What should this pasture rent for in 2027?

Sample pasture report · 160 acres of pasture in north Missouri

$37–$45

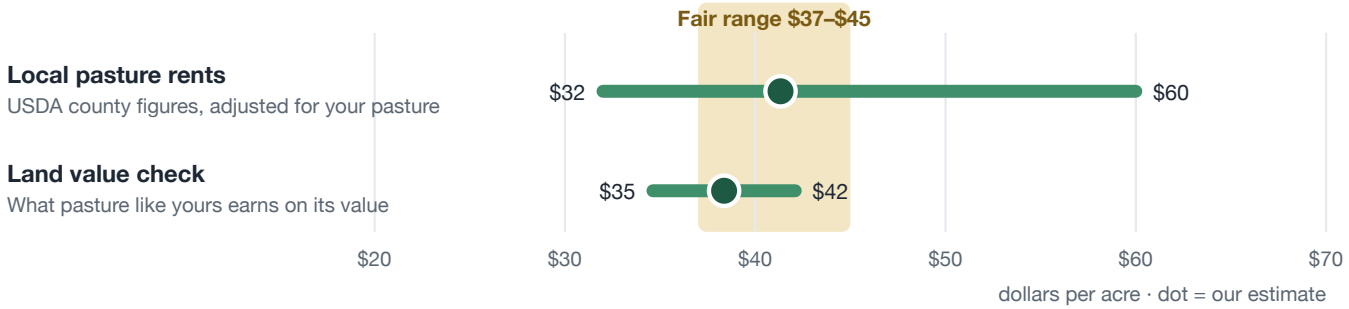
per acre, pasture

Our target: $41 an acre, about $6,355 a year for 155 acres of pasture.

About $20 per cow-calf pair per month at roughly 3 acres a pair for a 6-month season.

- **Greener than nearby pasture in 5 of 9 years.** Over the grazing season (mid-May to mid-September) this pasture averaged +4% greenness against pasture and hay within about 4 km. Strong years: 2017, 2018, 2023; weak: none. Heavy grazing also shows up as less green, so this measures how the pasture has been run as well as the ground. We credit about half of it.
- **Local pasture rents run $32–$60.** USDA puts Macon County pasture at $32 an acre for 2026. We also lean on the neighboring counties.
- **Pasture is priced by the acre**, the way it's usually rented in farm country. The per-pair figure is only a cross-check.

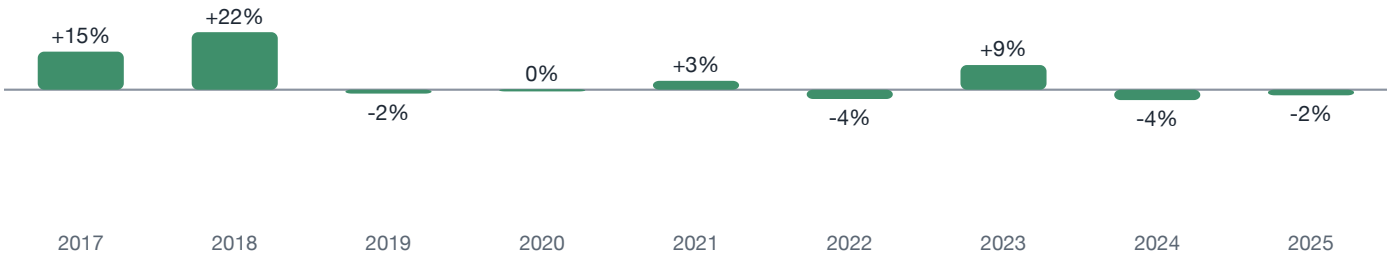
TWO WAYS TO LOOK AT IT



We weight local pasture rents 75% and the land value check 25%.

HOW THE PASTURE HAS DONE

Average greenness each grazing season (mid-May to mid-September), compared with nearby pasture and hay



From Sentinel-2 satellite images and USDA's Cropland Data Layer. There's no county pasture yield to check this against, so treat it as a guide.

YOUR PASTURE FROM ABOVE



About 2 acres (2% of the pasture) stay less green than the rest most seasons.

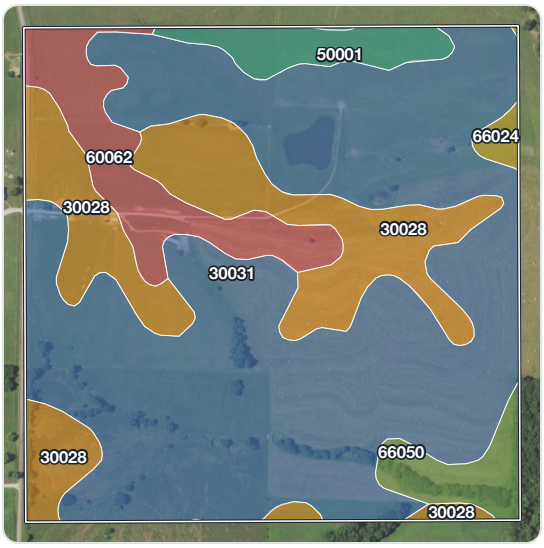
Orange marks grass that has averaged at least 15% less green than the rest of the pasture over most of the last 9 grazing seasons.

Common causes: overgrazed spots near water and shade, thin soils on slopes, brush moving in, low fertility. Thin strips like lanes and fence rows are filtered out.

Aerial photo: USDA NAIP, 2022. The outline is the area this report covers.

YOUR LAND

SOILS ON YOUR FARM



SYMBOL	SOIL	ACRES	% OF FARM	PRODUCTIVITY INDEX (OVERALL)
30031	Armstrong clay loam, 9 to 14 percent slopes, severely eroded	101	63%	0.51
30028	Armstrong clay loam, 5 to 9 percent slopes, severely eroded	32	20%	0.56
60062	Bevier silty clay loam, 3 to 8 percent slopes, moderately eroded	14	9%	0.64
50001	Armstrong loam, 5 to 9 percent slopes, eroded	6	4%	0.66
66050	Tice silty clay loam, 0 to 2 percent slopes, frequently flooded, long duration	6	4%	0.75
66024	Wilbur silt loam, 0 to 2 percent slopes, frequently flooded	1	1%	0.81

The index is USDA's crop productivity index, 0 to 1: higher is more productive. A dash means USDA doesn't rate that map unit (water, for example).

Soils: USDA NRCS Soil Survey (SSURGO). Aerial photo: USDA National Agriculture Imagery Program, 2022. Each color is one soil map unit, labeled with its USDA symbol; the white line is the outline this report covers.

SOIL	ACRES	SLOPE	LAND CLASS	FLOODING
Armstrong clay loam, 9 to 14 percent slopes, severely eroded	101	12%	6	None
Armstrong clay loam, 5 to 9 percent slopes, severely eroded	33	7%	4	None
Bevier silty clay loam, 3 to 8 percent slopes, moderately eroded	14	6%	3	None
Armstrong loam, 5 to 9 percent slopes, eroded	6	7%	4	None
Tice silty clay loam, 0 to 2 percent slopes, frequently flooded, long duration	6	1%	5	Frequent
Wilbur silt loam, 0 to 2 percent slopes, frequently flooded	1	1%	3	Frequent

On USDA's land use maps for the last three years: 155 acres pasture or hay, 0 cropland, 2 woods, 3 other (water, lanes, buildings). Land class runs 1 (best) to 8; pasture is common on classes 3 to 6.

WORTH SETTLING IN A PASTURE LEASE

Stocking limit	The most head (and their size) the pasture can carry. Rented by the acre, a tenant gains by overstocking, so put a limit in writing.
Fences	Who repairs them, and who pays for new fence. A common split: the owner buys materials, the tenant does the work.
Water	Is water included, and who fixes it if a pond goes dry or a pump quits?
Fertility	Who pays for lime and fertilizer, and how often soil is tested.
Weeds and brush	Tenants usually spray weeds; owners often handle trees and brush. Write down which.
Drought, fire, flood	Whether rent is cut if the grass is gone, and how much notice either side gives.
Hunting and access	Keep hunting rights out of the grazing lease unless you mean to include them.

From pasture-lease guidance by the University of Nebraska, University of Minnesota and Montana State extension services. Pasture rent shifts with who carries these costs.

