

INFORMATION SHEET FOR SAUK COUNTY FARM LEASE BIDS
CROPLAND, BARN, & METAL SHED

INTRODUCTION:

The Sauk County Land Conservation Committee is accepting bids for rental of approximately 261.8 acres of cropland, barn, and metal shed located at the former Health Care Center. This property is owned by Sauk County. Interested persons may submit sealed bid proposals to the Sauk County Conservation, Planning, and Zoning Department, 505 Broadway, Ste. 248, Baraboo, Wisconsin, 53913, on the required forms in the available bidder's packet, no later than 10:00 A.M. October 31, 2014. All bids will be opened at 12:00 P.M. on the same day at the same address. Successful bidders will be notified within ten (10) days of the bid openings. Formal leases will be executed between the successful bidder and Sauk County before March 1, 2015.

FACTORS TO BE CONSIDERED:

Sauk County intends to award this lease to the highest responsible and responsive bidder. Sauk County will require the successful bidder to execute a lease on the form provided by the County. The lease is available in advance if requested. Some of the factors to be considered are as follows:

1. The amount of cash rent.
2. The financial status of the person making the proposal as it relates to such person's ability to fulfill the terms of the lease including review of the bidder's credit report and history.
3. Previous experience of the County with any prospective lessee in any rental agreement, contract or program participation.

LIMITATIONS TO BE IMPOSED

1. All land must be managed to maintain existing conservation practices and follow the conservation plan for the land which meets tolerable soil loss limits "T." This includes utilizing no till farming practices as well as establishing cover crops after conventional crops are harvested with the exception of corn harvested as grain. When corn is harvested as grain, no cover crop is required; however, no residue may be removed from these fields.
2. A security deposit of Three thousand Dollars (\$3,000) is required from the successful bidder at the commencement of the lease to ensure the establishment of the cover crop in each year of the lease including the final year. If the Lessor establishes an acceptable cover crop in each year of the lease including the final year, the Lessee shall be entitled to the return of the deposit.
3. The land must be properly fertilized to maintain the productivity of the land. The renter must submit a nutrient management planning meeting NRCS 590 standards prior to any fertilizer or manure application. No crop irrigation shall be permitted.
4. The land must be farmed by the renter and his employees, no assignment or subleasing shall be permitted without prior written authorization from the Sauk County Conservation, Planning and Zoning Committee. Proposing a sublease arrangement shall be reason for rejection of any bid.
5. Existing trees, shrubs, diversions, grassed waterways, buffer strips and natural areas must be maintained. Activities other than farming will be prohibited.

TERM:

The lease shall be for a term of three years. The lease shall commence on March 1, 2015 and terminate on February 28, 2018. The rent shall be paid in semiannual installments during the term of the lease. A certified check or bank money order in the sum of ten percent (10%) of the first annual rent installment shall accompany each bid. Such check will be returned within fifteen (15) days to all bidders except the successful bidder. Forty percent (40%) of the first annual rent payment shall be paid upon execution of the lease, March 1, 2015, and the remaining fifty percent (50%) of the first annual rent payment shall be paid no later than December 1, 2015. Rents payable in subsequent years shall be due as follows: One third (1/3) of the total rent shall be paid in 2016, fifty percent (50%) due on April 1, 2016, and fifty percent (50%) due on December 1, 2016. One third (1/3) of the total rent shall be due in 2017, fifty percent (50%) due on April 1, 2017, and fifty percent (50%) due on December 1, 2017.

RESERVATIONS:

1. The County of Sauk reserves the right to reject any or all proposals and to accept one deemed to be in the best interest of the County of Sauk. The County of Sauk also reserves the right to impose provisions in the lease which are not specifically set forth in this information sheet. Sauk County neither expresses nor implies a warranty of the acreage set forth herein. This lease shall be deemed between the parties, to be a lease in gross, wherein the renter takes the risk of shortage, and the owner takes the risk of overage in the acreage determination. No adjustment shall be made for any claim based on alleged discrepancies in acreage. Sauk County neither expresses nor implies a warrant of the fertility of the land for rent, nor the drainage system therein. No adjustment shall be made for any claim based on poor yield alleged to have been caused by improper drainage or poor soil.
2. Sauk County reserves the right to travel over and will maintain the road which leads to the site of the old wastewater treatment plant and South onto Highway CH. This road is also used as a county snowmobile route.
3. An existing two-acre cemetery, located off Highway 154, will be maintained and preserved by Sauk County.
4. Access through the site of the old Health Care Center parking lot is reserved for the renter. The renter is encouraged to use the North entrance off Highway 154.
5. **Bids will be reviewed at the regularly scheduled Conservation, Planning, and Zoning Committee Meeting, November 13, 2014, 9:00 A.M. in room 213 of the West Square Building.**

DESCRIPTION OF PROPERTY TO BE LEASED:

All tillable cropland of the Sauk County Farm, approximately 261.75 acres. See attached map.

PROPOSAL TO LEASE CROPLAND
SAUK COUNTY FARM, REEDSBURG, WISCONSIN

The undersigned has examined the farm property, the information sheet and accompanying exhibits and wishes to enter the following bid:

1. Three Year Lease – 3/1/2015 to 2/28/2018

Approximately 261.75 acres, more or less, as highlighted on accompanying map.

Annual rental rate \$ _____ per year.

Gross rent \$ _____ 3 year total.

(Include a certified check or money order for 10% of the annual rent, see Terms)

2. The names of persons who will actually farm the land.

3. Credit References (List 3)

Date: _____

Submitted By: _____

Name

Address

Phone number

NOTE: Submit to the Sauk County Conservation, Planning and Zoning Department not later than 10:00 A.M. November 4th, 2014. **Bids should be submitted in a sealed envelope and marked "Sauk County Farm - Cropland Bid."**

Sealed bids will be formally opened at the Sauk County Conservation, Planning and Zoning Department meeting room 248, October 31, 2014, 12:00 P.M. Successful bidders will be notified within 10 days and formal leases executed before March 1, 2015.