

# Why It Matters

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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

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### St. Croix County Land and Water Conservation

Tim Stieber - 715-531-1905

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

### St. Croix County USDA NRCS

Dana Swanson - 715-684-2874

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

### Dry Run Farmer-Led Watershed Council Coordinator

Becky Brathal - 715-492-8967

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

### Kinnickinnic River Land Trust

715-425-5738 [info@kinniriver.org](mailto:info@kinniriver.org)

[Ask them about protecting your land with a permanent easement.](#)

# Renting Farmland

## IN ST. CROIX COUNTY



## FOR LANDOWNERS

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

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Produced in Collaboration with South Kinni  
Farmer-Led Watershed Council, UW-Madison  
Extension, and Pierce County Land Conservation  
Dept.



[www.farmerledwatershed.org](http://www.farmerledwatershed.org)

[@farmerledwatershed](https://www.instagram.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](http://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 to discuss a reasonable rate.**

### 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.

# 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.



REDUCED TILLAGE

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



SOIL TESTING

## 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.

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.



FIELD BORDER

## 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.



COVER CROPS