



Stoutland R-II School District

7584 State Road T, Stoutland, MO 65567

Chuck Stockton, Superintendent

Cash Cattle Pasture Lease Agreement

1. This Pasture Lease Agreement is made between the Landlord(s) Stoutland R-II School District and the Tenant [REDACTED] on this date, April 8, 2021, for the lease of the following described property.
2. Property Location: Camden County, at or near 6716 State Hwy T, Stoutland MO 65567; Auglaize Township, Missouri, Parcel Number 23-7.0-25.0-000.0-000-016.000, Township 36N, Range 15W. Legal Description SESE, PT. SWSE E of ST. HWY TT. (see Attachment A)
3. Description: Forty-seven (47) acres more or less, adjacent to the north side of the Stoutland R-II baseball field and running north along Highway T, with approximately half the acreage in pasture and half-timber. This property is currently fenced and used for pasture.
4. The Tenant shall have the right to use the Property for cattle pasture.
5. The Lease term shall be as follows: Fixed term lease beginning on April 10, 2021 and ending on April 30, 2023 for a total period of two (2) years.
6. The Lease rent shall be as follows: Cash rent – The Tenant agrees to pay the Landlord \$ [REDACTED] per year as rent. The rent shall be payable upon the beginning and every subsequent anniversary of this Lease.
7. The Landlord agrees to pay for the following expenses, if any: fencing materials only as deemed necessary by the Landlord to maintain the existing lawful fence during the term of this lease.
8. The Tenant agrees to pay for the following expenses:
 1. Labor (either done by the tenant or all costs associated with hired help) for fencing repairs to maintain the existing lawful fence during the term of the lease.
 2. At the discretion of the tenant, fertilizer and application with prior approval of the Landlord.
 3. Pasture mowing as needed at the discretion of the Tenant.
9. The Tenant shall make all necessary repairs to the Property at his/her expense during the Lease term. This includes repairing all defects with any structure on the Property due to damage or wear and tear.
10. The Tenant may make improvements to the fences, water systems and other items on the Property, provided that consent has been given by the Landlord. If such consent is given, all such improvements shall be made at the expense of the Tenant and shall become the property of the Landlord.
11. The Landlord shall have the right to enter the Property to inspect the Property, provided that he/she does not impair the Tenant's agricultural activities on the Property.
12. The Tenant may not sublet this Property or assign this Lease to any other persons without the written consent of the Landlord.
13. Hunting, trapping and logging are prohibited on the property
14. Tenant assumes all liability for any injury to themselves or their guests while on the property. Tenant assumes all liability for the health and well-being of the tenant's livestock. The tenant assumes all liability for property damage, crop damage or injury to others caused by tenants' livestock.
15. It is agreed that this pasture lease agreement shall not create a partnership relationship between the Landlord and Tenant.

Landlord Name: Stoutland R-II Schools

Landlord Signature: _____

Date: _____

Landlord Address: 7584 State Road T
Stoutland, MO 65567

Tenant Name: [REDACTED]

Tenant Signature: [REDACTED]

Date: [REDACTED]

Tenant Address: [REDACTED]
[REDACTED]

