

REQUEST FOR BIDS

For the Rental of Farmland at Various Locations in
Grant, Otter Tail, and Traverse Counties

RESPONSES MUST BE RECEIVED BY:

January 20, 2021, at 3:00 PM

DELIVERED TO:

Bois de Sioux Watershed District
Attn: Jamie Beyer, Administrator
704 Highway 75 South
Wheaton, MN 56296

Notice: This Request for Bids is subject to final approval by the Bois de Sioux Watershed District Board of Managers. The District reserves the right to reject any or all bids and to waive irregularities, informalities, or discrepancies.

REQUEST FOR SEALED BIDS

Sealed bids for the rental of farmland located in Grant, Otter Tail, and Traverse Counties will be received by the Bois de Sioux Watershed District (the “District”), at the District’s office located at 704 Highway 75 South, Wheaton, Minnesota 56296, until 3:00 PM, Wednesday, January 20, 2021. Sealed bids will be publicly opened and read aloud immediately after the bid closing in the District’s office. Bidders will be notified of the winning bid by mail, email, or phone within thirty (30) days of bid opening.

The bids will be for the rental of farmland only. Bidders may bid on any combination of one (1), several, or all properties. All property leased from the District will remain property of the District. The successful bidder(s) will be responsible for all input costs and expenses of the farmland, including, without limitation, all labor, fertilizer, seed, and equipment costs. The District reserves the right to reject any or all bids. Bids and specifications for the bids may be obtained from the District’s office.

The District hereby notifies all potential bidders that minority and disadvantaged businesses will be afforded full opportunity to submit bids in response to this invitation and that no bidder will be discriminated against on the grounds of religion, sex, race, color, or national origin.

The District reserves the right to reject any or all bids and to waive irregularities, informalities, or discrepancies.

Linda Vavra, President
Dated: December 17, 2020

INSTRUCTIONS TO BIDDERS

I. GENERAL INFORMATION.

A. Bid Name. Bid for Farmland Leases

B. Notice to Bidders. Sealed bids will be received by the District, at the District's office located at 704 Highway 75 South, Wheaton, Minnesota 56296, until the date and hour indicated above, and will be publicly opened and read aloud immediately after the bid closing in the District's office. All bidders will be notified of the winning bid by mail, email, or telephone.

C. Bid – Lease Information.

- (1) Bids are being solicited for the rental of farmland only. All title to the land will remain with the District.
- (2) Maps of the respective farmland are attached to the bid packets.
- (3) The successful bidder(s) will be required to furnish, without limitation, all labor, fertilizer, seed, and equipment necessary to grow crops on the farmland.
- (4) Leases are made "as-is". Potential bidders are urged to investigate the respective property and review soil maps or other information pertinent to growing crops on the farmland before submitting a bid.
- (5) Farming activities must be done in a safe and clean manner, and in accordance with federal, state, and local laws, rules, and regulations.
- (6) The rental price must be paid in cash, check, money order, certified check, or other immediately available funds on an annual basis. **Rent must be paid on or before March 1, 2021.**
- (7) The successful bidder(s) will be required to enter into a lease agreement with the District. Subleases are not permitted without written approval of the District.
- (8) The District reserves the right to reject any or all bids, or to select one (1) or more bids from different bidders.

II. BID FORMS.

Bids must be submitted on the attached Bid Forms. Other bid forms will not be accepted. Bid packets are available at the District's office located at 704 Highway 75 South, Wheaton, MN 56296. Bidders may also request a bid packet by email at bdswd@runestone.net or by phone at (320) 563-4185.

III. ADDITIONAL INFORMATION.

Bidders are encouraged to contact Jamie Beyer, Administrator, with any questions or requests for additional information at (320) 563-4185.

