
You can use the following **LANDLORD CHECKLIST** as my way of getting things started with a landlord type.

To have a base to compare one parcel of land to another the following is a list that a Landlord needs to complete: All of the information requested below is necessary if someone is going to be able to develop an estimate of what may be a reasonable rental rate:

- _____ 1. What is the crop productive index for the land from the Soil Conservation Service survey?
- _____ 2. What is the nutrient content (soil test report from last year)? N, P, K, Zn, Mn, Mg, pH, and organic matter
- _____ 3. What is the crop production history? (each crop planted on the farm last 10 years)
- _____ 4. What is the crop production level? (yields for each crop planted on the farm for the last 10 years, push for actual yields not coffee shop or general numbers)
- _____ 5. 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)
- _____ 6. What is the drainage tile spacing, type of tile, when were they installed, spacing, do you have a tile map with outlet information?
- _____ 7. What is the surface drainage situation, grass runways or outlet locations and their function or is this a pot-hole drainage system?
- _____ 8. Are you willing to share some of the production and price risk to have the potential for higher rent?
- _____ 9. Are you willing to share some of the production cost or be in a crop share arrangement?
- _____ 10. 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?
- _____ 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, houses, barns, schools, located on busy road or close to residential areas?

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