

Rooster Ag' Farm Management Duties

1. GPS Soil Test: In order to determine the state of the land that is in question, Rooster will need to obtain a Global Position Satellite i.e., **GPS Soil Test!** This test will encompass the entire croplable acres and give a soil analysis on a grid size of approximately 330' x 330' entailing approximately 2.5 acres. "example" per 100 acres this test will have 25 different grids, which Rooster can use to make recommendations to the tenant, of proper nutrient and physical management practices! This would be a cost to the landowner of approximately _____ per acre. This test is good for 4 crop years or _____ per acre per year! And would then need to be re-tested. To see the impact of such practices.
2. Physical: Rooster and land owner will observe the farm/farms in questions and make physical decisions of the farm to be performed on the farm, i.e., fence removal, garbage removal, building demolition, tiling, waterway construction, ditch mowing, brush removal, field entrance and gravel maintenance, etc. Rooster will assist owner in the management of hiring these tasks completed or incorporate these things into the bid process of the land's cash lease.
3. Tenant Selection: After Soil Test, physical plan, nutrient plan, cultural plan and an ecologically sound plan is in place we need to determine the **absolute** most desirable, of both environment and profitable tenant for the farm! This will be done on a bid basis of which each grower will be informed of the land owner's and Rooster's desires of nutrient, cultural and physical request. Which potential tenant can calculate his cash rent bid, of which will be due, half March 1 and half December 1 of each year! Rooster will entertain bids from a minimum of two and up to six of the best candidates from the area! Or if land owner desires, leave the farm with the current tenant!
4. Cash lease: Rooster will prepare and review the cash lease with both tenant farmer and landowner, of which is described in the terms and conditions stated in Rooster Ag Farm Management duties. After a tenant has been selected Rooster will be responsible for collecting rents and depositing them into the appropriate accounts as directed by land owner!
5. Rooster's compensation: For tasks performed above, Rooster will be paid on a per crop land basis of _____ per acre of which will be due at time of rent collecting ½ March 1 ½ December 1 of each year.
6. Termination of Rooster services: This agreement can be cancelled by either party with written notice to designated party in the month of November prior to December 1 payments. With exception of the soil test, any balances due are the responsibility of the land owner, as the soil test is the property of the land owner!
7. Tenant responsibilities: Tenant agrees to pay all rents on a timely manner 50% March 1 and 50% December 1 of each crop year. Tenant will supply Rooster with proper documentation of crop inputs i.e., phosphate, potassium, and lime stone. As determined by Rooster, after review of GPS soil test. Tenant shall also follow land owner's request of cultural practices if any to eliminate soil erosion or potentially non-ecologically sound practices. Tenant agrees to use only the practices necessary to maintain and grow a desirable crop free of weed, grasses and bugs with a strong emphasis on ecology! Tenant agrees to supply Rooster with documentation yearly of enrollment of farm into the local county government program. Tenant will supply Rooster with documentation of insurance of both liability and crop disaster to ensure landowner of sufficient funds in case of crop failure! Finally, tenant will be responsible for such tasks as agreed upon on the physical section of this agreement and to strive to continually improve the integrity and balance of the farm!
8. Termination of tenant/landlord agreement: This contract can be terminated by either party! Lessee hereby waives any right of written notice of termination pursuant to Section 9-206 of Chapter 110 of the Illinois Revised Statutes.
9. Condition and Warranties: Any condition and services can be added or subtracted from Rooster's Duties. Rooster warrants that it will make its decisions in good faith of which will be in the best interest of the land, landowner, the environment, and the tenant!