OTHER WAYS TO EARN FROM THIS GROUND

OPTION	WHAT IT PAYS	THE CATCH
Hunting lease	Often $10–$35 an acre a year in farm country, more with timber, creek and cover.	Keep hunting rights out of the grazing lease first.
Grassland CRP	Annual payments to keep grassland in grass; grazing and haying are allowed under a plan.	**Paused:** USDA's authority to sign new CRP contracts lapsed Sept. 30, 2026 and waits on Congress.
Fence and water cost-share (NRCS EQIP)	NRCS can share the cost of fence, pipeline and watering tanks that are part of a grazing plan.	Usually tied to a written grazing plan; you or the tenant pay part.
Fix the problem	Lime, fertilizer, brush control and better water spread grazing and lift what the pasture can rent for.	Decide up front who pays, and how long the lease needs to run to make it worth it.

Starting points, not offers. Check with your county FSA and NRCS office before deciding anything.

MISSOURI DEADLINES

Written notice at least 60 days before the end of the lease year, even for a handshake lease. For a March 1 lease year, by about December 30.

Source: RSMo 441.050. Applies to year-to-year leases; check whether your state treats grazing leases the same way. General information, not legal advice.

QUESTIONS WORTH ASKING YOUR TENANT

1. How many head do you run here, and for how many months?
2. Who's been fixing fence, and what needs work?
3. How reliable is the water in a dry summer?
4. When was it last limed or fertilized?
5. Is brush or cedar moving in anywhere?

6. Can we put this in writing for 2027?

WHERE THE NUMBERS COME FROM

- **County and neighbor pasture rents:** USDA NASS Cash Rents Survey, pastureland, Macon County and neighboring counties. quickstats.nass.usda.gov
- **Soils:** USDA NRCS Soil Survey (SSURGO) via Soil Data Access. sdmdataaccess.sc.egov.usda.gov
- **Land use and pasture performance:** USDA NASS Cropland Data Layer; Sentinel-2 satellite imagery (ESA, via Earth Search on AWS), grazing seasons 2017–2025. earth-search.aws.element84.com
- **Aerial photo:** USDA National Agriculture Imagery Program (NAIP). naip-usdaonline.hub.arcgis.com
- **Land values:** USDA Census of Agriculture county values and NASS Land Values, Missouri pasture and cropland. quickstats.nass.usda.gov
- **Stocking rate:** Iowa State University McNay Research Farm grazing records (improved cool-season pasture, about 3 acres per cow-calf pair for a 6-month season). iastatedigitalpress.com
- **Pasture lease terms:** University of Nebraska Center for Agricultural Profitability (Pasture Lease Provisions); University of Minnesota Extension; Montana State University Extension. extension.umn.edu
- **Programs:** FSA notice on the Sept. 30, 2026 lapse of CRP authority; NRCS EQIP (fence 382, pipeline 516, watering facility 614). nrcs.usda.gov

Local pasture rent estimate: Macon County's USDA pasture figures for 2024, 2025, 2026 weighted 50/30/20, newest first ($34) and the 2026 figures for neighboring counties ($47: Adair $42, Chariton $51, Knox $60, Linn $48, Monroe $42, Randolph $46, Shelby $38), adjusted +2% for how this pasture has done. Land value check: Macon County pasture about $2,713 an acre (Macon County farmland about $5,054 an acre (Census of Agriculture 2012, 2017, 2022, each carried forward with Missouri's land values to 2026; middle value used), scaled by Missouri's pasture-to-cropland value ratio of 54%), multiplied by 1.2%–1.5%, the range pasture rents run as a share of pasture value in Missouri.

This report is information to help you set a fair rent. A FairRent report is general information and an estimate of a fair cash rent, built from public data and stated assumptions. It is not an appraisal, a broker price opinion or a comparative market analysis, and it is not prepared by a licensed appraiser or real estate broker. Do not use it for a loan, insurance, tax, estate or court valuation, or any transaction that requires an appraisal. FairRent does not list, lease, rent or sell property, does not negotiate for anyone, does not contact your tenant, and does not give legal, tax or financial advice. The tenant letter is a conversation starter, not a legal notice. Figures come from the public sources above and may lag the market; your own knowledge of the land and the tenant counts for more than any average.