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Cash Farm Lease

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Cash Farm Lease

Burton Pflueger, Extension economist

SECTION I: Date, Contracting Parties, Description of Property, and Term of the Lease

1. This lease is made this _________ day of __________________, 20_______, between ______________________________, herein called the Landowner, and ______________________________, herein called the Renter.

2. The Landowner, in consideration of the agreements with the Renter herein set forth, hereby leases to the Renter, to use for agricultural purposes only, the ______________________________ farm, containing _________ acres, located in ______________________________ Township, ______________________________ County, State of ________________, legally described as the ______________________________ Twp. ________________ Range ________________, with all fixed improvements thereon except ____________________________________________________________________ ____________________________________________________________________ ____________________________________________________________________.

3. This lease shall become effective on the _____________ day of __________________, 20_____ , and shall continue in force until the _____________ day of __________________, 20_____, and from year to year thereafter unless written notice of termination is given by either party to the other on or before the _____________ day of __________________, 20_____, prior to the expiration date.

SECTION II: Land Use and Cropping Program

1. Approximately _________ acres of the farm are to be cropped; _________ are to remain in permanent pasture.
SECTION III: Rental Payments and Security

1. Amount of Rent and Time of Payment: The annual cash rent for this farm to be paid by the Renter to the Landowner is $__________ and is to be paid in ________ installments. The first installment of $__________ is to be paid on or before _____________________, 20_____. The other installment is to be paid on or before _____________________, 20_____. for the balance of $__________.

SECTION IV: The Landowner Agrees as Follows

1. Taxes: To pay all the taxes and assessments against the real estate, all taxes on the Landowner’s personal property on the farm.
2. Fences: To furnish materials and labor for maintenance and repairs to fences.
3. Water: To supply water to all livestock pastured on the farm.
4. Buildings: To permit use of barn for loading of cattle and for breeding of cattle whenever deemed necessary by renter.
5. Additional Provisions:
   __________________________________________
   __________________________________________
   __________________________________________

Signatures of parties to lease:

____________________________________________________________________________
Landowner _____________ Date

____________________________________________________________________________
Landowner _____________ Date

____________________________________________________________________________
Tenant ____________ Date

____________________________________________________________________________
Tenant ____________ Date

Extensions to the Lease

Lease Extension # 1
This lease, originally dated ____________, 20___, shall be extended . . .
From _________________, 20____.
To _________________, 20____.
Signed: __________________, 20____
______________________________________ Lessor
______________________________________ Tenant

Lease Extension # 2
This lease, originally dated ____________, 20___, shall be extended . . .
From _________________, 20____.
To _________________, 20____.
Signed: __________________, 20____
______________________________________ Lessor
______________________________________ Tenant