

Land Rental Scenarios

Scenario One

- Vegetable Farm 1 acre. Near a pond.
 - Landlord provides: former hay field, accessed by dirt road. Access to pond, 200' from field.
 - Farmer: builds fence, puts up a small tool shed, installs a irrigation pump at pond and starts a vegetable business.
 - Rent is for: 1 acre of land, irrigated. Farmer pays \$250 a year.

Scenario Two

- Suburban Yard. 10,000 square feet (¼ acre). Water access at the house spigot.
 - Landlord provides: former lawn. Accessed by street. Access to water hook up at hose spigot on side of house.
 - Farmer: builds deer fence. Builds a small tool shed. Installs a water meter to reimburse landlord on a monthly basis for water usage.
 - Rent is: 10,000 square feet of land (¼ acre), irrigated. Farmer pays \$100 a year. Plus cost of city water, billed on a monthly basis.

Scenario Three

- Urban Yard. 1,000 square feet (1/40th of an acre). Water access at the house spigot.
 - Landlord provides: fenced in former lawn. Accessed by back alley. Access to water hook up at hose spigot on back of house.
 - Farmer: Installs a water meter to reimburse landlord on a monthly basis for water usage. Brings tools in car as needed.
 - Rent is: 1,000 square feet of land (1/40th of an acre), irrigated. Farmer pays \$50 a year, plus vegetables. Plus cost of city water, billed on a monthly basis.