

Farm Management

Pasture Lease Agreement

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1. Parties:

The following lease agreement is hereby consummated by (name) _____ of
 (address) _____, owner of the pasture and (name)
 _____ of (address) _____, owner of the livestock for
 the period _____ 20____ through _____ 20_____.

2. Land Description:

The pasture involved consists of approximately acres, in _____
 community of _____ in _____ County, State of _____.

3. Normal Units —Maximum Allowable:

Not more than _____ animal units shall be kept in the pasture at any time. Violation of this provision shall constitute grounds for termination of the lease unless the pasture owner first secures in writing the consent of the lesse. (Each 1,000 pounds of average weight for the pasture period shall be considered an animal unit).¹

¹ If the pasture owner and the owner of the livestock prefer, they can use the following basis for calculating animal units: 1 bull, 1.25 animal units; one 1,000 lb. cow, 1 animal unit; 1 yearling steer or heifer, .75 animal unit; calf, 6 months to 1 year, .5 animal unit; calf, 3 to 6 months, .25 animal unit; sheep, 5 per animal unit; horse, 1.25 animal units.

4. Responsibilities of each party:

	Livestock Owner	Pasture Owner
Inspect fences not less than once per _____	_____	_____
Check on water supply available to livestock.	_____	_____
Furnish labor for repair of water system.	_____	_____



Furnish materials for repair of water system.	_____	_____
Furnish salt and mineral.	_____	_____
Check and count livestock not less than once per _____.	_____	_____
Return stray animals to pasture.	_____	_____
Call veterinarian in case of emergency.	_____	_____
Pay veterinary expenses.	_____	_____
Provide loading and unloading facilities.	_____	_____
Furnish supplementary feed, if needed.	_____	_____
Clipping and weed control of pasture.	_____	_____
Provide facilities for fly control.	_____	_____
Fertilization of pasture, rate and analysis _____.	_____	_____

5. Right of Entry:

Both parties and agents or employees thereof, shall have the right to enter the pasture at any time for any legitimate purpose. Due care shall be exercised to insure that gates are closed upon entering and leaving the premises.

6. Computation of Rent:

Rent may be computed by the procedure below (either A, B or C) that fits the situation best.

A. Rent Based on Head per Month:

The livestock owner agrees to pay the following rates:

Bulls	@ \$ _____	per head per month
Cows	@ \$ _____	per head per month
Yearling steers	@ \$ _____	per head per month
Yearling heifers	@ \$ _____	per head per month
Calves, 6 mos. — 1 yr.	@ \$ _____	per head per month
Calves, 3-6 mos.	@ \$ _____	per head per month
Sheep	@ \$ _____	per head per month
Horses	@ \$ _____	per head per month

Payment, as nearly as may be estimated, shall be made as follows: _____ percent when livestock are first delivered to the pasture; _____ percent on _____ 20 _____; and _____ percent on the date all livestock are removed.

B. Rent Based on Share of Gain

The livestock owner agrees to pay _____ per pound of gain of calves at weaning time; _____ per pound of gain for steers, cows without calves, and heifers without calves; and

\$_____ per head per month for each bull.

Livestock shall be weighed prior to entering the pasture at _____ and upon leaving the pasture at _____. Weighing shall be at the expense of the livestock owner, and in the presence of the pasture owner or his representative.

Rent shall be due and payable at the time all stock is removed by the livestock owner.

C. Cash Rent Based on Acres

The livestock owner agrees to pay \$_____ per acre for use of the land described in paragraph

2. Payment shall be made as follows: _____ percent when livestock are first delivered to the pasture; _____ percent on _____ 20____; and _____ percent on the date all livestock is removed. Default in any such payment shall constitute grounds for termination of the lease, at which time the entire rental payment shall become due and payable, and shall be forfeited as liquidated damages for breach of the lease.

7. **Arbitration:**

In case of disagreement relative to any provision of this lease, such dispute shall be referred to an arbitration committee composed of one member selected by each party, and a third member selected by the other two. The decision of the arbitration committee shall be binding upon the parties to this lease.

8. The following enumerated sections of the above agreement does not relate to our rental situation, and is hereby omitted by mutual consent: _____

9. **Obligations of Heirs and Assigns:**

The terms of this lease shall be binding upon the heirs and assigns of both parties. Each party should retain a completed copy of this agreement.

10. **Additional Agreements:**

Signed _____ 20____

Pasture Owner

Livestock Owner

11. **Lease Extension**

This lease shall be extended from _____ 20____, to _____ 20_____ .

Date: _____

Pasture Owner: _____

Livestock Owner: _____

12. **Amendment to the Lease**

This amendment shall be extended from _____, 20____, to _____, 20_____.

Date: _____

Pasture Owner: _____

Livestock Owner: _____

Notarization



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