REQUEST FOR SEALED BIDS

Sealed bids are requested for the rental of farmland located: 296 acres in North Ottawa Flood Impoundment, Grant County; 365 acres in Moonshine Township, Big Stone County; 1,463 acres in Redpath Township, Traverse County; 127 acres in Gorton Township, Grant County.

Bids 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, January 20, 2027. Sealed bids will be publicly opened and read aloud immediately after the bid closing in the District office. On January 21, 2027, at 9:00 AM, bids will be presented to the District Board. Bidders will be notified of the winning bid by mail, email, or phone within five (5) days of bid opening. The lease term is through December 31, 2029. Bids and specifications for the bids may be obtained from the District office and website www.bdswd.com.

The bids will be for the rental of farmland only, no hunting.

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.

INSTRUCTIONS TO BIDDERS

I. GENERAL INFORMATION.

A. Bid Name. Bid for Farmland Leases

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, January 20, 2027, 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 strongly encouraged 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.

#27-09 North Ottawa Lease: This farmland is located within an active, operating 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 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, 2027.** In the event the Rental Payment is not received on or before March 1, 2027, 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
Bid Opening: January 20, 2027, at 3:00 PM

V. METHODS OF AWARDING BIDS.

On January 21, 2027, 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 January 20, 2027, and the District Board meeting on January 21, 2027, beginning at 9:00 AM.

The winning bidder(s) will be required to enter into a lease agreement with the District for the 2027 - 2029 growing seasons.

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 strongly encouraged 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 #27-01

*Winning bids are for the 2027, 2028 and 2029 crop years.

Name:	#27-01 *State Bonds Were Not Used to Purchase this Property*
Legal Description:	T124, R45W, Section 24: NE1/4 Moonshine Township, Big Stone County, MN Parcel: 09-0118-000 160.00 Acres | **138.66 Tillable Acres, More or Less**
Total Tillable Acres, More or Less:	**138.66 Tillable Acres, More or Less**



FARMLAND INFORMATION

MOONSHINE TOWNSHIP (BIG STONE COUNTY) LEASE #27-02

*Winning bids are for the 2027, 2028 and 2029 crop years.

Name:	#27-02 *State Bonds Were Not Used to Purchase this Property*
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 | **148.87 Tillable Acres, More or Less**
Total Tillable Acres, More or Less:	**148.87 Tillable Acres, More or Less**

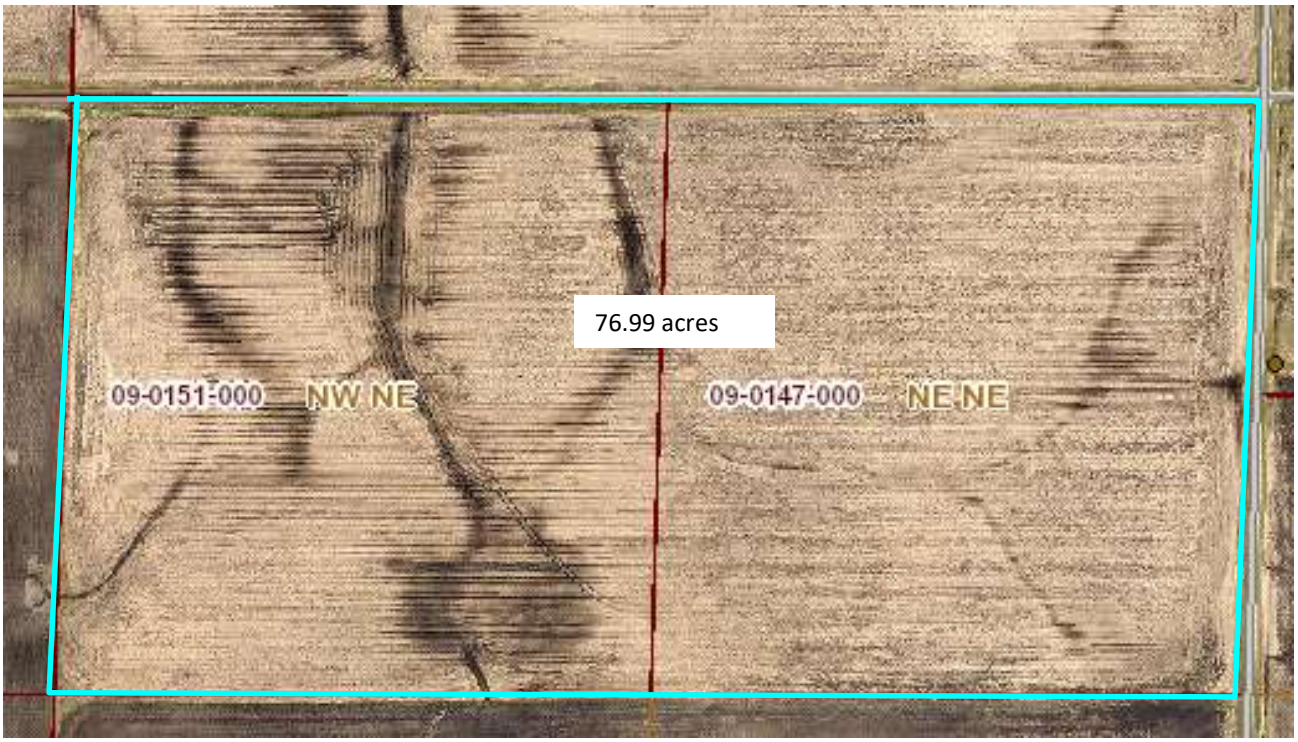


FARMLAND INFORMATION

MOONSHINE TOWNSHIP (BIG STONE COUNTY) LEASE #27-03

*Winning bids are for the 2027, 2028 and 2029 crop years.

