



South Dakota
State University
Cooperative
Extension Service

Extension Extra

ExEx5064
rev 9-07

College of Agriculture & Biological Sciences / USDA

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