



Bois de Sioux
Watershed District

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REQUEST FOR BIDS

For the Rental of Farmland
at Various Locations in
Big Stone and Traverse Counties

RESPONSES MUST BE RECEIVED BY:

February 18, 2026, 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 Big Stone 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, February 18, 2026. 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 five (5) 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, chemical, and equipment costs. This document contains the bid form.

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: January 26, 2026

INSTRUCTIONS TO BIDDERS

I. GENERAL INFORMATION.

- A. **Bid Name.** Bid for Farmland Leases – Big Stone & Traverse Counties
- 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 3:00 PM, Wednesday, February 18, 2026, 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 packet.
 - (3) The successful bidder(s) will be required to furnish, without limitation, all labor, fertilizer, seed, chemical, and equipment necessary to grow crops on the farmland.
 - (4) Leases are made "as-is". Potential bidders are urged to investigate the respective property, tillage condition, 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 based on standard farming practices in the area, and in accordance with federal, state, and local laws, rules, and regulations.
 - (6) The selected bid(s) (the "Rental Payment") **must be paid** in cash, check, money order, certified check, or other immediately available funds **on or before March 1, 2026**. In the event the Rental Payment is not received on or before March 1, 2026, the District has discretion to select the next highest, responsible bid.
 - (7) The successful bidder(s) will be required to enter into a lease agreement with the District that describes the terms and conditions for renting the farmland. Please note, if District property was purchased using State bond funds, additional restrictions apply which will be described in the respective lease agreement. 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's office, no later than the time and date indicated below, in a sealed envelope with the following italicized information clearly marked on the outside of the envelope:

*Bid for Farmland Leases – Big Stone & Traverse Counties
Bid Opening: February 18, 2026, at 3:00 PM*

V. METHODS OF AWARDING BIDS.

On February 19, 2026, 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 nor the District Board meeting; however, bidders and the public are welcome to attend the bid opening on February 18, 2026, and the District Board meeting on February 19, 2026, beginning at 9:00 AM.

The winning bidder(s) will be required to enter into a lease agreement with the District for the 2026 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 agreement. Upon request by the District, or its authorized representative, the bidder(s) shall furnish all qualification information 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 and review of the draft lease agreement.

If State bond funds were used to purchase the property, certain planting restrictions apply including type of crop planted, planting dates, and harvest deadlines. Please ask the District Administrator for additional clarification.

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 bidder. 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 #26-01

*Winning bids are for the 2026 crop year only.

Name:	#26-01 <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 #26-02

*Winning bids are for the 2026 crop year.

Name:	#26-03 <i>State Bonds Were Not Used to Purchase this Property</i>
Legal Description:	T124, R45W, Section 31: NW1/4NE 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

REDPATH TOWNSHIP (TRAVERSE COUNTY) LEASE #26-03

*Winning bids are for the 2026 crop year.

Name:	#26-04 <i>Purchased with State Bonds</i>
Legal Description:	<p>T128N, R45W, Section 21: NW1/4 <u>Less the North 50 Feet</u> Redpath Township, Traverse County, MN Parcel: 10-0094000 Prior to Construction, was 159.58 Acres <u>101.89 Tillable Acres, More or Less</u></p> <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>311.00 Tillable Acres, More or Less</u></p> <p>T128N, R45W, Section 21: SW1/4 Redpath Township, Traverse County, MN Parcel: 10-0096000 <i>Tillable acres have been reduced for construction in the SW1/4 corner.</i> <u>95.27 Tillable Acres, More or Less</u></p>
Total Tillable Acres, More or Less:	<u>508.16 Tillable Acres, more or less</u> (this amount does not include the two-acre 16.5' required buffer located on the north edges)



FARMLAND INFORMATION

REDPATH TOWNSHIP (TRAVERSE COUNTY) LEASE #26-04

*Winning bids are for the 2026 crop year.

Name:	#26-04 State Bonds Were Not Used to Purchase this Property
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 <i>Tillable acres have been reduced by 27.33 acres for construction in the SW1/4 corner.</i> 640.00 Acres <u>598 Tillable Acres, More or Less</u>
Total Tillable Acres, More or Less:	<u>598 Tillable Acres, more or less</u> (this amount does not include the 4.5-acre required buffer along both sides of JD #14 or the approximate)



16.5' Buffer,
Double-sided along JD #14

BID FORM: BIG STONE & TRAVERSE COUNTIES

Winning bids are for the 2026 crop year only.

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 EMAIL ADDRESS:			
BIDDER'S SIGNATURE:¹			DATE:
Lease	Abbreviated Description	Tillable Acres	Your Total Bid Per Crop Year
#26-01 Moonshine Lease	SE 30, Moonshine Big Stone County	148.87	\$
#26-02 Moonshine Lease	NNE 31, Moonshine Big Stone County	76.99	\$
#26-03 Redpath Lease	21, Redpath Traverse County	508.16	\$
#26-04 Redpath Lease	22, Redpath Traverse County	598	\$

¹ Please refer to Article VIII of the Instructions to Bidders for signature requirements.