



Bois de Sioux
Watershed District

704 Highway 75 South | Wheaton, MN 56296

Phone | 320.563.4185
Fax | 320.563.4987

www.bdswd.com
bdswd@runestone.net

REQUEST FOR BIDS

For the Rental of Farmland in Traverse County

RESPONSES MUST BE RECEIVED BY:

April 16, 2025, 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 approximately sixty (60) acres of farmland located in Traverse County 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, April 16, 2025. The District offers for lease approximately sixty (60) acres of the following-described parcel of land located in Redpath Township, Traverse County, more specifically described as:

The Southwest Quarter of Section 15, Township 128 North, Range 45 West, Traverse County, Minnesota, LESS that portion described as follows:

Beginning at the southwest corner of said Section 15; thence North 88 degrees 34 minutes 07 seconds East, assumed bearing along the south line of said Section 15, a distance of 2614.31 feet to the south quarter corner of said Section 15; thence North 01 degrees 05 minutes 27 seconds West, along the east line of aforesaid Southwest Quarter, a distance of 715.74 feet; thence North 89 degrees 41 minutes 53 seconds West, 2625.05 feet to the west line of said Section 15; thence South 01 degrees 48 minutes 42 seconds East, along said west line, 795.15 feet to the point of beginning. Said excepted tract contains 45.42 acres more or less.

Subject to the existing public roadway easement over the westerly portion thereof (750th Avenue).

The parcel described above is approximately one hundred fifteen (115) acres consisting of sixty (60) acres of farmland and fifty-five (55) acres enrolled in an existing Conservation Reserve Program (CRP) contract. A map of the sixty (60) acres of farmland is attached to the Bid Form provided herein. Sealed bids will be publicly opened and read aloud immediately after the bid closing in the District's office. The bids will then be presented to the District Board at its regular meeting on April 17, 2025, for discussion and action. 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 a three (3) year lease for the rental of approximately sixty (60) acres of farmland only; the fifty-five (55) acres enrolled in CRP will not be included in the bid. The sixty (60) acres subject to bid must be worked, within three (3) years, as its current condition is grass and small, volunteer trees. The real property leased from the District will remain property of the District. The successful bidder will be responsible for all input costs and expenses of the farmland, including, without limitation, all labor, fertilizer, seed, chemical, and equipment costs. Bid information 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: March 20, 2025

INSTRUCTIONS TO BIDDERS

I. GENERAL INFORMATION.

- A. **Bid Name.** Bois de Sioux Watershed District – Redpath Township Property.
- 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 on Wednesday, April 16, 2025, and will be publicly opened and read aloud immediately after the bid closing in the District’s office. Bids will then be presented to the District Board at its regular meeting on April 17, 2025, for discussion and action. 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 approximately sixty (60) acres of farmland only, the CRP acreage is not included in the bid. All title to the land will remain with the District.
 - (2) A map of the sixty (60) acres of farmland, and fifty-five (55) acres of CRP, is attached to the bid packet. The winning bidder will be responsible for working the sixty (60) acres of farmland into a farmable condition on or before the third year of the lease without harming, damaging, or interfering with the fifty-five (55) acres enrolled in CRP.
 - (3) Bids are made based on a lump-sum bid and based on the total farmed acreage (approximately sixty (60) acres), exclusive of the fifty-five (55) acres enrolled in CRP.
 - (4) 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. The District is not responsible for any costs associated with working the real property into a farmable condition.
 - (5) The lease is made “as-is.” Prior to submitting bids, potential bidders are urged to investigate the property and review soil maps or other information pertinent to working the land into a farmable condition and growing crops on the farmland.
 - (6) 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.
 - (7) The successful bidder will be required to enter into a three year lease with the District, commencing in 2025 and expiring in 2027, that describes the terms and conditions for renting the farmland. Subleases are not permitted without written approval of the District.

- (8) The rental price must be paid in cash, check, money order, certified check, or other immediately available funds on an annual basis. **Rent for the first year of the lease must be paid on or before May 1, 2025. Subsequent rental payments are due on or before March 1, annually.**
- (9) 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 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 italicized information clearly marked on the outside of the envelope:

***Lease of Bois de Sioux Watershed District Property: Redpath Township
Bid Opening: April 16, 2025, at 3:00 PM***

V. METHODS OF AWARDING BIDS.

On April 17, 2025, at approximately 9:00 AM, bids will be presented to the District Board. The District Board shall award a lease to the highest responsible bidder. 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 and the District Board meeting on April 17, 2025, beginning at 9:00 AM.

The winning bidder will be required to enter into a lease agreement with the District prior to May 1, 2025.

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.

Bidders are urged to fully investigate the farmland available for lease in order to inform themselves of the conditions of the farmland – currently grass and small, volunteer trees. Failure of the bidders to investigate the farmland will not be a valid reason to rescind a bid once opened. It is hereby understood that the bidders' bids are submitted on the basis of such inspection and review of the draft lease agreement. It is further understood that the bidders are aware that the leased property must be converted into a farmable condition on or before the third year of the lease.

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. A corporation submitting a bid must furnish evidence that the officer(s) or employee(s) who executes the bid has 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.



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BID FORM

REDPATH TOWNSHIP, TRAVERSE COUNTY

**Winning bid is based on lump sum rental rate per year.*

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

This bid is submitted in accordance with the Terms and Conditions dated March 20, 2025, such lease information is incorporated into this Bid Form by reference. By signing above, I hereby acknowledge that I received and reviewed the Terms and Conditions related to the lease of the real property listed below.

Name:	Lease of Bois de Sioux Watershed District Property – Redpath Township
Property:	A portion of the SW1/4 of Section 15, Redpath Township, Traverse County, MN
Total Acres:	Approximately 60 acres unencumbered by an existing CRP contract
Legal Description:	<p>The Southwest Quarter of Section 15, Township 128 North, Range 45 West, Traverse County, Minnesota, LESS that portion described as follows:</p> <p>Beginning at the southwest corner of said Section 15; thence North 88 degrees 34 minutes 07 seconds East, assumed bearing along the south line of said Section 15, a distance of 2614.31 feet to the south quarter corner of said Section 15; thence North 01 degrees 05 minutes 27 seconds West, along the east line of aforesaid Southwest Quarter, a distance of 715.74 feet; thence North 89 degrees 41 minutes 53 seconds West, 2625.05 feet to the west line of said Section 15; thence South 01 degrees 48 minutes 42 seconds East, along said west line, 795.15 feet to the point of beginning. Said excepted tract contains 45.42 acres more or less.</p> <p>Subject to the existing public roadway easement over the westerly portion thereof (750th Avenue).</p>
TOTAL BID:	
(lump sum per year – 60 acres)	
	\$