

Why It Matters

4.5
TONS

The average amount of soil lost PER ACRE annually on cropland



If your farmer doesn't think they will have the land for multiple years, they will hesitate to invest in long-term protections and investments in the soil.

Without those investments, erosion will leave the land less productive causing a **loss of value** to you and more costs to the community in flooding & pollution.

Tip:

A conversation with your farmer on erosion & a MULTI-YEAR lease will let your farmer know that you care about investing in the land and that they can safely commit to investing too.

LOCAL CONTACTS FOR MORE INFORMATION

Dunn County Land & Water Conservation

Chase Cummings - 715-232-1496 x 2

[Ask him about county cost-share & technical assistance for conservation.](#)

Dunn County USDA NRCS

John Sippl - 715-232-2614

[Ask him about technical advice and federal incentives for conservation.](#)

Farmer-Led Watershed Council Coordinators

Tara Daun - 715-492-0329

Tina Barone - 715-231-6533 x 5

[Ask them about connecting with local farmers interested in conservation.](#)

Renting Farmland

IN DUNN COUNTY



FOR LANDOWNERS

A Guide to Renting Out Farmland to Protect Your Land, Your Farmer, & Your Community

Produced in Collaboration with Farmer-Led Watershed Councils, UW-Madison Extension, and County Land Conservation Depts.



www.farmerledwatershed.org
[@farmerledwatershed](https://www.facebook.com/farmerledwatershed)

Lease Agreements

Lease agreements protect landowners and renting farmers by laying out expectations for the landowner & renter. *A good lease will include:*

- Rental Rate (\$\$)
- Conservation Clauses
- Start & End Dates
- Terms for Cancellation
- Parties Involved
- Land Description

A sample lease agreement can be found on our website: farmerledwatershed.org

Determining Rental Rate

Rental Rate depends on a variety of factors including the land use (e.g., pasture vs. row crop), potential productivity of the land (based on soil type, slope, drainage etc), local taxes, and your relationship with your renter.



Talk to your farmer and local experts like your Extension agent to discuss a reasonable rate.

What Can Soil & Water Protection Look Like on Farmland?

No-till farming reduces soil disturbance and leaves more residue covering the soil. It can look a little less neat, but it's a great way to reduce erosion & pollution.



See the back of this pamphlet for local experts who can answer your questions.



Managing nutrients & testing soils help farmers avoid runoff pollution by not over-applying based on the soils in the field.

Conservation on farmland can look many different ways and no farmer or field is perfect. Even on unfarmed ground, there will always be SOME nutrient & soil loss.

Tip:

Consider adjusting your agreement to accommodate farmer investment in conservation & differences in land quality. For example, you don't have to charge for uncropped acres in erosion control structures like field borders and waterways.

Not all practices work well in every field and learning to manage them can take time. Here are a few practices you can look for, talk to your farmer, & ask local experts about.

Field borders & grassed waterways provide a space at the edge of the field with perennial groundcover. They reduce erosion & runoff while absorbing nutrients before they reach surface waters. They also can take unprofitable acres (especially along tree-lines) out of production to increase farmer profit and create a convenient lane for field checks.



Cover Crops are planted after harvest or alongside a main crop to act as protection of the soil during the late fall and early spring rains. Cover Crops can also provide nutrients to the soil while creating stability and reducing compaction.

