

College of Agriculture & Biological Sciences / USDA

# **Pasture Lease** (Short Version)

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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.		
${\rm Description}\ {\rm of}\ {\rm land}.$ The Lessor rents and leases to the Lessee, to occupy and to use for	or agricultu	ural purposes only, the following
real estate located in the County of and the State of		, described as follows:
		, commonly know as
thefarm 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,		
and the Lessee shall surrender possession at the end of this term or at the end of any extern	ension the	ereof. 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 e	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.

Stocking rate	Number head	Number animal units	Rental rate per period	Total rent per period
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 L	essor agrees to pay \$_		per acre for use o	n the property dea	scribed in paragrap	h I. Total rent of	\$ shal	l be
paid a	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 or	n AUMs as identified in	Section 1.	(the period may be	a month, pastu	ure season, or year).
The minimum rent shall be	\$ Such	n rent shall be required	regardless	of whether or not live	vestock are act	ually being pastured.
The total rent of \$	shall be paid a	s 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. Additior	nal agreements	in regard to rental pay	ment:			
Method III Other rental an	rangements (sr	nare-of-gain, etc.)				

Modified for South Dakota from Illinois Farmdoc Pasture Lease Form. South Dakota State University adheres to AA/EEO guidelines in offering educational programs and services. EXEX5072. 2007. Access at http://agbiopubs.sdstate.edu/articles/ExEx5072.pdf.