



Bois de Sioux
Watershed District

704 Highway 75 South | Wheaton, MN 56296

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REQUEST FOR BIDS

For the Rental of Farmland
in the North Ottawa Impoundment
Grant County

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 the North Ottawa Impoundment, Grant County, will be received by the Bois de Sioux Watershed District at the District 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 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 a combination of either or both leases available for the various cells (parcels) in the North Ottawa Impoundment. Lease #26-05 consists of three (3) cells that may be farmed without a crop restriction and two (2) cells that may be farmed with small grain/corn silage and September 15th harvest date restriction. Lease #26-06 consists of one cell that must be planted to soybeans with specific crop protection product restrictions. 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. The leases will be effective for crop year 2026 only. This document contains the bid form. Because the North Ottawa Impoundment has been designated a game refuge, there is no hunting in the North Ottawa Impoundment.

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 – North Ottawa Impoundment
- 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 to confirm each parcel's tillage status, and review soil maps or other information pertinent to growing crops on the farmland before submitting a bid. This farmland is located within a flood impoundment. It is strongly encouraged that bidders understand their applicable crop insurance coverage consequences.**
 - (5) Farming activities must be done in a safe and clean manner based on 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. Subleases are not permitted without written approval of the District.

- (8) The District reserves the right to reject any or all bids and to select one (1) or more bids from different bidders.

II. BID FORMS.

Bids must be submitted on the attached Bid Form. 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 information clearly marked on the outside of the envelope:

***Bid for Farmland Leases – North Ottawa Impoundment
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 lease agreements beginning 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. 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. Bidder understands the crop insurance coverage consequences associated with the farmland being located within an impoundment structure.

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

NORTH OTTAWA TOWNSHIP (GRANT COUNTY) LEASE #26-05

*Winning bids are for the 2026 crop year.

Leases are made “as-is”. Potential bidders are strongly urged to investigate the respective property to confirm each parcel’s tillage status, and review soil maps or other information pertinent to growing crops on the farmland before submitting a bid.

Name:	#26-05 <i>Purchased and/or improved with state bonds</i>
Legal Description:	<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) *This parcel has not been worked. 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) *This parcel has not been worked and has standing millet. 160.77 Acres <u>124.8 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>
Please Note:	<p><u>The winning bidder will be able to plant:</u></p> <ul style="list-style-type: none"> • 3 Cells without a crop restriction; and • 2 Cells with a small grain or corn silage restriction and a September 15, 2026, harvest deadline. <p>Acres considered “tillable” for each cell are marked on the attached map (Cells A1, B1, A2, B2, B3). Cells to be farmed will be selected in coordination with District staff, so exact acreage will be dependent upon the selected cells.</p>

