Farm Building Rental Guidelines

Each year land and building site owners are asked to rent out their vacant buildings or pasture. Building rental rates vary depending on the age and condition of the building, location and demand for that type of facility.

Generally, the renter pays all utility costs incurred, plus minor building repair, and equipment and maintenance costs. Generally, the owner pays real estate taxes, fire and wind insurance, building remodeling cost and replacement costs of barn cleaners, silo unloaders and livestock equipment. Owners and renters should carry their own farm liability insurance.

DAIRY FACILITIES must have a lot of built-in laborsaving technology such as liquid manure storage, forage conveyors and tube/auger feeding systems. General rule of thumb rental rates for facilities follow:

- Milking, housing, feed storage, manure handling and storage facilities, housing and heifer replacement facilities rental rates range from $75 to $200 per dairy cow unit per year.
- Forty-cow barn rates are $75 to $125 per dairy cow unit per year. Repair costs can be substantial on an old dairy facility. In most cases the renter is responsible for all repairs.
- Over 60-cow capacity barn rates are $120 to $200 dairy cow unit per year.

FEEDER CATTLE FACILITY RATES range from $.07 to $.30 a head per day.

HOG FACILITY RATES:

- Farrow to finish - Modern - $4-18/head sold
  Average - $9/head sold
- Finishing House - Modern $2-10.50/head sold or $.05-.08/pig/day
Average - $7/head sold or $.07/pig/day

- Farrowing House - $5-35/crate/litter
  $25-400/crate/year

MACHINE SHED RATES:

- Old, smaller buildings with low ceilings, small doors, and dirt floors average $.10 - .30/sq.ft./year
- New, larger buildings with high ceilings, large doors and cement floors rent for $.30-$1.70 per sq.ft. per year.

GRAIN STORAGE buildings should have the capability to cool grain down in the fall and warm it up in the spring. They should also keep grain in good condition.

- Older buildings are smaller, have high labor requirements and larger grain-loss rates. Their rates are 1 to 1-1/2 cents/bu/month and 9 to 12 cents minimum per year.
- Rates for new, larger buildings with good elevator grain movement systems and small amount of grain-loss are 1.5 to 3 cents/bu/month and 12 to 20 cents minimum per year.
- If the facility has an attached grain dryer for which the owner supplies the fuel, the rent may be increased by 5 to 8 cents/bu/period--usually one year. If the operator supplies the fuel, the additional rent will be only 0.5 to 0.75 cents/bu/period.

Contact your county Extension educator for specific information.