

Post Rock Extension District Column

Week of January 8-12, 2024

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Hopefully, 2024 has brought you many blessings and you are reflecting on the past year! At least we have moisture and expecting more with the weather forecast. It seems like we all start “lists” at the beginning of the year and maybe one of those items may be re-examining your farmland leasing arrangements for your family farm. Whether your leasing arrangements include cropland, pasture or both, this can be a very challenging component of your farming enterprise.

It is estimated that more than 50% of Kansas farmland and pastureland is rented and is a growing prominence with many producers. Different types of leases have been developed to meet the needs of the modern Kansas farmer and rancher. It is important that both parties, to a farm or ranch lease, understand the details of their lease agreement and the laws that affect their lease. Leases can be written or oral, however, a written lease is highly encouraged as it will help and make sure the rights of all parties involved are clearly defined and understood. An oral lease is only enforceable for one year, generally until March 1, whereas a written lease may cover any period of time.

If you are the tenant or the landowner, there are specific dates that are important to remember. One of the dates is coming up in January, which is the termination notice for an **ORAL** lease. Kansas law specifies that proper written notice of termination, of an oral lease, be delivered to the tenant at least 30 days prior to March 1 in order to terminate the lease for that year (except written leases that specify another termination date). So the date for 2024 would be January 29. If proper written notice is not given to the tenant 30 days prior to March 1, then the tenant will maintain possession of the property until March 1 of the following year or 2025. The termination date is indicated and documented in a written lease.

Stop by any K-State Research and Extension, Post Rock District office for a copy of the “Kansas Agricultural Lease Law” along with sample farm or pastureland leases and other helpful information. This is the 12th year that the Post Rock Extension District has conducted a Leasing Arrangements Survey in each of the 5 counties of our district including Jewell, Lincoln, Mitchell, Osborne and Smith. Thanks for those landowners and tenants who completed the survey and if you would like to be a part of the survey, in the future, simply give us a call. The 2023 lease survey is being compiled and will be published by approximately mid-January. The lease survey reports will be available at any of our Post Rock District offices along with on our website at postrock.ksu.edu.

If you have any questions regarding farmland leasing arrangements, contact myself or Blaire, at any of our Post Rock Extension District Offices in Beloit, Lincoln, Mankato, Osborne or Smith Center.