IV. SUBMISSION OF BIDS.

Bidders shall deliver bids to the District, no later than the time and date indicated above, in a sealed envelope with the Project Name and Date clearly marked on the outside of the envelope with the following information:

*Bid for Farmland Leases
Bid Opening: January 20, 2021, at 3:00 PM*

V. METHODS OF AWARDING BIDS.

On January 21, 2021, at 9:00 AM, bids will be presented to the District Board. The District Board shall award a lease to the highest responsible bidder(s). The District Board reserves the right to reject any or all bids and to waive any minor irregularities, informalities, or discrepancies. Bidders need not be present at the bid opening; however, bidders and the public are welcome to attend the bid opening and the District Board meeting on January 21, 2021, beginning at 9:00 AM.

The winning bidder(s) will be required to enter into lease agreements beginning with the District for the 2021 growing season.

VI. QUALIFICATIONS OF BIDDERS.

The District, or its authorized representative, may make such investigations as it deems necessary to determine the ability of the bidder(s) to perform the work under the lease. Upon request by the District, or its authorized representative, the bidder(s) shall furnish all qualification information and date for the purpose(s) the District, or its authorized representative, may request. The District reserves the right to reject any or all bids if evidence submitted by, or investigation of, such bidder(s) fails to satisfy the District that such bidder is properly qualified to carry out the obligations of these specifications to complete work contemplated herein within the prescribed timeframe. Conditional bids will not be accepted.

VII. INSPECTION OF FARMLAND.

Bidder(s) are urged to fully investigate the farmland available for lease in order to inform themselves of the conditions of the farmland. Failure of the bidder(s) to investigate the farmland will not be a valid reason to rescind a bid once opened. It is hereby understood that the bidder(s)' bid is submitted on the basis of such inspection.

VIII. BIDS EXECUTED ON BEHALF OF BIDDER.

A bid executed by an attorney or agent on behalf of the bidder shall be accompanied by an authenticated copy of his or her Power of Attorney (or other documentation evidencing agent's authority) to act on behalf of the corporation. Any corporations submitting bids must furnish evidence that the officer(s) or employee(s) who execute the bid have been given the power to act on behalf of the corporation.

IX. ELIGIBILITY OF BIDDERS.

Bidders must be at least eighteen (18) years of age.

X. RESERVATIONS.

The District reserves the right to amend the Request for Bids, reject any or all bids, and to waive any minor irregularities, informalities, or discrepancies. Announcements made at the bid opening will take precedence over any material published regarding this Request for Bids.

XI. CAUSES FOR REJECTING BIDS.

- A. Bids containing alterations or erasures.** An alteration or erasure of any price contained in the bid shall be rejected, unless, the original price is crossed out or erased and the correction is printed in ink or typewritten adjacent to the alteration or erasure and the person signing the bid initials the correction in ink.
- B. Bids in pencil.** Bids made in pencil will be rejected.
- C. Unmarked envelope.** It is required that bidders identify the project being bid on in order to prevent inadvertent opening of the sealed bid before the official date and time. Any bid envelope that is inadvertently opened prior to the date and time stated will be rejected.
- D. Late bids.** Bids must be received by the date and time indicated above at the District's office located at 704 Highway 75 South, Wheaton, Minnesota 56296. All late bids will be rejected and returned unopened.

FARMLAND INFORMATION

MOONSHINE TOWNSHIP (BIG STONE COUNTY) LEASE #21-01

*Winning bids are for the 2021 crop year and can be renewed for the 2022 and 2023 crop years.

Name:	#21-01 <i>State Bonds Were Not Used to Purchase this Property</i>
Legal Description:	T124, R45W, Section 24: NE1/4 Moonshine Township, Big Stone County, MN Parcel: 09-0118-000 160.00 Acres <u>138.66 Tillable Acres, More or Less</u> This parcel had 13.81 CRP acres that expired 9/30/2018. It may now be farmed. This parcel may have a tiling mainline installed during 2021 – the lessee will be compensated for affected crop damage, if any occurs.
Total Tillable Acres, More or Less:	<u>138.66 Tillable Acres, More or Less</u>



This parcel had 13.81 acres in a CRP contract that expired 9/30/2018 and can be farmed; the former CRP may not have been tilled.

