

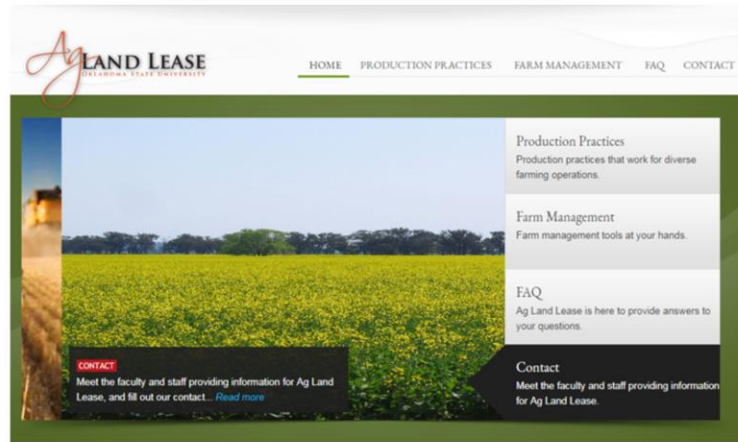
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# **The Basics of Your Agricultural Lease Agreement**

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Associate Professor  
Department of Agricultural Economics

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# aglandlease.info




Ag Land Lease is an initiative between Oklahoma State University Plant and Soil Science faculty and Agricultural Economics faculty, to bridge the gap between land owners and lessees.

# AgLease101.org


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**AG LEASE 101**


Ag Lease 101 helps both land owners and land operators learn about alternative lease arrangements and includes sample written lease agreements for several alternatives. Ag Lease 101 was created by and is maintained by the North Central Farm Management Extension Committee.



**GETTING STARTED...**

 **THE PERFECT FIT**  
Fixed & Flexible, Crop Share, Pasture... Which arrangement fits best for you?

 **QUESTIONS?**  
Answers to frequently asked questions about farm leases.

 **CONNECT & LEARN**  
Ag Lease 101 is mobile optimized and socially integrated. Connect on [Facebook](#) & [Twitter](#).

# Who's involved?

- Complete legal names of entities holding title and leasing the real property

DECLARATION CARD—(This form is to be used after April 23, 1917 and on or before February 28, 1919)

NAME OF SELLER: GEORGE HERMAN RUTH

ADDRESS: 173 Riverside Drive

DATE OF SALE: Dec 4 1918

PRICE: \$16,000

NAME OF BUYER: Mrs. Claire Ruth

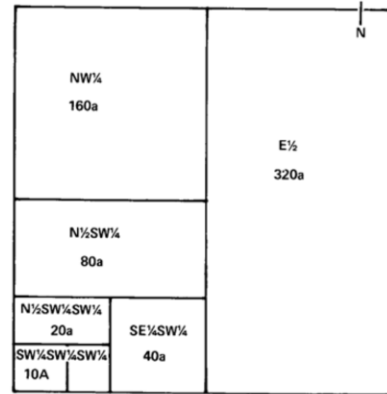
ADDRESS: 173 Riverside Drive

MUNICIPALITY: Baltimore Md.

NAME OF SELLER: George Herman Ruth

# What is being leased?

- The full and complete legal description of the property to be leased
- Points of access
- What property interests are being withheld from the tenant?



# When does the lease start and end?

- Tenancy for years vs. periodic tenancy
- Lease date vs. access date
- Production cycles matter!

**CALENDAR 2017**

JANUARY 2017							FEBRUARY 2017							MARCH 2017						
Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7	1	2	3	4				1	2	3	4			
8	9	10	11	12	13	14	5	6	7	8	9	10	11	5	6	7	8	9	10	11
15	16	17	18	19	20	21	12	13	14	15	16	17	18	12	13	14	15	16	17	18
22	23	24	25	26	27	28	19	20	21	22	23	24	25	19	20	21	22	23	24	25
29	30	31					26	27	28					26	27	28	29	30	31	

APRIL 2017							MAY 2017							JUNE 2017						
Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa
						1	1	2	3	4	5	6	1	2	3	4	5	6		
2	3	4	5	6	7	8	7	8	9	10	11	12	13	4	5	6	7	8	9	10
9	10	11	12	13	14	15	14	15	16	17	18	19	20	11	12	13	14	15	16	17
16	17	18	19	20	21	22	21	22	23	24	25	26	27	18	19	20	21	22	23	24
23	24	25	26	27	28	29	28	29	30	31				25	26	27	28	29	30	
30																				

JULY 2017							AUGUST 2017							SEPTEMBER 2017						
Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa
						1	1	2	3	4	5	6	1	2	3	4	5	6		
2	3	4	5	6	7	8	6	7	8	9	10	11	12	7	8	9	10	11	12	13
9	10	11	12	13	14	15	13	14	15	16	17	18	19	14	15	16	17	18	19	20
16	17	18	19	20	21	22	20	21	22	23	24	25	26	17	18	19	20	21	22	23
23	24	25	26	27	28	29	27	28	29	30	31			24	25	26	27	28	29	30
30	31																			

OCTOBER 2017							NOVEMBER 2017							DECEMBER 2017						
Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa	Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7	1	2	3	4	5	6	1	2	3	4	5	6		
8	9	10	11	12	13	14	6	7	8	9	10	11	7	8	9	10	11	12		
15	16	17	18	19	20	21	13	14	15	16	17	18	14	15	16	17	18	19		
22	23	24	25	26	27	28	20	21	22	23	24	25	17	18	19	20	21	22	23	
29	30	31					27	28	29	30			24	25	26	27	28	29	30	

www.thegripablecalendar.com

## What can you do?

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- Base assumption: tenant gets all rights of landlord subject to time and “waste” limits
- Production practices
  - Prohibited
  - Required
- Restrictions on use (ex. recreation)



## Who's keeping the place up?

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- Maintenance of fixtures
- Maintenance of soil health & conservation systems

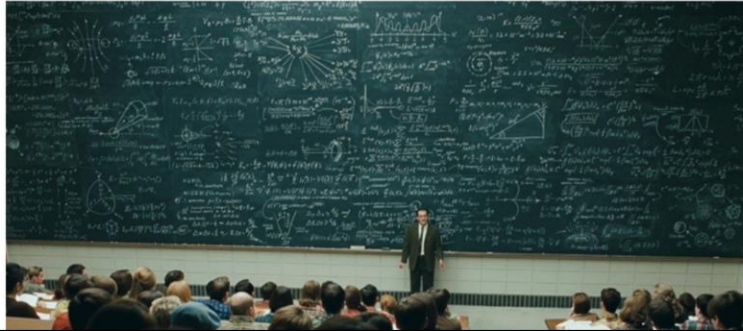




# How are rents calculated?

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- Cash vs. share
- Fixed vs. variable
- Where, when, and how are payments made?
- How are calculations derived & confirmed?



## Who else is running around on this place?

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- Make sure other interests of landowner are disclosed
  - Mortgages
  - Minerals
  - Mud
  - and anything else



**Let's put a label on it... and let's  
not label it a partnership!**

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**Hey, uh, Bob, can you come over?**

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# Managing disagreements



## How'd we do?

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[https://okstatecasnr.az1.qualtrics.com/jfe/form/SV\\_bwP1YTkxxcjsOdD](https://okstatecasnr.az1.qualtrics.com/jfe/form/SV_bwP1YTkxxcjsOdD)