

**Jackson County, Missouri  
Agricultural Lease Program Agreement (Contract)**

THIS AGREEMENT entered this 19 day of November, 2025, by and between JACKSON COUNTY, MISSOURI, (hereinafter "County" and T. Bruce Mershon of Buckner, MO, (hereinafter "Lessee").

WHEREAS, County owns certain tracts of real property located within and as parts of Jackson County, MO; and

WHEREAS, by Request for Proposals No. 25-020, County has opened proposals for lease of the above lands to parties wishing to maintain and harvest a variety of hay or crops; and

WHEREAS, Lessee has submitted the best proposal for lease of the property at Monkey Mountain and LBT/McCune, and both parties seek to formalize their agreement through this document; and,

WHEREAS, by Resolution 22013, dated August 25, 2025, County awarded a lease to Lessee on RFP No. 25-020 and authorized its Director of Finance and Purchasing to execute the documents necessary to the accomplishment of the award; and,

NOW, THEREFORE, in consideration of the foregoing and the terms and provisions herein contained, County and Lessee respectively agree with each other as follows:

1. County shall permit Lessee to use tracts of land located at Monkey Mountain and LBT/McCune, and more specifically identified in Request for Proposals No. 25-020, for a six-year term running from the date of this Agreement's execution to December 31, 2030 for the harvesting of hay and crops as set out in the Jackson County Request for Proposals and Lessee's response dated April 14, 2025, which are attached hereto and incorporated herein by reference.
2. All other activities of Lessee shall be governed by the Jackson County Code.

**FILED**

DEC 12 2025

**MARY JO SPINO  
COUNTY CLERK**

3. Lessee shall pay to County \$81.91 per acre or the annual total sum of \$3,850 for harvesting hay or crops on the LBT/McCune park property. Lessee shall pay to the County \$50.55 per acre or the annual total sum of \$6,875 for harvesting hay or crops on the Monkey Mountain park property.
4. During the tenure of this lease, Lessee shall use said property only for the herein designated purpose. Lessee shall, at all times, maintain the property in good condition and shall avoid practices detrimental to the value of said property, surrounding properties and the environment.
5. Lessee shall cut no timber outside of the designed areas, conduct no mining operations, remove no sand, gravel, or kindred substances from the ground, commit no waste of any kind nor in any manner change the contour or condition of this property under the contract.
6. Lessee shall not cause or permit the construction or location of any structure or improvement on the premises without prior written consent from the Director of the Parks + Rec Department.
7. Each payment shall be in the form of a certified or cashier's check, payable to Jackson County, Missouri.
8. Each payment shall be made on or before December 31<sup>st</sup> of each harvest year. Failure to remit any payment on the corresponding due date shall constitute breach of the Agreement, unless written permission has been given prior to the due date by the Director of Parks + Rec for late remittance of payment.
9. The County shall not be liable for damages to property or injuries to persons which may arise from or by incident to the use and occupation of the premises by Lessee and Lessee shall indemnify County for any such damages.

10. Lessee shall be liable for any damage that may be caused to County property or surrounding properties and shall exercise due diligence in the protection of all improvements and natural areas on or adjacent to the premises.
11. Either the County or Lessee may terminate this Agreement by giving sixty days' written notice to the other party. If County shall terminate this Agreement, and termination is not the result of a breach of said Agreement, Lessee shall be entitled to harvest, gather, and remove his/her crops planted on said premises or, at the discretion of the County, may allow Lessee reasonable compensation in lieu thereof for Lessee's hay or crops. If all or a portion of the hay or crops remain unharvested at the time of such a termination, Lessee's compensation will be determined by a formula approved by the Director of Parks + Rec.

In the event Lessee terminates this Agreement prior to the expiration date hereof, it shall be in the sole discretion of the County to determine if Lessee shall be entitled to any part of hay or crops on premises, or reasonable compensation for the same.

12. The term of this Agreement may be extended by written agreement between the parties, under such additional or changed conditions as may be agreed to.
13. The Director of Parks + Rec of Jackson County shall serve as Agreement Administrator for the County and shall be the person to whom any notices pursuant to this Agreement shall be sent.
14. The waiver or modification by any party hereto of any term or condition hereof shall not void, waive or modify any other term or condition hereof. The failure of any party to insist, in any one or more instances, upon the performance of any term of this Agreement shall not be construed as a waiver or relinquishment of such party's right to such performance or to future performance of such term.

15. On or before the date this Agreement's term expires or its termination by the County, Lessee shall vacate the stated premises, remove the property of Lessee therefrom, and restore the stated premises to a condition satisfactory to the County, except for damages beyond the control of the Lessee and due to fair wear and tear expected.
16. Lessee takes the property subject to easements of record.
17. This Agreement, together with the Request for Proposals and Invitation to Bid No. 25-020 and Lessee's response thereto, incorporates the entire understanding and agreement of the parties.

IN WITNESS WHEREOF, the parties hereto have signed and executed this Agreement of the date first above written.

**JACKSON COUNTY, MISSOURI**

By Cheryl L. Colter  
Director of Finance and Purchasing

APPROVED AS TO FORM:

Mark Shultz  
County Counselor

ATTEST:

Mark Burns  
Clerk of the Legislature

Lessee

T. Bruce Mershon  
Name  
Mershon Cattle LLC  
Company Name  
T. Bruce Mershon  
Signature Authorizing Official

816-289-3265

Phone Number

45-4269390

Federal I.D. Number or Social Security Number