Approx. BdSWD Lease

FARMLAND INFORMATION

MOONSHINE TOWNSHIP (BIG STONE COUNTY) LEASE #21-02

*Winning bids are for the 2021 crop year and can be renewed for the 2022 and 2023 crop years.

Name:	#21-02 <i>State Bonds Were Not Used to Purchase this Property</i>
Legal Description:	T124, R45W, Section 30: LOT G OF GL'S 8 & 14 Moonshine Township, Big Stone County, MN Parcel: 09-0143-010 152.84 Acres <u>148.87 Tillable Acres, More or Less</u>
Total Tillable Acres, More or Less:	<u>148.87 Tillable Acres, More or Less</u>



————— Approx. BdSWD Lease

FARMLAND INFORMATION

MOONSHINE TOWNSHIP (BIG STONE COUNTY) LEASE #21-03

*Winning bids are for the 2021 crop year and can be renewed for the 2022 and 2023 crop years.

Name:	#21-03 <i>State Bonds Were Not Used to Purchase this Property</i>
Legal Description:	T124, R45W, Section 31: NW 1/4 NE 1/4 & Lot 3 Moonshine Township, Big Stone County, MN Parcels: 09-0151-000 & 09-0147-000 40 + 44.58 Acres <u>76.99 Tillable Acres, More or Less</u>
Total Tillable Acres, More or Less:	<u>76.99 Tillable Acres, More or Less</u>



————— Approx. BdSWD Lease

FARMLAND INFORMATION

WESTERN TOWNSHIP (OTTER TAIL COUNTY) COPELAND LEASE #21-04

*Winning bids are for the 2021 crop year and can be renewed for the 2022 and 2023 crop years.

Name:	#21-04 <i>State Funds Were Not Used to Purchase This Property</i>
Legal Description:	Copeland Land T131N, R44W, Section 32: SW1/4 Western Township, Otter Tail County, MN Parcel: 61000320151000 160.00 Acres <u>132.03 Tillable Acres, More or Less</u>
Total Tillable Acres, More or Less:	<u>132.03 Tillable Acres, More or Less</u>



Approx. BdSWD Lease

FARMLAND INFORMATION

REDPATH TOWNSHIP (TRAVERSE COUNTY) LEASE #21-05

*Winning bids are for the 2021 crop year and can be renewed for the 2022 and 2023 crop years.

Name:	#21-05 <i>Purchased with state bonds</i>
Legal Description:	<p>T128N, R45W, Section 21: NE1/4 Redpath Township, Traverse County, MN Parcel: 10-0093000 & T128N, R45W, Section 21: SE1/4 Redpath Township, Traverse County, MN Parcel: 10-0095000 313.88 Acres <u>313.55 Tillable Acres, More or Less</u></p> <p>T128N, R45W, Section 21: SW1/4 Redpath Township, Traverse County, MN Parcel: 10-0096000 160.00 Acres <u>158.44 Tillable Acres, More or Less</u></p> <p>**Section 21 had 15.58 acres of CRP that expired on 09/30/2018** It may now be farmed.</p>
Total Tillable Acres, More or Less:	470.99 Tillable Acres, more or less (this amount does not include the one-acre required buffer located on the north edge of the NE1/4)



16.5' Buffer,
Single-sided along JD #14

Approx. BdSWD Lease

FARMLAND INFORMATION

REDPATH TOWNSHIP (TRAVERSE COUNTY) LEASE #21-06

*Winning bids are for the 2021 crop year and can be renewed for the 2022 and 2023 crop years.

