FARM LAND LEASE BID SPECS

McHenry County Conservation District
6316 Harts Road
Ringwood, Illinois 60072
Phone: (815) 678-4532
Fax: (815)678-4795
MCCDistrict.org

Bid Number: #0120.08.03
Date of Bid Issuance: 1/23/2020
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INVITATION TO BID

McHenry County Conservation District
Mailing Address
6316 Harts Road
Ringwood, Illinois 60072
Phone: (815) 678-4532
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Farm Land Lease Bid

You are invited to bid on the following farmland parcels.

**Bid must be as a percentage to the nearest hundredth of the FSA/PLC corn yield per parcel (i.e. 30.12%).**

Specifications and necessary bid forms are included.

The McHenry County Conservation District will receive sealed bids until 9:00 am local standard time on February 21, 2020 at the District’s Lost Valley Visitor Center, 6316 Richmond Road, Ringwood, IL 60072 (or hand delivered to: 6316 Harts Road, Ringwood, Illinois, 60072). Bids received after this time will not be accepted. All interested parties are invited to attend the bid opening. Bids will be opened publically and read aloud at 9:00 a.m. February 21, 2020. However, bids may be held by the McHenry County Conservation District for a period not to exceed fourteen (14) days from the date of the opening of the bids for the purpose of reviewing the bids and investigating the qualifications of the bidders prior to awarding the lease. The highest responsible bidder will be awarded the bid pursuant to the District’s Farm Management Policy.

MCCD may require a letter of credit from a bank or other financial institution from the successful bidder.

The McHenry County Conservation District reserves the right to accept or reject any and all bids and to waive technicalities.

Any inquiries concerning their bid proposal should be directed to Brad Woodson, Natural Resource Manager at (815) 678-4532.
General Instructions to Bidders

1. **Documents**: Bidders must use bid forms as provided within.

2. **Examination**: Bidders shall call to visit the site if a walk over is necessary. Contact Brad Woodson, Land Preservation Natural Resource Manager at (815) 678-4532 X8150 or (815) 790-0353.

3. **Ecosystem Management Policy**: The bidder who is accepted will have to conform to all insurance requirements, conservation plans and any other requirements as set forth by the McHenry County Conservation District Natural Ecosystem Management Policy # 700.04 (see attachments C & D).

4. **Award**: Award of the lease will be made to the highest responsible bidder and in compliance with the District’s Farm Management Policy. The successful bidder will be issued a written notice of award.

5. **Execution of Lease**: A lease will be executed within 10 days of acceptance of the bidder and shall run for three years. Check each individual parcel for length of lease on the bid form.

6. **Rental Rates**: The program uses the respective crop year’s February Daily Average Settlement Price for the December Corn Futures Contract on the Chicago Board of Trade (Futures Price) as an adjusting variable to keep the rental rates in line with the market. Review Farm Management Policy Goal # 2, specifically Component #2, Commodity Price, about determining the dollar figure in the formula for the rent/acre.

7. **Rent Due Dates**: 50% of rent is due April 15 and 50% is due on December 1. See Farm Management Policy Goal #3 – Farm Revenues.

8. **Required Documentation**: Review Farm Management Policy Goal #3 – Lease Agreement and Required Documentation – for a list of all required paperwork.

9. **Bid Form**: Review information under each individual parcel for length of lease, acres and other information pertaining to each individual lease. Enter your proposal percentage of the FSA/PLC Corn Yield on the appropriate line.

10. **Agricultural Purposes Only**: lessee shall use the Real Estate solely for agricultural purposes only.

11. **Hay Only**: Cuttings after July 15 as noted behind Parcel name.
In compliance with the dated invitation to bid, the undersigned hereby proposes to lease the following farmland being offered for lease.

_____________________________________________________
Signature

Uniform Bid Proposal

Name of Bidder (please print): ______________________________________

Address: _______________________________________________________

_________________________________________________________________

Phone Number (Home / Cell): _________________________________

Email address: _________________________________
Parcel #1 Sass Parcel

Located in Richmond Township, NW ¼, S27, T46N, and R08E.
19.3 Acres; three (3) year lease
FSA corn base number= 21.9 acres Beans 17.6 acres
FSA/PLC corn yield= 105 bu./AC.
FSA/PLC corn yield 105 bu. X _____%
X futures price. (See attachment D, Natural Ecosystem Management/Farm Management Policy, Lease rental rates-Goal#2)

Parcel #2 Taylor Parcel

HAY ONLY

Located in Hartland Township, SW ¼, S7, T45N, and R06E.
20.3 Acres; three (3) year lease
FSA corn base number= 66 acres
FSA/PLC corn yield= 103 bu./AC.
Hay Only
FSA/PLC corn yield 103 bu. X _____ %
X futures price. (See attachment D, Natural Ecosystem Management/Farm Management Policy, Lease rental rates-Goal#2)

Parcel #3 Kayser Parcel

Located in Hartland Township, NW &SW ¼, S21, T45N, R06E.
38.4 Acres; three (3) year lease
FSA corn base number= 40.38 acres
FSA/PLC corn yield=126 bu./AC.
FSA/PLC corn yield126 bu. X _____ %
X futures price. (See attachment D, Natural Ecosystem Management/Farm Management Policy, Lease rental rates-Goal#2)