The following FARMLAND CHECKLIST as listing of information that can help either a tenant or landlord beginning to evaluate what may be a fair farm land rental rate for farmland. Using the check list below note the positives and negatives related to your parcel. All of the information noted below is necessary if someone is going to be able to develop an estimate of what may be a reasonable farmland rental rate:

1. What is the crop productive index for the land from the Soil Conservation Service survey? High, Medium or Low crop productive index?

2. What is the nutrient content (date of last soil test report?) N, P, K, Zn, Mn, Mg, pH, and organic matter? =N, = P, = K, = pH, = % organic matter (pounds per acre or parts per million (ppm))

3. What is the crop production history? (list each crop planted and the yields actually harvested on the farm last 10 years)

4. What chemicals have been applied and at what rate of application, to the crops over the past 3 to 5 years? (can have big impact on rotations)

5. What is the drainage tile spacing, type of tile, size of tile, when were they installed, spacing, do you have a tile map with outlet information?

6. What is the surface drainage situation, grass runways or outlet locations and their function or is this a pot-hole drainage system?

7. Is the field next to wooded, CRP, CREP or non farmed parcels? Wildlife damage expected?

8. Are you willing to share some of the production and price risk to have the potential for higher rent in good years and lower rents in poor years?

9. Are you willing to enter into a flex rental arrangement that has a base cash rental rate with a maximum price that would be triggered if the crop yield and prices are above an agreed upon level?
10. Are you willing to share in the payment of some of the production cost or be in a crop share arrangement?

11. What is the size of each field that you are renting? The total tillable rental acres? Do any fields have any access restrictions like narrow drives, fences, electric/telephone poles, neighboring houses, barns, schools, located on busy road or close to residential areas?

12. What is the soil type/production capacity of the various soil types that make up this farmland.

**Be sure that you have a written rental agreement clearly defines the length (starting and ending dates) about how and if the agreement can be terminated and how the landowner will reimburse the renter at termination for fall tillage, planted a wheat or hay crop, an application of manure, lime or potash that will have value for future cropping seasons.

**Michigan Farmland Rental Agreement- sample**

*(Please use the back of this sheet if needed to record the above requested information! If you do not have this information your renter may be able to help provide the information you need.)*

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<th>Planted acres</th>
<th>Harvested yield</th>
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