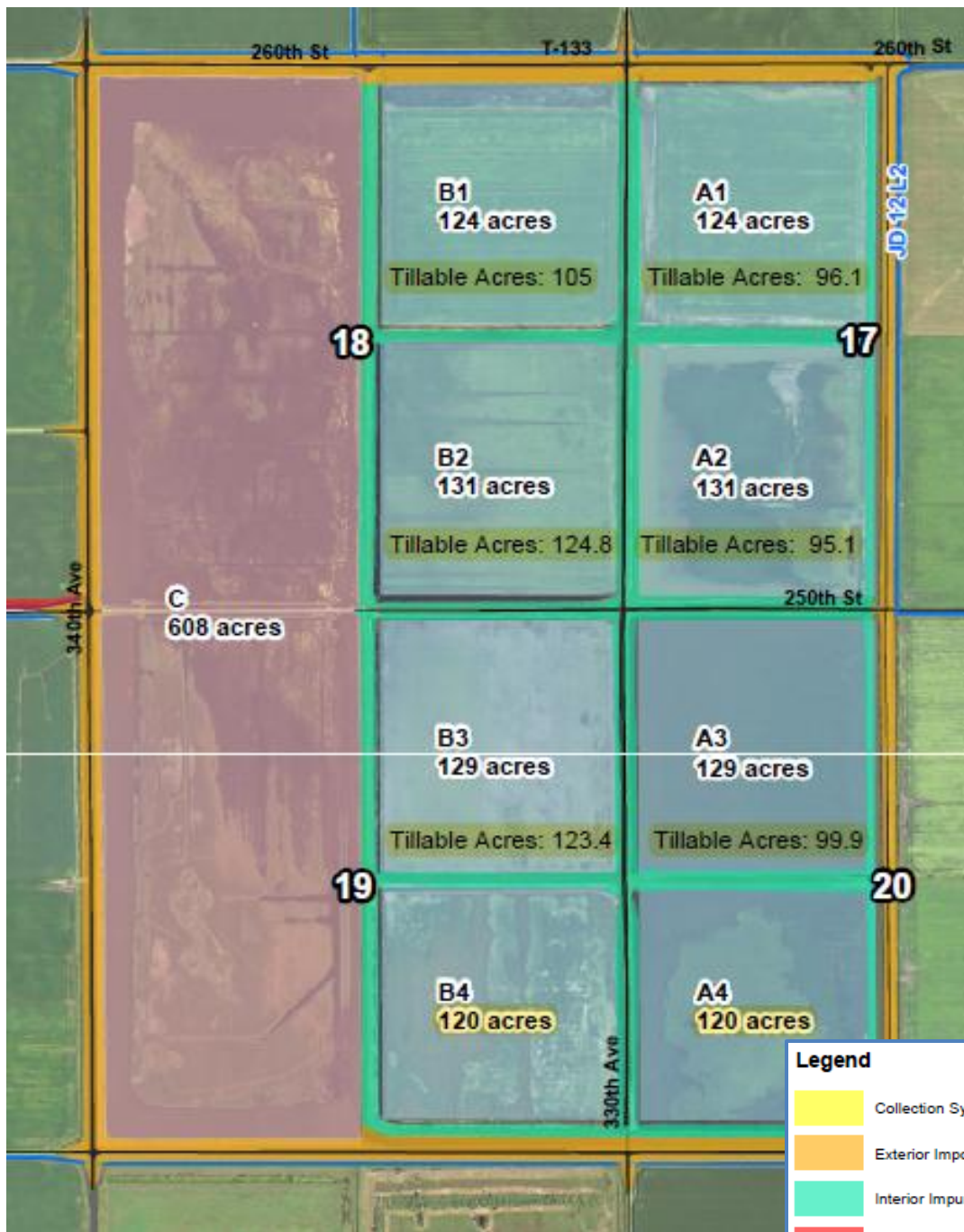
FARMLAND INFORMATION

NORTH OTTAWA TOWNSHIP (GRANT COUNTY) LEASE #26-06

*Winning bids are for the 2026 crop year.

Leases are made “as-is”. Potential bidders are strongly urged to investigate the respective property to confirm each parcel’s tillage status, and review soil maps or other information pertinent to growing crops on the farmland before submitting a bid.

Name:	#26-06 <i>Purchased and/or improved with state bonds</i>
Legal Description:	T129, R44, Section 20: NW1/4 North Ottawa Township, Grant County, MN Parcel: 11-0069-000 (Cell A3) 160 Acres <u>99.9 Tillable Acres, More or Less</u>
Please Note:	<u>The winning bidder must:</u> <ul style="list-style-type: none">• Plant Soybeans Only <p>If chemical application is used to control weeds and grasses, Lessee cannot use a herbicide with long term residual effects – herbicides such as 2-4D and Roundup are acceptable.</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: NORTH OTTAWA

Winning bids are for the 2026 crop year only.

Bidders may bid on any combination of either or both of the leases below.

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

BIDDER'S PRINTED NAME:		TELEPHONE:	
MAILING ADDRESS:			
CITY:		STATE:	ZIP:
BIDDER'S SIGNATURE:¹		DATE:	

Lease	Abbreviated Description	Tillable Acres	
#26-05 North Ottawa Lease	3 cells without a crop restriction; prioritized cells: A1, B1, A2, B2	291 – 326 estimated acres (depends on which 3 cells are farmed)*	<u>Your Bid Per Acre for unrestricted acres:</u> \$ _____
	2 cells with small grain or corn silage restriction and September 15, 2026 harvest deadline; prioritized cells: B2, B3	195 – 248 estimated acres (depends on which 2 cells are farmed)*	<u>Your Bid Per Acre for small grain/corn silage:</u> \$ _____
Lease	Abbreviated Description	Tillable Acres	
#26-06 North Ottawa Lease	Soybeans Only Restricted Crop Protection: If chemical application is used to control weeds and grasses, Lessee cannot use a herbicide with long term residual effects – herbicides such as 2-4D and Roundup are acceptable. Cell: A3	99.9 acres	<u>Your Bid Per Acre for soybean-only acres:</u> \$ _____

* Cells to be farmed will be annually selected in coordination with District staff, so exact acreage will be dependent upon the selected acreage.

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