

ELLERBROCK TRUST AUCTION
JUNE 18, 2024
LANDLORD/ TENANT AGREEMENT

BUYER/ LANDLORD: _____

TENANT: JAMES POTHAST

The “Buyer” will become the “Landlord” for the 2024 Crop season and will pay all of the 50% Landlord’s Share of Expenses and will receive the 50% Landlord’s Income as spelled out in this agreement. The intent is to complete this crop season just as Gene and Jim have done in the past.

Following is All of the Landlord’s 50% Share

WHEAT: (All on Parcel #2)

1) Wheat Seed	29 Acres @ \$ 54.00	Cost 50%	\$ 783.04
2) Starter Fertilizer	29 Acres @ \$113.00	Cost 50%	\$1,638.50
3) Clover Seed Hay	29 Acres @ \$ 18.62	Cost 50%	\$ 270.00
Buyer Pays Back to (Seller) at Closing			TOTAL \$2,691.54
4) Wheat Top Dress	29 Acres @ \$ 96.00	Cost 50%	\$1,392.00
5) Spray Quill	29 Acres @ \$ 39.13	Cost 50%	\$ 567.39
6) Buyer to Pay 50% Combining	29 Acres @ \$ 30.00	Cost 50%	\$ 435.00
Buyer to Settle with (Jim Pothast) at End of Year			TOTAL \$2,394.39

Buyer to Receive 50% of Wheat Delivered to NWOCCI
Buyer markets their own Grain

SOYBEANS: (If Parcels sell separately, soybeans will be split by bean acres per parcel)

7) Soybean Seed	36 Acres @ \$ 81.00	Cost 50%	\$1,458.00
8) Burn Down	36 Acres @ \$ 12.48	Cost 50%	\$ 224.64
9) Spray Liberty Roundup Foliage	36 Acres @ ?? TBD	Cost 50%	\$?? TBD
10) Buyer Pays 50% of Combining	36 Acres @ \$ 30.00	Cost 50%	\$ 540.00
Buyer to Settle with (Jim Pothast) on Costs			TOTAL \$2,222.64

There are 15 acres of soybeans on Parcel #1 and 21 acres Parcel #2
Buyer to Receive 50% of Soybeans Delivered to NWOCCI
Buyer markets their own Grain

HAY/ CLOVERSEED/ STRAW: (All on Parcel #1)

Jim Pothast will oversee Hay Crop, Straw and Clover seed.
Buyer will receive 50% of those crops in money for the 2024 season.
“Jim Pothast Handles the Sale of Hay, Straw and Clover Seed”

	DATE	/	/	PHONE
BUYER				
	DATE	/	/	PHONE
TENANT				