

# Resources for Oregon Landholders Leasing out Farmland



We hope you'll find some resources here that will deepen your understanding of what to consider when leasing out your farmland.

## Goal Setting Guide

- ★ What are your hopes for the future of your farmland?
- ★ What role(s) would you like to have on the farm in the coming years?
- ★ What concerns you most about the process?
- ★ What excites you about this process?

## Agricultural Lease Considerations

We hope you'll find some resources here that will deepen your understanding of what to consider when leasing out your farmland.

- ☐ Types of farming suitable and allowed
- ☐ Farming practices allowed. Any restricted?
- ☐ Rent payment and schedule. Monthly, annual, quarterly?
- ☐ Utilities and insurance
- ☐ Responsibility for others, accidents
- ☐ Access Rights. When can the landlord access the property and with what notice?
- ☐ Maintenance and Repair. Who is responsible?
- ☐ Alterations and improvements. Who is responsible?
- ☐ Property boundaries, exact area to be leased
- ☐ Types of storage allowed
- ☐ Camping, RV's or other living arrangements allowed?
- ☐ At termination of lease what is expected?
- ☐ Involvement of landlord in farming
- ☐ What is your preferred communication style?
- ☐ What are the power dynamics present in this landholder/lessee relationship?

***(Adapted from American Farmland Trust)***



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## Oregon-Based Resources

- Friends of Family Farmers / Oregon Farm Link - Friends of Family Farmers advances policies and programs that protect, promote and sustain resilient and economically viable community agricultural systems in Oregon. FOFF's Oregon Farm Link connects landseekers and landholders for equitable land access.
  - Website: [www.oregonfarmlink.org](http://www.oregonfarmlink.org) ; [www.friendsoffamilyfarmers.org](http://www.friendsoffamilyfarmers.org)
- Oregon Agricultural Trust - State-wide non-profit land trust working to preserve farm ground in perpetuity by way of working lands easements and succession planning discussions.
  - Website: [Oregon Agricultural Trust \(oregonagtrust.org\)](http://OregonAgriculturalTrust.org)
- OSU Extension Services <https://smallfarms.oregonstate.edu/>
- Rogue Farm Corps' Changing Hands series offers opportunities for landholders and land seekers to connect.
  - Website: <https://www.roguefarmcorps.org/changinghands/workshops>

## General Resources

- California FarmLink's Landholder Toolshed provides a wealth of resources for landholders
  - Website: <https://www.californiafarmlink.org/toolshed/landholder-toolshed>
- Land for Good's Toolbox for Landholders is a collection of resources just for landholders. Check out their Guide to Leasing and Mediation Services publications.
  - Website: <https://landforgood.org/resources/toolbox/toolbox-landowners/>
- EcoTrust - partnered with American Farmland Trust to look at systemic barriers to land access. You can read their report, view tools, and access case studies.
  - Website: <https://ecotrust.org/systemic-barriers-to-land-access/>
- American Farmland Trust's resources are primarily built for land seekers but still are a great place to view lease templates, and access educational materials on site assessment and succession planning.
  - Website: <https://farmland.org/land-access-resources/>



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## General Resources Cont.

- Agrarian Trust is dedicated to expanding community ownership of farmland, developing legal tools, and fundraising to help communities hold land and lease to next-generation farmers on a long term, affordable basis.
  - Website: <https://www.agrariantrust.org/>
- Farm Commons provides legal workshops, timely resources, and a community for farmers, ranchers, and their service providers.
  - Website: <https://farmcommons.org/>
- [Oregon's Farm and Ranch Equity and Anti-Racism Program \(O-FREAP\)](#) is an opportunity for farmers and ranchers to learn about, address, and dismantle racism within the food and farm systems and beyond.

## Site Assessment

- What can I do with my small farm?
  - <https://catalog.extension.oregonstate.edu/sites/catalog/files/project/pdf/ec1529.pdf>

## Contract Building

- Farm Commons
  - <https://farmcommons.org/collections/farmland-and-ranchland-leasing/>
- Oregon Agricultural Statistics Directory shares average cropland rental rates by county:
  - <https://www.oregon.gov/oda/agriculture/pages/statistics.aspx>

## Farmer Relationships

- Land For Good's Lease Mediation worksheet for landholders asks questions to consider when working towards quality leases.
  - <https://landforgood.org/wp-content/uploads/LFG-Lease-Mediation-Landowner-worksheet.pdf>



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## Succession Planning

- Oregon Ag Trust website: [Oregon Agricultural Trust \(oregonagtrust.org\)](http://oregonagtrust.org).
- Sherri Noxel, Enterprising Generations: [Family business growth & succession planning](#) | [Enterprising Generations](#)
- Clint Bentz, Clint Bentz Consulting: [About](#) | [Bentz Consulting \(clintbentz.com\)](#).
- Diana Tourney, Clackamas SBDC: [dtourney78@gmail.com](mailto:dtourney78@gmail.com)

## Space for your notes:

