



South Dakota State University Cooperative Extension Service

Extension Extra

ExEx5072

College of Agriculture & Biological Sciences / USDA

Pasture Lease (Short Version)

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 know as the _____ farm and consisting of approximately _____ acres, together with all buildings 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.

<i>Stocking rate</i>	<i>Number head</i>	<i>Number animal units</i>	<i>Rental rate per period</i>	<i>Total rent per period</i>
Bulls	_____	_____	_____	_____
Cows	_____	_____	_____	_____
Yearling steers	_____	_____	_____	_____
Yearling heifers	_____	_____	_____	_____
Calves, 6 to 12 mos.	_____	_____	_____	_____
Calves, 3 to 6 mos.	_____	_____	_____	_____
Other	_____	_____	_____	_____
Other	_____	_____	_____	_____

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.)

