



Pasture Lease

Revised 1997

This form can provide the landlord and tenant with a guide for developing an agreement to fit their individual situation. This form is not intended to take the place of legal advice pertaining to contractual relationships between the two parties. Because of the possibility that an operating agreement may be legally considered a partnership under certain conditions, seeking proper legal advice is recommended when developing such an agreement. For additional information see NCR-149, Pasture Rental Arrangements for your Farm.

This lease entered into this _____ day of _____, 20_____, between
_____, landlord, of _____
pasture owner _____
_____, spouse, of _____
pasture owner's spouse _____
hereafter known as "the landlord," and
_____, tenant, of _____
livestock owner _____
_____, spouse, of _____
livestock owner's spouse _____
hereafter known as "the tenant."

I. Property Description

The landlord hereby leases to the tenant, to occupy and use for pasture purposes, the following described property:

consisting of approximately _____ acres situated in _____ County (Counties),
_____ (State) and on any other land that the landlord may designate by mutual written agreement.

II. General Terms of Lease

A. Term. *If a continuing lease is desired, use paragraph (1) and strike out (2).*

(1) **Continuing lease.** The term of the lease shall be _____ year(s), commencing on the _____ day of _____, 20_____, and shall continue in effect from year to year thereafter (as an annual lease) unless written notice of termination is given by either party to the other at least _____ days prior to expiration of this lease or the end of any year of continuation. If a definite term is desired, use (2) and strike out paragraph (1). No notice of termination is necessary if paragraph (2) is used.

(Note: State laws differ on the duration of agricultural leases.)

(2) **Annual lease.** The term of this lease shall be _____ year(s), commencing on the _____ day of _____, 20_____, and ending on the _____ day of _____, 20_____.

B. Review of lease. A request for general review of the lease may be made by either party at least _____ days prior to the final date for giving notice to terminate the lease.

C. Amendments. Amendments and alterations to this lease shall be in writing and shall be signed by both the landlord and tenant.

D. No partnership created. This lease shall not be deemed to give rise to a partnership relation, and neither party shall have authority to obligate the other without written consent, except as specifically provided in this lease.

E. Binding on heirs. The terms of this lease shall be binding upon the heirs, executors, administrators, and successors of both landlord and tenant in like manner as upon the original parties, except as provided by mutual written agreement otherwise.

F. Transfer of property. If the landlord should sell or otherwise transfer title to the farm, such action will be done subject to the provisions of this lease.

G. Right of entry. The landlord, as well as agents and employees of the landlord, reserve the right to enter the farm at any reasonable time for purposes (a) of consultation with the tenant; (b) of making repairs, improvements, and inspections; and (c) after notice of termination of the lease is given, of performing customary seasonal work, none of which is to interfere with the tenant in carrying out regular operations. Landlord also may request right of entry to hunt and fish.

H. Additional agreements regarding terms of lease:

I. Animal Units (maximum allowable). Not more than _____ animal units shall be kept in the pasture at any one time without the express written consent of the landlord. Deliberate violation of this provision shall constitute grounds for termination of this lease. *(In general each 1,000 pounds of average weight shall be one animal unit. If the pasture owner and the owner of the livestock prefer, they can use the following basis for calculating animal units: one bull, 1.25 animal units; one 1,000-pound cow, 1 animal unit; one yearling steer or heifer, 0.75 animal unit; calf 6 months to 1 year, 0.5 animal unit; 3 to 6 months, 0.3 animal unit; sheep, 5 per animal unit; horse, 1.25 animal unit.)*

Stocking Rate	Number Head	Number Animal Units
Bulls		
Cows		
Yearling Steers		
Yearling Heifers		
Calves, 6 to 12 months		
Calves, 3 to 6 months		
Other		

III. Operation and Maintenance

A. The livestock owner agrees:

- (1) **Not to pasture livestock** that continue to break through fences. Should any animal be found outside that pasture on at least three occasions, the pasture owner may request its removal.
- (2) **Not to assign rights** and duties under this lease without the written consent of the pasture owner.
- (3) **Not to put any cattle in pasture without** getting specific approval from the pasture owner in advance regarding number, health, sex, breed, and age.
- (4) **To furnish health certificates as follows:**

B. Both Agree:

- (1) **Not to obligate the other party.** Neither party hereto shall pledge the credit of the other party hereto for any purpose whatsoever without the consent of the other party. Neither party shall be responsible for the debts or liabilities incurred or for damages caused by the other party.
- (2) **Responsibilities.** Additional responsibilities for each party shall be divided as follows:

	Landlord	Tenant
Inspect fences not less than once per _____.		
Furnish labor for repair of fences.		
Furnish materials for repair of fences.		
Supervise supply of water to livestock.		
Furnish labor for repair of water system.		
Provide materials for repair of water system.		
Furnish salt and mineral.		

(2) Responsibilities continued.

	Landlord	Tenant
Count livestock not less than once per _____.		
Return stray animals to pasture..		
Call veterinarian in case of emergency.		
Pay veterinary expenses.		
Provide loading and unloading facilities.		
Furnish supplementary feed, if needed.		
Notify other party of shortage in count _____.		
Provide facilities for fly control.		
Keep fly-control facilities in working order.		
Liability insurance.		

(3) Additional agreements:

IV. Rental Calculations and Payment Schedule

Use Method I, II, or III and strike out the two methods not used.

Method I

The tenant agrees to pay \$_____ per acre for use of the property described in paragraph 1. Total rent of \$_____ shall be paid as follows:

\$_____	on or before	day or	(month)
\$_____	on or before	day or	(month)
\$_____	on or before	day or	(month)
\$_____	on or before	day or	(month)

If rent is not paid when due, the tenant agrees to pay interest on the amount of unpaid rent at the rate of _____ percent per annum from the due date until paid.

Rental adjustment. Additional rental payment agreements:

Method II

The livestock owner agrees to pay the rates outlined in Table 1 (the period may be a month, pasture season, or year).

Minimum rent shall be \$_____. Such rent shall be required regardless of whether or not livestock are being pastured. The total rent of \$_____ (from Table 1) shall be paid as follows:

\$_____	on or before	day or	(month)
\$_____	on or before	day or	(month)
\$_____	on or before	day or	(month)
\$_____	on or before	day or	(month)

Method II continued

If rent is not paid when due, the tenant agrees to pay interest on the amount of unpaid rent at the rate of _____ percent per annum from the due date until paid.

Rental adjustment. Additional rental payment agreements:

Method III

Other rental arrangements (share-of-gain, etc.)

Table 1. Rental rates.

	Number	x	Rental Rate per Period	=	Total Rent per Period
Bulls		x	\$	=	\$
Cows		x	\$	=	\$
Yearling Steers		x	\$	=	\$
Yearling Heifers		x	\$	=	\$
Calves, 6 to 12 months		x	\$	=	\$
Calves, 3 to 6 months		x	\$	=	\$
Other		x	\$	=	\$
Total Rent					\$

V. Arbitration of Differences

Any differences between the parties as to their several rights or obligations under this lease that are not settled by mutual agreement after thorough discussion, shall be submitted for arbitration to a committee of three disinterested persons, one selected by each party hereto and the third by the two thus selected. The committee's decision shall be accepted by both parties.

Executed in duplicate on the date first above written:

tenant/livestock owner

landlord/pasture owner

tenant/livestock owner's spouse

landlord/pasture owner's spouse

State of

County of

On this _____ day of _____, A.D. 20_____, before me, the undersigned, a Notary Public in said State, personally appeared _____, _____, _____, and _____ to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Notary Public

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