



Continue

(Reviewed 2011)

For additional information see NCFMEC-03 (Pasture Rental Arrangements for your Farm).

This lease entered into this _____ day of _____, 20____, between

_____, owner, of _____

Address

_____, spouse, of _____

Address

hereafter known as "the landlord," and

_____, operator, of _____

Address

_____, spouse, of _____

Address

hereafter known as "the tenant."

I. Property Description

The landowner hereby leases to the operator, to occupy and use for agricultural and related 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 paragraph 2. If a definite term is desired, use paragraph 2 and strike out paragraph 1. No notice of termination is necessary if paragraph 2 is used.

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. (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.

Pasture Lease (Short Version)

Burton Pflueger, Extension economist

Date and names of parties. This lease is entered into on _____, 20____, between

_____, (Landlord) Lessor(s)

at (address) _____ and

_____, (Tenant) 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 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.

**AGREEMENT OF LEASE, OPTION TO PURCHASE AND
FIRST RIGHT OF REFUSAL**

THIS AGREEMENT made effective as of the ____ day of _____, _____

BETWEEN:

[NAME OF LANDLORD]
[address]
(the "Landlord")
OF THE FIRST PART

- and -

[NAME OF TENANT]
[address]
(the "Tenant")
OF THE SECOND PART

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual covenants and agreements contained in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties hereby agree as follows:

PART I - LEASE

1.1 The Landlord does hereby lease to the Tenant those lands and improvements thereto being located at _____, in the Province of Alberta, and legally described as:

[legal description of lands]

(the "Lands") for a term of [term] years to be computed from the ____ day of _____ until the ____ day of _____ on the terms and conditions hereof (the "Lease").

1.2 The Tenant shall pay as rent to the Landlord, in advance, on the 1st day of each and every month of the term hereof, in lawful money of [country], without any deduction, set off or abatement whatsoever, the monthly amount of [rental amount] Dollars (\$_____);

1.3 The Tenant shall pay the rent, and at all times during this Lease keep, and at the termination hereof, yield up the Lands in good and tenantable repair (including without limitation, killing weeds upon the Lands), and the Landlord may enter upon the Lands and view the state of repair thereof upon reasonable notice. In the event of the Tenant failing to replace or repair, the Landlord may have the necessary replacement or repair work done and the Tenant shall pay forthwith to the Landlord the cost thereof. In the event the Tenant fails to pay same on demand then the Landlord may add same to the rent and recover by all the rights and remedies available to the Landlord for the recovery of rent to the same extent and effect as if the said cost of such replacement or repair were in effect rent.

1.4 The Tenant hereby covenants to indemnify and save the Landlord harmless of and from any damage to or loss of the Lands howsoever occasioned, from the time of possession, during the term hereof and until including the time of redelivery of the Lands to the Landlord. The Tenant further covenants to indemnify and save the Landlord harmless against any and all claims, costs and expenses in any manner whatsoever arising from the Tenant's use, occupation or possession of the Lands.

Pasture (Grazing) Lease Agreement

Date and names of parties. This lease is entered into on _____, 20____.

Between _____ (Landlord) Lessor(s),

at (address) _____

and _____ (Tenant) 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. (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, .075 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 mos.....	_____	_____
Calves, 3 to 6 mos.....	_____	_____
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 1. Total rent of \$_____ shall be paid as follows:



Sample Pasture Lease Agreement

I. Parties:

This lease entered into this _____ day of _____, _____, betwee

_____, landlord, of _____
pasture owner _____ *address*

hereafter known as "the landlord," and _____, tenant, of

livestock owner

address

II. 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.

III. General Terms of Lease

A. Term (select one option).

1.) Annual lease. The term of this lease shall be _____, commence on the _____ day of _____, and end on the _____ day of _____.

2.) Continuing lease. The term of the lease shall be _____ year(s), commencing on the _____ day of _____, _____, 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 the lease or the end of any year of continuation.

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

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

Pasture lease agreement template

Pasture lease rates in texas. Example of farm lease agreement. Example of pasture lease agreement. Pasture lease rates. Pasture land lease agreement template. Pasture lease grazing agreement template free.

