

2019 Indiana Farmland Values and Cash Rents Slide Lower

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What an adventure 2019 has been. After many unexpected events during the first half of the year, I'm hoping for something more normal during the second half of 2019. Who would have thought corn and soybean planting would extend into late June?

News reports about the farmland market during the first half of the year called attention to the ability of top quality farmland to retain its value, while lower quality land seemed to be weakening. But across all farmland qualities the limited supply of farmland for sale was pointed to as the primary reason for relative stability in farmland values. What is the situation and outlook in Indiana now?

Statewide the 2019 Purdue Farmland Value Survey indicates farmland values moved lower. June year-to-year farmland value comparisons indicate top quality farmland declined 5.3%, average quality farmland declined 0.9%, and the poor quality farmland decline was so small it resulted in a 0.0% change.

Dividing per acre values by long run yields provides the value or cost of farmland per bushel. Based on this measure of cost, the highest priced farmland continues to be in the West Central and Central regions. The per bushel farmland cost for these two regions varied from \$39.18 to \$42.28 per bushel, a difference of \$3.10 per bushel. After the West Central and Central regions, the next most expensive regions were the North, Northeast, and Southwest. For these regions, the cost of farmland per bushel ranged from \$30.61 to \$40.82. In the Southeast, the per bushel cost across farmland quality ranged from \$25.94 to \$30.57.

Statewide top quality farmland had a cash rent of \$249 per acre, a reduction of \$12 per acre. Average quality land had a cash rent of \$207 per acre, a decline of \$3 per acre. Poor quality land had a cash rent of \$166 per acre, a decline of \$2 per acre.

Statewide cash rent per bushel declined, in 2019 cash rent per bushel ranged from \$1.22 per bu. for top quality farmland to \$1.13 per bu. for poor quality farmland. The decline in cash rent per bushel across all farmland qualities was also true for the Northeast, West Central, Central, and Southwest regions. The North and Southeast regions reported increases in cash rent per bushel for all farmland qualities.



Fall Lawn Seeding Tips (Ward Upham)KSU Extension

The keys to successful lawn seeding are proper rates, even dispersal, good seed to soil contact, and proper watering. Evenness is best achieved by carefully calibrating the seeder or by adjusting the seeder to a low setting and making several passes to ensure even distribution. Seeding a little on the heavy side with close overlapping is better than missing areas altogether, especially for the bunch-type tall fescue, which does not spread. Multiple seeder passes in opposite directions should help avoid this problem.

A more serious error in seeding is using the improper rate. For tall fescue, aim for 6 to 8 pounds of seed per 1,000 square feet for new areas and about half as much for overseeding or seeding areas in the shade.

Kentucky bluegrass is much smaller seed so less is needed for establishment. Use 2 to 3 pounds of seed per 1,000 square feet for a new lawn and half that for overseeding or shady areas.

Using too much seed results in a lawn more prone to disease and damage from stress. The best way to avoid such a mistake is to determine the square footage of the yard first, and then calculate the amount of seed.

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Using too little seed can also be detrimental and result in clumpy turf that is not as visually pleasing.

Establishing good seed to soil contact is essential for good germination rates. Slit seeders achieve good contact at the time of seeding by dropping seed directly behind the blade that slices a furrow into the soil. Packing wheels then follow to close the furrow. The same result can be accomplished by using a verticut before broadcasting the seed, and then verticutting a second time.

Core aerators can also be used to seed grass. Go over an area at least three times in different directions, and then broadcast the seed.

Germination will occur in the aeration holes. Because those holes stay moister than a traditional seedbed, this method requires less watering.

If the soil that has been worked by a rototiller, firm the soil with a roller or lawn tractor and use light hand raking to mix the seed into the soil. A leaf rake often works better than a garden rake because it mixes seed more shallowly.

Water newly planted areas lightly, but often. Keep soil constantly moist but not waterlogged. During hot days, a new lawn may need to be watered three times a day. If watered less, germination will be slowed.

Cool, calm days may require watering only every couple of days. As the grass plants come up, gradually decrease watering to once a week if there is no rain. Let the plants tell you when to water. If you can push the blades down and they don't spring back up quickly, the lawn needs water. Once seed sprouts, try to minimize traffic (foot, mower, dog,

etc.) seeded areas receive until the seedlings are a little more robust and ready to be mowed. Begin mowing once seedlings reach 3 to 4 inches tall.

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Location

Pinney Purdue Agriculture Center , 11402 S County Line Rd, Wanatah, IN 46390

Date(s) & Time September 26, 2019. 8am to 5pm Central

September 27, 2019. 8am to 5pm Central

Cost \$250 per person

Register at <http://www.cvent.com/d/ryqj3s>



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