Pasture Lease

Burton Pflueger
South Dakota State University

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Pasture Lease

Burton Pflueger, Extension economist

Date and names of parties. This lease is entered into on ________________, 20_____, between
_____________________________________________________________________________________ (Landlords) Lessor(s) at
______________________________________________________________________________________________(address) and
_______________________________________________________________________________________ (Tenants) Lessee(s) at
_______________________________________________________________________________________ (address).

The parties to this lease agree to the following provisions.

Description of land. The Lessor rents and leases to the Lessee, to occupy and to use for agricultural purposes only, the following
real estate located in the County of ______________________ and the State of ______________________, described as follows:
________________________________________________________________________________________
________________________________________________________________________________________
________________________________________________________________________________________, commonly known
as the ___________________________________ farm and consisting of approximately __________acres, together with all build-
ings and improvements thereon belonging to the Lessor, except ______________________________________
________________________________________________________________________________________
________________________________________________________________________________________.

Length of tenure. The term of this lease shall be from ________________, 20_____, to ________________, 20_____,
and the Lessee shall surrender possession at the end of this term or at the end of any extension thereof. Extensions must be placed
in writing on this lease, and both parties agree that failure to execute an extension at least ___________ months before the end of
the current term shall be constructive notice of intent to allow the lease to expire.

Amendments and alterations to this lease may be made in writing in the space provided and the end of this form at any time by
mutual agreement. If the parties fail to agree on proposed alterations, the existing provisions of the lease shall control operations.
Section 1. Animal Units

Not more than ______ animal units shall be kept in the pasture at any one time without the express written consent of the Lessor.

Deliberate violation of this provision shall constitute grounds for termination of this lease.

<table>
<thead>
<tr>
<th>Stocking rate</th>
<th>Number head</th>
<th>Number animal units</th>
<th>Rental rate per period</th>
<th>Total rent per period</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bulls</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cows</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yearling steers</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yearling heifers</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Calves, 6 to 12 mos.</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Calves, 3 to 6 mos.</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
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<tr>
<td>Other</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

Section 2. Rental Calculations and Payment Schedule

(Use method I, II or III and strike out the two methods not used.)

Method I

The Lessor agrees to pay $________ per acre for use on the property described in paragraph I. Total rent of $________ shall be paid as follows:

$____ on or before ______ day of ______(month)  $____ on or before ______ day of ______(month)

$____ on or before ______ day of ______(month)  $____ on or before ______ day of ______(month)

Rental adjustment. Additional agreements in regard to rental payment: __________________________________________________
___________________________________________________________________________________________________________

Method II

The Lessee agrees to pay a rate based on AUMs as identified in Section 1. (the period may be a month, pasture season, or year). The minimum rent shall be $______. Such rent shall be required regardless of whether or not livestock are actually being pastured.

The total rent of $______ shall be paid as follows:

$____ on or before ______ day of ______(month)  $____ on or before ______ day of ______(month)

$____ on or before ______ day of ______(month)  $____ on or before ______ day of ______(month)

Rental adjustment. Additional agreements in regard to rental payment: __________________________________________________
___________________________________________________________________________________________________________

___________________________________________________________________________________________________________

___________________________________________________________________________________________________________

___________________________________________________________________________________________________________

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

Signatures of Parties to Lease

___________________________________________________________________________________________________________

___________________________________________________________________________________________________________

___________________________________________________________________________________________________________

___________________________________________________________________________________________________________

___________________________________________________________________________________________________________

___________________________________________________________________________________________________________

___________________________________________________________________________________________________________

Signatures of Partes 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

Modified for South Dakota from Illinois Farmdoc Pasture Lease Form.

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