Name:	#21-06
Legal Description:	T128N, R45W, Section 22: E1/2 Redpath Township, Traverse County, MN Parcel: 10-0097000 & T128N, R45W, Section 22: W1/2 Redpath Township, Traverse County, MN Parcel: 10-0098000 640.00 Acres <u>614.67 Tillable Acres, More or Less</u>
Total Tillable Acres, More or Less:	<u>608.17 Tillable Acres, more or less</u> (this amount does not include the 2-acre required buffer located on the north edge or the 4.5-acre required buffer along both sides of JD #14)



16.5' Buffer,
Single-sided along JD #14

Approx. BdSWD Lease

FARMLAND INFORMATION

REDPATH TOWNSHIP (TRAVERSE COUNTY) LEASE #21-07

*Winning bids are for the 2021 crop year and can be renewed for the 2022 and 2023 crop years.

Name:	#21-07 <i>This land was purchased with state bonds.</i>
Legal Description:	T128N, R45W, Section 23: NW1/4 Redpath Township, Traverse County, MN Parcel: 10-0099002 62.27 Acres <u>60.89 Tillable Acres, More or Less</u> T128N, R45W, Section 23: S1/2NE1/4 Redpath Township, Traverse County, MN Parcel: 10-0099003 41.56 Acres <u>39.67 Tillable Acres, More or Less</u>
Total Tillable Acres, More or Less:	<u>98.31 Tillable Acres, more or less</u> (this amount does not include the 0.25-acre required buffer located on the north edge or the 2-acre required buffer located on the south edge)



Approx. BdSWD Lease

16.5' Buffer,
single-sided along JD #14
and single-sided along
TCD #24

FARMLAND INFORMATION

REDPATH TOWNSHIP (TRAVERSE COUNTY) LEASE #21-08

*Winning bids are for the 2021 crop year and can be renewed for the 2022 and 2023 crop years.

Name:	#21-08 <i>This land was not purchased with state bonds.</i>
Legal Description:	T128N, R45W, Section 23: S1/2 Redpath Township, Traverse County, MN Parcel: 10-0100000 313.88 Acres <u>309.01 Tillable Acres, More or Less</u>
Total Tillable Acres, More or Less:	<u>307.01 Tillable Acres, more or less</u> (this amount does not include the 2-acre required buffer along the north edge)



Approx. BdSWD Lease

16.5' Buffer,
Double-sided along JD #14
and single-sided along
TCD #24

FARMLAND INFORMATION

REDPATH TOWNSHIP (TRAVERSE COUNTY) LEASE #21-09

*Winning bids are for the 2021 crop year and can be renewed for the 2022 and 2023 crop years.

Name:	#21-09 <i>This land was not purchased with state bonds.</i>
Legal Description:	<p>T128N, R45W, Section 24: E1/2NE1/4 (Parcel 9) Redpath Township, Traverse County, MN Parcel: 10-0101001 19.54 Acres</p> <p>AND T128N, R45W, Section 24: NW1/4 & W1/2NE1/4 (Parcel 8) Redpath Township, Traverse County, MN Parcel: 10-0104001 60.13 Acres <u>64.07 Tillable Acres, More or Less</u></p> <p>T128N, R45W, Section 24: SE1/4 & NE1/4SW1/4 Redpath Township, Traverse County, MN Parcel: 10-0106000 195.41 Acres</p> <p>AND T128N, R45W, Section 24: S1/2SW1/4 & NW1/4SW1/4 Redpath Township, Traverse County, MN Parcel: 10-0107000 118.47 Acres <u>310.49 Tillable Acres, More or Less</u></p> <p>T128N, R45W, Section 25: S1/2SW1/4 & NW1/4SW1/4 Redpath Township, Traverse County, MN Parcel: 10-0110000 80.00 Acres <u>78.11 Tillable Acres, More or Less</u></p> <p>*DOES NOT INCLUDE 10-0108001 (7.71 ACRES IN NE1/4 SECTION 25) *DOES NOT INCLUDE 10-0109001 (4.0 ACRES N 132 FT OF E1/2NW1/4 SECTION 25)</p> <p>*Section 24 SW1/4 had <u>4.32</u> & <u>20.29</u> acres of CRP that expired on 09/30/2019. It may now be farmed. It may not have been tilled already.</p>
Total Tillable Acres, More or Less:	<u>448.17 Tillable Acres, more or less</u> (this amount does not include the 4-acre required buffer located on both sides of JD#14 or the 0.5-acre buffer required on the north edge of the W1/2NW1/4)



