

Cash Farm Lease

SECTION I: Date, Contracting Parties, Description of Property and Term of the Lease

1. This lease is made this _____ day of _____, 20_____, between _____, herein call 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, Wisconsin, 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 (Map Attached).

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 \$_____ 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 cattle 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:** _____

Section V: The Renter Agrees as Follows:

1. Good land management practices will be followed.
2. Farm will be operated in an efficient and husband-like manner.
3. The renter will apply barnyard manure and/or fertilizer to meet crop removal needs.
4. The land will be left in a similar condition at the termination of the lease as it was when the lease began (for example, tillage and soil fertility).
5. Hay lay will be cut no more than _____ times during the growing season with the first harvest not to begin earlier than _____, 20____, and the last harvest not to be made later than _____, 20____. Hay is not to be cut between September 1, and October 15, without landowner's permission.
6. The farm or any part thereof cannot be subleased to a third party.
7. Additional provisions: _____

Section VI:

In the event that this lease is terminated before the renter has the opportunity to recover costs of liming, fertilizer application and legume seeding, he shall be reimbursed by the landowner at the following rates:

	<u>Lime</u>	<u>Fertilizer Beyond Crop Removal</u>	<u>Seeding</u>
For amount applied after last cropping season	100%	100%	100%
For amount applied and after which one crop season has passed	80%	66 2/3%	66 2/3%
For amount applied and after which only two crop seasons have passed	60%	33 1/3%	33 1/3%
For amount applied and after which three crop seasons have passed	40%	-----	-----
For amount applied and after which four crop seasons have passed	20%	-----	-----

Section VII: Signatures

Date

Renter

Date

Landowner

Date

Date
