

# Farm Land Rental Contract

## 1. CONTRACTING PARTIES AND DATE:

This lease begins on JANUARY 1<sup>ST</sup>, 2022 and  
ends on JANUARY 1<sup>ST</sup>, 2025 (see #)

Landlord(s) -

Renter(s) -

Address -

Address -

## 2. PROPERTY DESCRIPTION:

The landlord hereby leases to the renter the following described property:

\_\_\_\_\_ consisting of  
approximately \_\_\_\_\_ tillable acres situated in \_\_\_\_\_ County. A map of the  
property is attached to this lease identifying the rented land represented in this agreement.

## 3. GENERAL TERMS OF THE LEASE:

- A. Uses: This rental agreement is solely for growing agricultural crops.
- B. Time Period: This agreement will be in effect from \_\_\_\_\_ to \_\_\_\_\_  
(and/or) this many years/growing seasons \_\_\_\_\_.
- C. Subleasing: The landlord does not convey to the renter the right to sublease any part  
of the described property.
- D. Review of Lease: May be done at any time with written agreement and signed  
consent of both the landlord and the renter.
- E. Partnership: Not intended or implied by this agreement (this is a cash lease only).
- F. Right of Entry: The landlord reserves the right to enter the property at any reasonable  
time.
- G. Buildings: This lease does not include the use of any buildings on the property.

## 4. LAND USE:

- A. The renter agrees to follow a farm conservation plan, approved by NRCS and/or the  
County Land Conservation Department.
- B. The renter cannot make physical changes to the property without written consent of  
the owner, as required by Wis. Stat. § 704.05(3).
- C. The renter must maintain existing conservation practices. (Example: grass waterways)
- D. The renter is responsible for maintaining soil pH and fertility.
- E. Governmental payments will follow USDA Farm Service Agency and NRCS rules.

**5. PAYMENTS AND DUE DATES:**

A. The annual cash rent for the above described property paid by the renter to the landlord will be

\_\_\_\_\_ tillable acres @ \$ \_\_\_\_\_ per acre = \$ \_\_\_\_\_

**Total**      \$ \_\_\_\_\_

B. Payments will be made directly to the landlord as follows:

- i. \$ 50.70 paid by Feb 1<sup>st</sup>
- ii. \$ 50.70 paid by Nov 1<sup>st</sup>

**6. TERMINATION/AMENDMENT OF AGREEMENT:**

This lease terminates on the ending date stated in paragraph 1 without any notice from either party.

- \* The Landlord shall have the absolute right to terminate this lease by written notice in the event the Renter shall violate Section 2, 3, 4 or 5 of this agreement or if the Landlord sells this property, by giving the tenant written notice by September 1 that the lease would end at the completion of the current crop year, or current calendar year, whichever comes first. In the event the above occurs, the Renter would be allowed until the end of the current calendar year to complete the harvest of crops grown during the current year. In the event that the property is vacated by the Renter, mid-calendar year or crop year, the landowner, shall have exclusive right to occupy the property and take control of any crops remaining and profit thereof.

Either party may request a meeting to review and possibly amend the lease for the following years in the current contract by sending written notice to the other party by August 1st. Both parties must agree to any amendments. The lease will continue beyond the ending date stated in paragraph 1 only by mutual agreement.

**7. SIGNATURES:**

Landlord(s):

Renter(s):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ (Date)

\_\_\_\_\_ (Date)



# Badger State Auction

Where our goal is your Satisfaction! & Real Estate LLC

**Tillable Farmland Rental  
Blaser Farm Trust  
Milton, WI – Rock County**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

**REFERENCES:**

	<u>Name:</u>	<u>Phone #</u>
1.)	_____	_____
2.)	_____	_____

**Two Separate Parcels**

PARCEL I: Johnstown Township – Sec. 6 (Rock Cty.)  
90 +/- Tillable Acres  
PARCEL II: Lima Township – Sec. 33 (Rock Cty.)  
106 +/- Tillable Acres

NOTE – Each parcel will be offered separately, not combined. Interested parties may bid on one or both parcels. Please review the proposed contract prior to submitting your bid(s). Bids must be submitted on a per acre basis. This is a two, possibly three-year contract.