Approx. BdSWD Lease

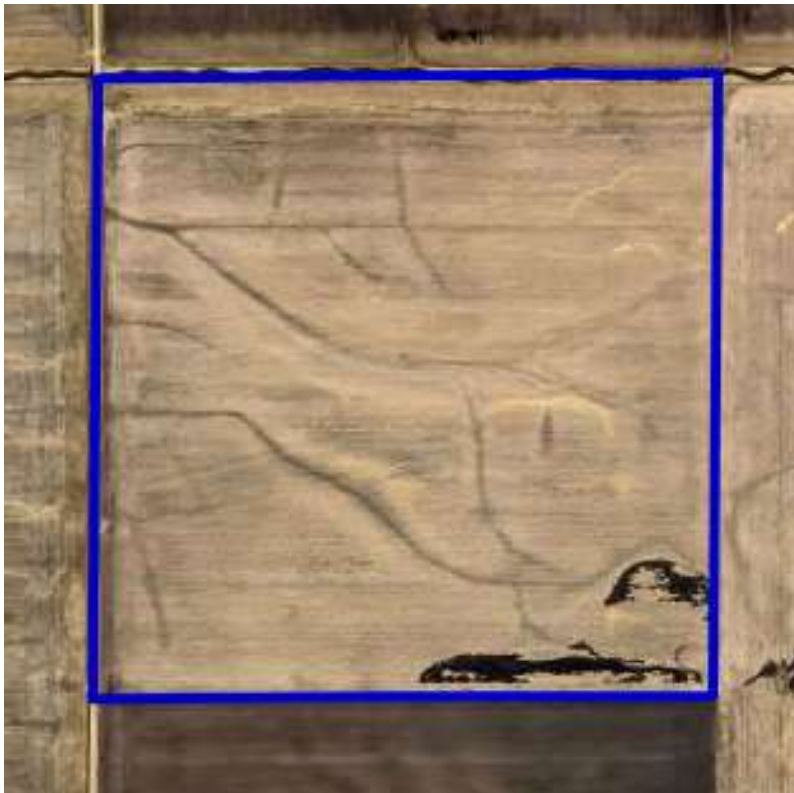
16.5' Buffer,
Double-sided along JD #14
and Single Sided along TCD
#35

FARMLAND INFORMATION

REDPATH TOWNSHIP (TRAVERSE COUNTY) LEASE #21-10

*Winning bids are for the 2021 crop year and can be renewed for the 2022 and 2023 crop years.

Name:	#21-10 <i>This land was not purchased with state bonds.</i>
Legal Description:	T128N, R45W, Section 21: NW1/4 <u>Less the North 50 Feet</u> Redpath Township, Traverse County, MN Parcel: 10-0094000 159.58 Acres <u>157.60 Tillable Acres, More or Less</u> *This section had 6.19 acres of CRP that expired on 09/30/2020. It may now be farmed.
Total Tillable Acres, More or Less:	<u>157.60 Tillable Acres, More or Less</u>



