleaning	\$/bushel	0.25 – 1.15	0.88	0.10 – 1.50	0.80
Plant – Drill	\$/acre	15.00 – 35.00	17.00	12.00 – 34.00	23.00
Plant – Drill (small seed legumes)	\$/acre	16.00 – 15.00	15.50	20.00 – 25.00	22.50
Plant – Row (30-inch spacing)	\$/acre	16.00 – 30.00	22.00	10.00 – 30.00	20.00
Plant – Air Seeder	\$/acre	12.50 – 28.00	19.00	10.00 – 30.00	20.00
Plant – Strip Till	\$/acre	25.00 – 30.00	25.00	20.00 – 50.00	35.00
Plant – No Till (Row Crops)	\$/acre	15.00 – 80.00	20.00	30.00 – 35.00	30.00
Plant – No Till (Grain Crops)	\$/acre	15.00 – 20.00	17.50	20.00 – 45.00	25.00

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Activity	Basis For Charge	Eastern Region		Western Region	
		Range	Median	Range	Median
Dry Fertilizer	\$/acre	7.50 – 165.00	8.00	7.00 – 165.00	15.00
Liquid Fertilizer	\$/acre	6.00 – 200.00	8.00	1.20 – 83.00	60.00
Anhydrous Ammonia w/ Sweep	\$/acre	9.50 – 16.00	10.00	25.00 – 28.00	26.50
Aerial Spraying	\$/acre	6.75 – 33.00	8.25	12.25 – 13.00	12.63
Boom Sprayer	\$/acre	6.00 – 45.00	8.00	7.50 – 8.00	8.00
Side-Dress	\$/acre	18.00 – 25.00	21.50	12.00 – 22.00	22.00

Activity	Basis For Charge	Eastern Region		Western Region	
		Range	Median	Range	Median
Hay and Silage Harvesting					
Silage – Chopping and Hauling	\$/ton	7.00 – 20.00	12.00	20.00 – 26.00	23.00
Hay – Swathing	\$/acre	10.00 – 30.00	18.50	10.00 – 35.00	25.00
Hay – Raking	\$/acre	2.00 – 8.00	6.00	5.00 – 25.00	10.00
Baling – Small Square Bales	\$/bale	0.90 – 10.00	7.13	1.10 – 10.00	3.18
Baling – 3x3x8 Bales	\$/bale	10.00 – 19.00	14.50	10.00 – 20.00	19.00
Baling – 4x4x8 Bales	\$/bale	13.00 – 25.50	15.00	17.00 – 26.00	23.00
Baling – Round Bales	\$/bale	15.00 – 16.00	16.00	10.00 – 35.00	22.50
Loading/Stacking – Sm Sq Bales	\$/ton	8.00 – 8.65	8.00	33.00 – 45.00	39.00
Hauling – Large Square Bales	\$/ton	12.00 – 12.50	12.00	12.50 – 25.00	18.75
Hauling – Round Bales	\$/bale	2.00 – 15.00	8.50	3.00 – 7.00	5.00
Tub Grinding	\$/ton	12.00 – 25.00	18.00	18.00 – 20.00	19.00
Equipment Transport Charges	\$/mile	4.00 – 6.50	5.00	4.00 – 6.00	6.00

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Activity	Basis For Charge	Eastern Region		Western Region	
		Range	Median	Range	Median
Grain Harvesting - In some locales there is both a fixed rate per acre and a variable rate per bushel charged for combining. For example, the costs for harvesting dryland wheat may be known as "23-23-23" or "3 23s" -- \$23 per acre plus \$0.23 for each bushel harvested in excess of 20 bushels per acre plus \$0.23 per bushel for hauling.					
Combine – Corn/Sorghum (irrigated)	\$/acre + \$/bushel	30.00 – 75.00 0.24 – 0.30	50.50 0.26	20.00 – 50.00 0.32 – 0.38	36.00 0.22
Combine – Corn/Sorghum (dryland)	\$/acre + \$/bushel	20.00 – 30.00 0.24 – 0.30	28.00 0.26	21.00 – 30.00 0.20 – 0.25	25.00 0.22
Combine – Small Grains (irrigated)	\$/acre + \$/bushel	24.00 – 70.00 0.00 – 0.30	30.00 0.27	92.00 – 97.00 0.20 – 0.23	94.50 0.22
Combine – Small Grains (dryland)	\$/acre + \$/bushel	24.00 – 40.00 0.24 – 0.30	30.00 0.27	25.00 – 67.00 0.20 – 0.23	46.00 0.22
Combine – Oil Seeds, Soybeans, Dry Beans	\$/acre	27.50 – 70.00	48.75	40.00 – 75.00	57.50
Swath – Small Grains	\$/acre	14.00 – 18.00	15.00	10.00 – 17.00	12.00
Hauling – Corn/Sorghum	\$/bushel	0.15 – 1.00	0.30	0.25 – 0.35	0.30
Hauling - Grains	\$/bushel	0.12 – 1.00	0.36	0.40 – 0.50	0.45