\_\_\_\_\_  
(check) PARCEL I \$ \_\_\_\_\_/Acre X 90+/- acres = \$ \_\_\_\_\_

\_\_\_\_\_  
(check) PARCEL II \$ \_\_\_\_\_/Acre X 106+/- acres = \$ \_\_\_\_\_

\_\_\_\_\_  
(signature) (date)

\*\*All Bids must be submitted on/before Noon on Friday, October 22, 2021, in a sealed envelope to

**Badger State Auction  
4128 N. Cty Rd. KK  
Milton, WI 53563**

Bob Johnson - Auctioneer \* 4128 Hwy KK \* Milton, WI 53565 \* 608-774-9336  
Wisconsin Registered Auctioneer License #800

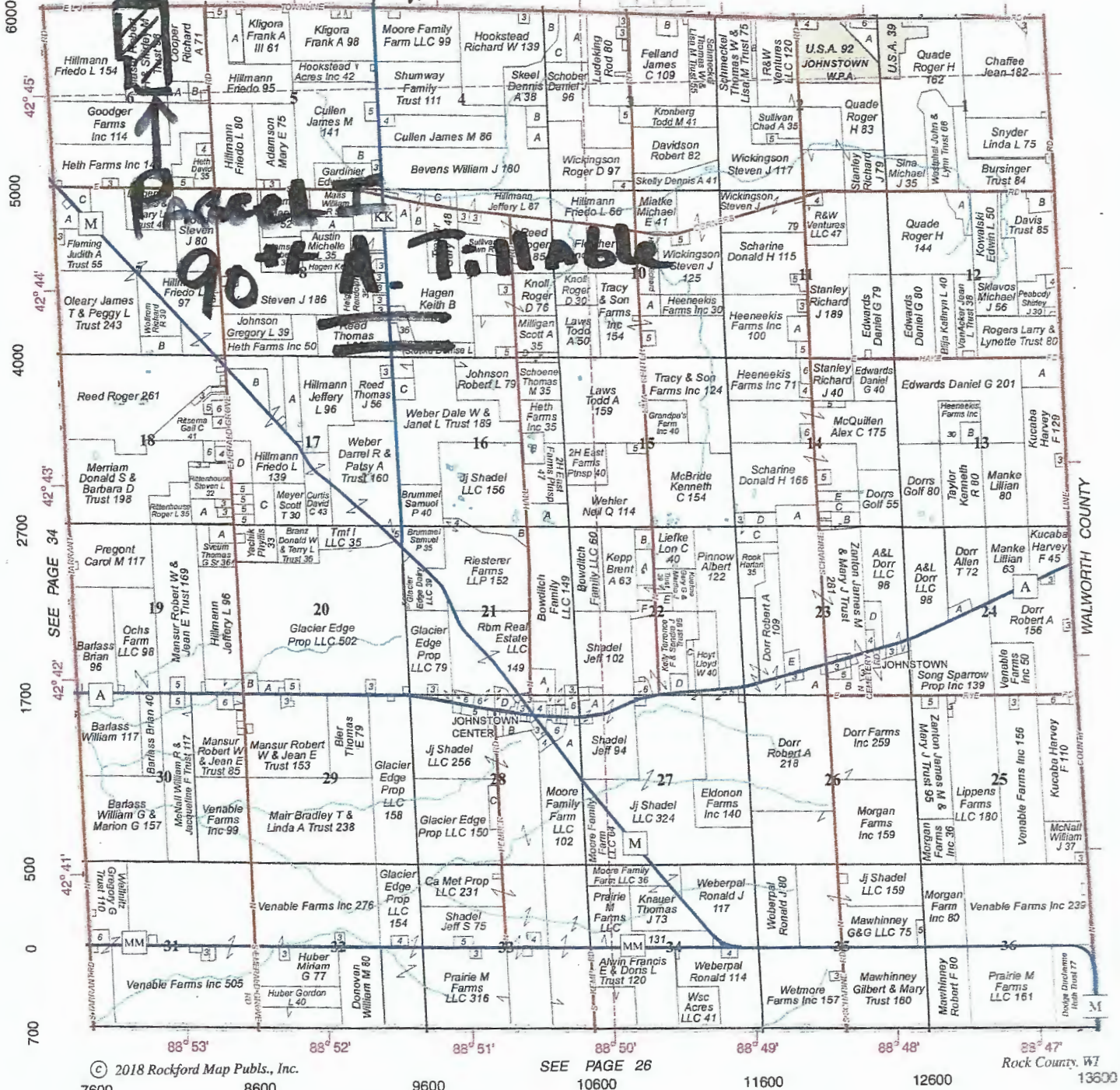


# JOHNSTOWN

Parcel II

SEE PAGE 46

Refer to page 57 for keyed parcels  
T.3N.-R.14E.



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7600 8600 9600 10600 11600 12600 13600

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Rock County, WI