Approx. BdSWD Lease

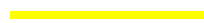
FARMLAND INFORMATION

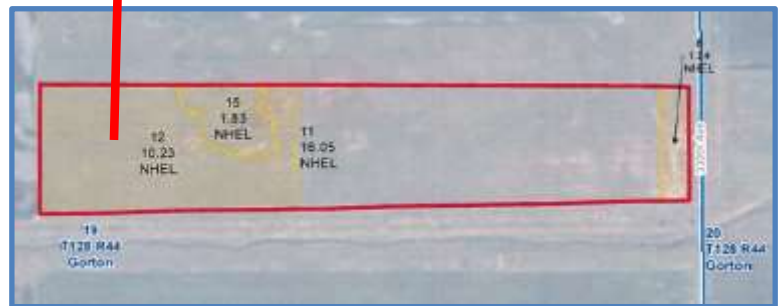
GORTON TOWNSHIP (GRANT COUNTY) LEASE #21-11

*Winning bids are for the 2021 crop year and can be renewed for the 2022 and 2023 crop years.

Name:	#21-11 <i>Some of this land was purchased with state bonds.</i>
Legal Description:	<p>T128N, R44W, Section 19: GOVT LOTS 3 & 4 & E1/2 SW1/4 (SW1/4) Gorton Township, Grant County, MN Parcel: 05-0067-000 140.76 Acres <u>117.97 Tillable Acres, More or Less</u></p> <p>T128N, R44W, Section 19: 33.94+/-AC PT GOVT LOT2 & PT SE1/4 NW1/4, BEG @ W 1/4 COR SEC 19 TH N89:46'34"E 2322.14' TH N0:52'50"W 637.58' TH S89:46'34"W 2315.50' TH S0:16'32"E 637.54' TO POB SUBJECT TO CONVEYANCE TO STATE OF MN ON 10/15/1896 IN BOOK R PG 280 Gorton Township, Grant County, MN Parcel: 05-0066-900 33.94 Acres <u>31.23 Tillable Acres, More or Less</u></p> <p>T128N, R44W, Section 19: 38.80+/-AC PT NE1/4:BEG @ E QUARTER COR SEC19 TH S89:46'34"W 2652.23' TH N0:52'20"W 637.58' TH N89:46'34"E 2650.50' TH S1:1'40"E 637.60' TO POB Gorton Township, Grant County, MN Parcel: 05-0069-500 38.80 Acres <u>29.35 Tillable Acres, More or Less</u></p> <p>*Section had 12.06 acres of CRP for a contract that expired 9/30/20. It may now be farmed.</p>
Total Tillable Acres, More or Less:	<u>174.55 Tillable Acres</u> , more or less (this amount does not include the 3-acre 50' required buffer located on the north side of the Mustinka River/JD #14 and the 1-acre 16' required buffer located on both sides of the Mustinka River/JD #14)