Activity	Basis For Charge	Eastern Region		Western Region	
		Range	Median	Range	Median
Labor					
General Labor – High Level	\$/hour	16.00 – 55.00	20.00	10.00 – 35.00	20.00
General Labor – Low Level	\$/hour	15.00 – 23.00	19.00	14.00 – 50.00	18.00
General Labor	\$/day	21.00 – 200.00	110.5	85.00 – 250.00	120
Tractor Drivers – High Level	\$/hour	17.00 – 23.00	21.00	20.00 – 250.00	23.50
Tractor Drivers – Low Level	\$/hour	16.00 – 45.00	19.25	10.00 – 17.00	15.00
Irrigators	\$/hour	15.00 – 18.00	16.50	15.00 – 19.00	17.00
Full Time Employees – High Level	\$/month	3,000 – 7,000	3,000	800 – 4,500	2,500
Full Time Employees – Low Level	\$/month	1,500 – 3,750	3,000	2,000 – 6,250	2,886.50
Foreman	\$/month	3,000 – 10,000	5,061.04	2,000 – 9,000	3,600
Manager	\$/month	3,200 – 6,250	5,800	2,500 – 7,056	3,600

2024 Land Rental & Custom Rates for Colorado Farms & Ranches

Activity	Basis For Charge	Eastern Region		Western Region	
		Range	Median	Range	Median
Livestock Handling - The reported numbers only reflect the price for the service – meaning other expenses, such as mileage, handling fees, etc. are not represented in these rates.					
Sheep – Shearing Ewes	\$/head	6.00 – 50.00	28.00	5.25 – 10.00	7.63
Sheep – Shearing Rams	\$/head	7.00 – 10.00	8.50	7.00 – 10.00	6.00
Sheep – Fertility Testing Rams	\$/head	22.00 – 25.00	25.00	22.00 – 25.00	25.00
Beef – Fertility Testing Bulls	\$/head	25.00 – 65.00	45.00	25.00 – 65.00	45.00
Beef – Pregnancy Testing Cows	\$/head	4.00 – 10.00	4.60	2.00 – 30.00	3.50
Horses – Shoeing (with shoes)	\$/head	120 – 150	135	100 – 140	110
Horses – Hoof Trimming	\$/head	20.00 – 80.00	68.00	40.00 – 70.00	50.00
Livestock Hauling	\$/loaded mile	1.50 – 6.75	5.00	2.00 – 7.00	4.00
Fence Building (4 wires)	\$/linear foot	2.00 – 10.00	5.00	1.05 – 10.00	6.25

Activity	Basis For Charge	Eastern Region		Western Region		
		Range	Median	Range	Median	
Livestock Land Rental Arrangements						
Sheep – Grazing						
All Pasture Types	\$/head/day	0.67 – 1.50	0.67	0.08 – 0.25	0.15	
Beef Cows – Grazing						
Native Range	\$/head/month	20.00 – 45.00	27.50	1.30 – 33.00	25.00	
Irrigated Pasture	\$/head/month	19.00 – 50.00	30.00	0.60 – 30.00	22.50	
Wheat Pasture	\$/head/month	28.00 – 30.00	30.00	15.00 – 22.00	18.50	
Corn/Milo Stalks	\$/head/month	15.00 – 30.00	19.00	15.00 – 30.00	22.50	
Crop Stubble + Aftermath	\$/head/month	18.00 – 22.50	30.00	10.00 – 25.00	20.00	
Yearling Cattle – Grazing						
Native Range	\$/head/month	18.00 – 40.00	30.00	7.00 – 18.00	10.00	
Irrigated Pasture	\$/head/month	10.00 – 30.00	20.00	7.00 – 27.00	15.00	
Wheat Pasture	\$/head/month	25.00 – 26.00	26.00	16.00 – 17.00	17.00	
Horses – Grazing						
All Pasture types	\$/head/month	30.00 – 30.00	20.00	0.75 – 11.00	2.00	

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Activity	Basis For Charge	Eastern Region		Western Region		
		Range	Median	Range	Median	
Crop Land Cash Rents - The numbers reported represent a per year (growing season) rate.						
Irrigated Land						
Corn/Sorghum	\$/acre	100 – 300	200	100 – 300	200	
Alfalfa	\$/acre	100 – 325	200	40 – 208	83.20	
Small Grains	\$/acre	80 – 225	125	125 – 200	162.50	
Potatoes	\$/acre	500 – 600	600	320 – 650	333	
Vegetables	\$/acre	150 – 372	210	200 – 350	316.50	
Sugar Beets	\$/acre	205 – 300	250.00	n/a	n/a	
Non-Irrigated Land (Dryland)						
Corn/Sorghum	\$/acre	33 – 125	50	120 – 160	160	
Small Grains	\$/acre	13 – 60	32.5	15 – 70	30	
Feed/Hay	\$/acre	10 – 55	20	60 - 120	100	
Oil Seed and Millet	\$/acre	45 - 60	52.5	40 – 70	56	

