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.**
  - 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.**
  - 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.