-  Approx. BdSWD Lease
-  16' Buffer, Single-sided
-  50' Buffer, Single-sided



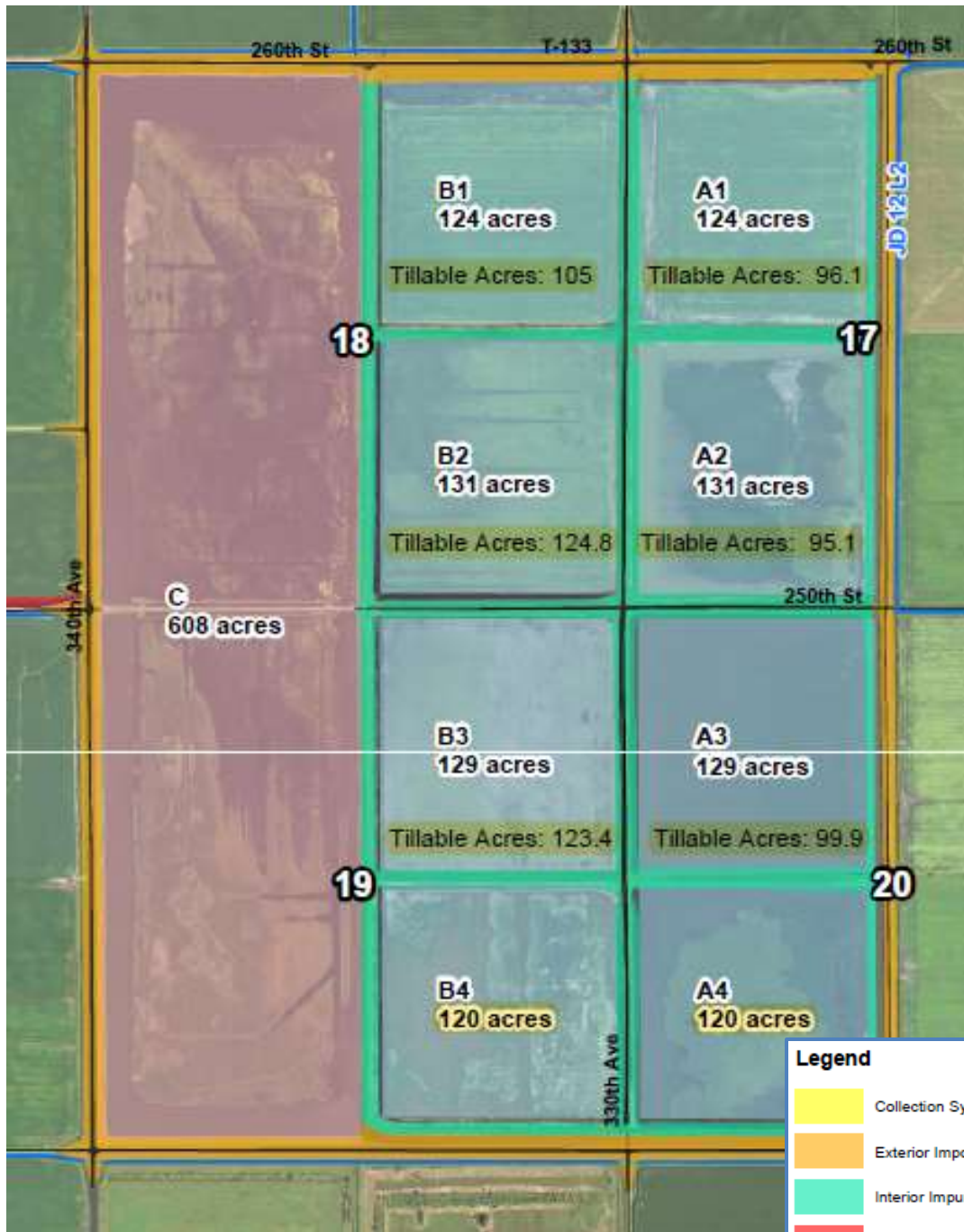
All CRPs contract for this parcel are now expired. It may now be completely farmed.

FARMLAND INFORMATION

NORTH OTTAWA TOWNSHIP (GRANT COUNTY) LEASE #21-12

*Winning bids are for the 2021 crop year and can be renewed for the 2022 crop year.

Name:	#21-12 <i>Purchased and/or improved with state bonds</i>
Legal Description:	<p>OVER THE COURSE OF TWO GROWING SEASONS, THE WINNING BIDDER WILL BE ABLE TO FARM A MINIMUM OF FIVE CELLS, IN COORDINATION WITH THE BDSWD & NORTH OTTAWA PROJECT TEAM</p> <p>T129, R44, Section 17: NW1/4 North Ottawa Township, Grant County, MN Parcel: 11-0059-000 (Cell A1) 160 Acres <u>96.1 Tillable Acres, More or Less</u></p> <p>T129, R44, Section 18: NE1/4 North Ottawa Township, Grant County, MN Parcel: 11-0062-000 (Cell B1) 160.77 Acres <u>105 Tillable Acres, More or Less</u></p> <p>T129, R44, Section 17: SW1/4 North Ottawa Township, Grant County, MN Parcel: 11-0060-000 (Cell A2) 160 Acres <u>95.1 Tillable Acres, More or Less</u></p> <p>T129, R44, Section 18: SE1/4 North Ottawa Township, Grant County, MN Parcel: 11-0064-000 (Cell B2) 160.77 Acres <u>124.8 Tillable Acres, More or Less</u></p> <p>T129, R44, Section 20: NW1/4 North Ottawa Township, Grant County, MN Parcel: 11-0069-000 (Cell A3) *This parcel has not been worked and has wheat stubble 160 Acres <u>99.9 Tillable Acres, More or Less</u></p> <p>T129, R44, Section 19: NE1/4 North Ottawa Township, Grant County, MN Portion of Parcel: 11-0065-000 (Cell B3) 160.77 Acres <u>120 Tillable Acres, More or Less</u></p>
Total Tillable Acres, More or Less:	<p><u>The winning bidder will be able to plant:</u> 3 Cells without a crop restriction 2 Cells with a small grain or corn silage restriction</p> <p>The average size of a cell is 107.4 acres. Depending on North Ottawa financial conditions, an additional cell may be added.</p>