Activity	Basis For Charge	Eastern Region		Western Region		
		Range	Common	Range	Common	
Crop Land Share Rents - The numbers reported represent the tenant's share of production and expenses. It is assumed that the remainder of production and expenses are the landowner's share.						
Irrigated Land						
Corn/Sorghum	Tenant's share	57% - 60%	50%	67% - 75%	67%	
Small Grains	Tenant's share	50% - 67%	67%	33% - 75%	50%	
Alfalfa	Tenant's share	40% - 67%	60%	40% - 60%	50%	
Sugar Beets	Tenant's share	33% - 70%	67%	25% - 75%	75%	
Non-Irrigated Land (Dryland)						
Corn/Sorghum	Tenant's share	50% - 75%	67%	30% - 75%	67%	
Small Grains	Tenant's share	25% - 75%	67%	25% - 75%	67%	
Grass Hay + Feed	Tenant's share	67% - 80%	75%	33% - 60%	55%	
Oil Seed and Millet	Tenant's share	67% - 75%	67%	30% - 70%	67%	

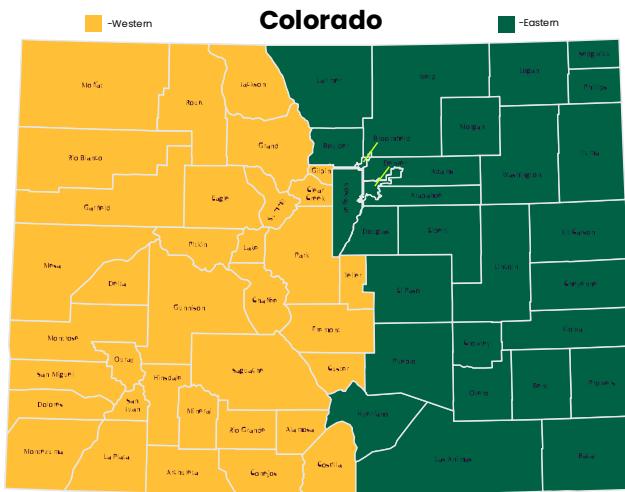
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Custom Operator's Contact Information

Survey respondents were given the opportunity to list their contact information for custom services provided. The data collected is below.

The results are reported by region:

- **Eastern** – generally, those counties east of the Rocky Mountains and I-25
- **Western** – generally, those counties west of the Rocky Mountains and I-25



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Service Region	Business Name	County/Area	Email/Website	Phone
Eastern	Jagers Land & Livestock	Bent	ljagers@gmail.com	719-688-3927
<u>Services Provided:</u> Hay for sale				
Eastern	Redwing Ranch	Huerfano	christy@redwingranch.farm	
<u>Services Provided:</u> Custom grazing cattle				
Eastern	Marsh Farms Mark Marsh	Pueblo, Otero, Crowley, Bent, Lincoln	jsliter@bresnan.net	719-251-8279
<u>Services Provided:</u> Planting row crop, Drilling, Tillage, Swathing, Baling, Stacking(big bales), Combining, Trucking.				

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Service Region	Business Name	County/Area	Email/Website	Phone
Western	Smith Family Ranch	Fremont	ewsmith@umich.edu	734-368-5617
<u>Services Provided:</u> Grass raised and grazed Waygu/Angus beef				
Western	East Valley Services LLC	Orchard, Mesa	blpobirk@hotmail.com	970-250-3052
<u>Services Provided:</u> Field preparation, Custom hay cutting				
Western	Chicken Grit Farms,LLC	Palisade and Clifton Buffer Zone	chickengritfarms@gmail.com	970-307-2354
<u>Services Provided:</u> Regenerative Farming Implementations, intentional grazing of poultry, various reclamation practices				
Western	Windler Ranch	Routt	windlerranch@gmail.com	303-356-7340
<u>Services Provided:</u> High Altitude Registered Angus Bulls, Mountain Grass Hay and Trespass Hunting				
Western	Thompson Family Ranch LLC	Jackson	rthompson39@gmail.com	970-209-6896
<u>Services Provided:</u> Summer grazing for cows from June 1 to October 30. I sell my hay by the ton in the field. I raise about 800 ton of native hay. I would like to be informed to the price per ton I should be getting for selling it in the field to the person that puts it up. I would also like to have the names and addresses of hay contractors that puts up hay.				