

EUREKA COUNTY, NV  
LAND-AMD  
Rec:\$37.00  
Total:\$37.00

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03/09/2020 03:30 PM

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MALACHI D SMITH



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LISA HOEHNE, CLERK RECORDER

APN # \_\_\_\_\_

Recording Requested By:

Name MALACHI D. SMITH

Address SEGURA RANCH

City/State/Zip EUREKA, NV 89316

PERMIT # 2703923

CATTLE GRAZING LEASE Agreement  
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fees applies)

**CATTLE GRAZING LEASE AGREEMENT**

THIS CATTLE GRAZING LEASE AGREEMENT (the "Lease"), is made and entered into as of 06-18-19, 2019, between SEGURA RANCH LLC ("Lessor") and MALACHI SMITH ("Lessee").

**AGREEMENT**

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee agree as follows:

- 1) The Lessee agrees to use BLM Permit 2703923 Seven Mile Allotment associated with Segura Ranch LLC from 6-1-19 to 3-31-20 (10 months).
- 2) The Lessee agrees to pay rent as follows: \$30,000.00 paid upon execution of this Lease prior to putting cattle on Segura BLM land.
- 3) The balance owed of \$30,000.00 for pasture rent for use of the BLM permit shall be paid upon weaning and shipping Lessee's calves or no later than 12-1-19.
- 4) The Lessee and Lessor agree that this pasture lease terminates on 4-1-20. Should the ranch not be sold by 4-1-20 then the Lessee shall have the first right of refusal to enter into a consecutive period of time to be agreed upon at that time to lease the Segura Ranch LLC BLM permit providing all parties are in agreement and all rents are paid.
- 5) The Lessee shall exercise good range management and animal husbandry practices at all times.
- 6) The Lessor shall be responsible for paying all costs associated with the BLM permit fees; maintaining fences; providing adequate stockwater facilities. Lessee agrees to communicate regularly with the Segura Ranch Manager throughout the term of this Lease.

NOTE: All other livestock maintenance costs shall be the responsibility of the Lessee.

- 7) At no cost to the Lessee, the Lessee shall be allowed to reside on Segura Ranch at the stone house ranch house during the term of this lease.

**LESSOR:**

**LESSEE:**

John C. Gretlein 06-18-19  
 \_\_\_\_\_  
 SEGURA RANCH LLC DATE  
 JOHN C. GRETLEIN

Malachi D. Smith 6/20/19  
 \_\_\_\_\_  
 MALACHI SMITH DATE