Legend

- Collection System Grasslands - 169 acres
- Exterior Impoundment Levee Grasslands - 141 acres
- Interior Impoundment Levee Grasslands - 160 acres
- Watershed Ditch #3 Grasslands - 14 acres
- Impoundment Gravel Roads - 40 acres

Impoundment Cells

- A/B Cells - 1,008 acres
- C Cell - 608 acres

Total Grasslands Area = 484 acres
 Total Area of North Ottawa Cells = 1,616 acres

BID FORM

Winning bids are for the 2021 crop year and can be renewed for the 2022 and 2023 crop years.

Bidders may bid on any combination of one (1), several, or all leases below.

Each lease bid will be considered on a separate, individual basis.

**Legal Descriptions can be found in the Request for Bid packet.*

BIDDER'S PRINTED NAME:			TELEPHONE:
MAILING ADDRESS:			
CITY:	STATE:	ZIP:	
BIDDER'S SIGNATURE:			DATE:
Lease	Abbreviated Description*	Tillable Acres	Your Bid Per Crop Year
Moonshine Lease #21-01	NE 24, Moonshine	138.66	\$
Moonshine Lease #21-02	SE 30, Moonshine	148.87	\$
Moonshine Lease #21-03	NNE 31, Moonshine	76.99	\$
Copeland Lease #21-04	SW 32, Western	132.03	\$
Redpath Lease #21-05	E 21 & SW 21, Redpath	470.99	\$
Redpath Lease #21-06	22, Redpath	608.17	\$
Redpath Lease #21-07	NW 23 & NE 23, Redpath	98.31	\$
Redpath Lease #21-08	S 23, Redpath	307.01	\$
Redpath Lease #21-09	Portions of 24 & 25 Redpath	448.17	\$
Redpath Lease #21-10	NW 21, Redpath	157.6	\$
Redpath Lease #21-11	Portions of 19, Gorton	174.55	\$

BID FORM for LEASE #21-12, NORTH OTTAWA

Winning bid is for the 2021 crop year and can be renewed for the 2022 crop year.

**Legal Descriptions can be found in the Request for Bid packet.*

BIDDER'S PRINTED NAME:		TELEPHONE:	
MAILING ADDRESS:			
CITY:		STATE:	ZIP:
BIDDER'S SIGNATURE:		DATE:	
Lease	Abbreviated Description*	Tillable Acres	
North Ottawa Lease #21-12	No crop restrictions, 3 cells Prioritized cells: A1, B1, A2, B2 Restricted to small grains or corn silage, 2 cells Prioritized Cells: A2, B2, B3, A3 *Cells to be farmed will be selected by the BdSWD Board. Final acreage depends on year-to-year management decisions. More acres may be available if a cell is added.	291 – 326 estimated acres*	<u>Your Bid Per Acre for unrestricted acres:</u> \$ _____ <u>Your Bid Per Acre for small grain/corn silage:</u> \$ _____