The key to this simple lease agreement is simplicity. The contract may contain 600 pages, but it must contain all the parameters of the input and expenditure. Because you can never know when the owner will "forget" that he is committed to paying for the enclosure. You will block the costs you don't expect. In this article, I will explain more why you need a contract for leasing pasture. You will find out what is necessary in this contract and why all these parties are important. I will even explain some problems that can ruin during the negotiation process. Sounds good? Let's dive! Listen to the Podcast episode: This post contains addition links. This means that if you click and buy, I can make a free committee. For more information, see my policy, why should you rent pasture? Cattle, sheep and other shepherds should be in pasture when the quality of the grass is in the first row class. To have healthy cattle, you need to be sure that you have access to quality pastures. Also, if you want to increase the number of cattle, you will need more land. You have two options to get extra land: buy or rent. There is no one like free grazing. There is always something to do. Pasture rental is a great way to develop your business through the farming of livestock. This requires a two -part agreement. The owner is the landowner and the tenant is the person who rents pastures. Here are some questions often asked about leasing pasture: How much should I rent my pasture? Where can I find a short -term grazing contract? Lease pasture couples for cows - how can I start an interview under a simple pasture lease? Let's go first. How to start talking about negotiations. How to start negotiations on a simple lease agreement is usually designed to rent pastures. But sometimes it is the opposite. The tenant may ask the owner to rent a pasture for him. Although verbal agreements are pleasant and not very clear, this is only the first step to negotiate the lease. It is important to obtain a signed contract to make all the conditions right and strict. Here is a very simple PDF model for a simple lease agreement. Parts of the contract. First, this is an animal lease that we have been using for many years. However, this simple form of pasture lease agreement I share with youAnimals too. Here's the first part of the contract you need: the owner's name and contact information. This should be the landlord's name and address. Tenant's name and address - self-explanatory. Land size and land description. Tomorrow's number is important to the payment formula. Contract period: start date to end date. The contract will be reviewed at this time. The portion of the pasture fence material: the home owner is 100%, the tenant is 0%, or other terms agreed upon and agreed upon by both parties. The share of pastures in pastures: the owner's share is 0%, the tenant's share is 100% or other conditions agreed and agreed upon by both parties. Input Value Value: Fertilizer: Tenant: 100% Herbicide: Tenant: 100% Grass: Tenant: 100% These are just examples of common inputs and there may be more bases in the land. It is very important to activate all inputs during the grazing season. Annual grazing period: The time when cattle are on the land. For example: May 1 November 1 Every year. Terms of payment: The annual rent is shown according to the average price of pasture in the district for the year. To find a bet, you also use tomorrow's land. Annual rental payments are negotiable, but are usually set at the beginning of the contract. In many arrangements, the tenant pays the landlord the full rent. Another possibility is that the tenant agreed to pay half the rent in advance and the other during the grazing season of the contract. Payment formula: Total Annual Rent is (((((((Willow Lease Agreement) x [Total Pasture Amounts]) = Total Pasture Rent. Signatures: This section is the most important part of the contract process. Both parties must sign and conclude the contract. Why is a simple pasture lease so important? Imagine. She and the owner agreed to talk about a rental agreement in the landlord's pasture. Three months into the pasture, the owner decides that he/she wants his/her cattle from this location because he/she wants to buy cattle for grazing. What do you want to do with your cattle if this happens? Would you force them to sell? All your hard work and goals during the rack? Or what if the landlord decides he/she won't pay for the fence left in the contract? Because he/she forgot the terms of what was agreed upon by word of mouth. A simple contract written by the shepherds proves what was said.signed by both parties. It prevents unpleasant feelings and violations of the conditions during the term of the contract. Other Considerations: The type of livestock to be grazed on the land should be agreed. Plant density should be determined based on vegetation type and terrain in a given country. Information on pasture lease and breeding rates for each type can be obtained from the local agricultural representative of the local branch. All prices and rates differ in each district, so it's best to know your own area before diving into prices. Problems you may encounter: Other family members or neighbors may not approve of this particular property. It is simply important to verify your intentions with all parties and to conduct all actions fairly. It may be necessary to involve a lawyer and have the contract reviewed in case of potentially problematic situations with external parties. A lawyer can also be a good choice if one of the terms of the contract violates one of the parties. Simple pasture leases Yes may not be problematic at all if both sides are fair. Good communication, as well as a written and signed contract, will help all terms to be calm and specific. Get a free printing contract here! ~ Lots of love ~~