Name:	#27-03 *State Bonds Were Not Used to Purchase this Property*
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 | **76.99 Tillable Acres, More or Less**
Total Tillable Acres, More or Less:	**76.99 Tillable Acres, More or Less**

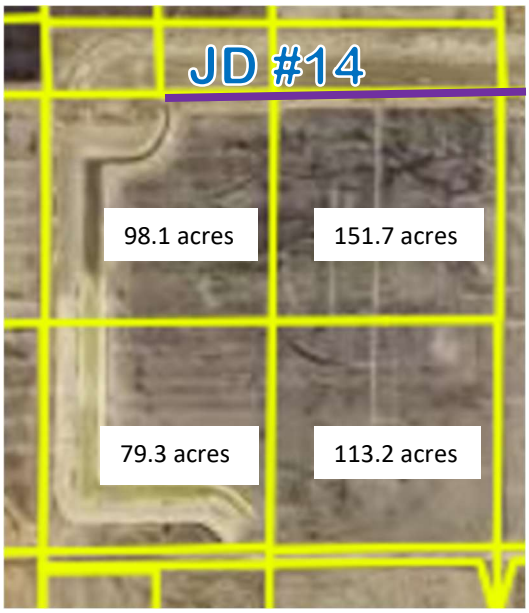


FARMLAND INFORMATION

REDPATH TOWNSHIP (TRAVERSE COUNTY) LEASE #27-04

*Winning bids are for the 2027, 2028 and 2029 crop years.

Name:	#27-04 *Purchased with State Bonds*
Legal Description:	T128N, R45W, Section 21: NW1/4 Redpath Township, Traverse County, MN Parcel: 10-0094000 **98.1 Tillable Acres, More or Less** T128N, R45W, Section 21: NE1/4 Redpath Township, Traverse County, MN Parcel: 10-0093000 **151.7 Tillable Acres, More or Less** T128N, R45W, Section 21: SE1/4 Redpath Township, Traverse County, MN Parcel: 10-0095000 **113.2 Tillable Acres, More or Less** *(119.5 acres less 6.3 acres impacted by upcoming 2027/2028 construction)* T128N, R45W, Section 21: SW1/4 Redpath Township, Traverse County, MN Parcel: 10-0096000 **79.3 Tillable Acres, More or Less**
Total Tillable Acres, More or Less:	**442.3 Tillable Acres, more or less** (this amount does not include the two-acre 16.5' required buffer adjacent to JD #14)



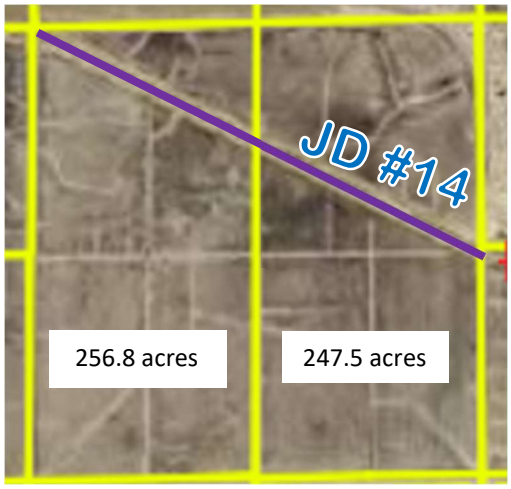
16.5' Buffer,
Single-sided along JD #14

FARMLAND INFORMATION

REDPATH TOWNSHIP (TRAVERSE COUNTY) LEASE #27-05

*Winning bids are for the 2027, 2028 and 2029 crop years.

Name:	#27-05 *State Bonds have been Used on this Property*
Legal Description:	T128N, R45W, Section 22: E1/2 Redpath Township, Traverse County, MN Parcel: 10-0097000 **247.5 Tillable Acres, More or Less** *(253.7 acres less 6.2 acres impacted by upcoming 2027/2028 construction)* T128N, R45W, Section 22: W1/2 Redpath Township, Traverse County, MN Parcel: 10-0098000 **256.8 Tillable Acres, More or Less** *(263.2 acres less 6.4 acres impacted by upcoming 2027/2028 construction)*
Total Tillable Acres, More or Less:	**504.3 Tillable Acres, more or less** (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

FARMLAND INFORMATION

REDPATH TOWNSHIP (TRAVERSE COUNTY) LEASE #27-06

*Winning bids are for the 2027, 2028 and 2029 crop years.

Name:	#27-06 *State Bonds have been Used on this Property*
Legal Description:	T128N, R45W, Section 23: S1/2 Redpath Township, Traverse County, MN Parcel: 10-0100000 **233.7 Tillable Acres, More or Less** *(246.3 acres less 12.6 acre impacted by 2027/2028 construction)*
Total Tillable Acres, More or Less:	**233.7 Tillable Acres, more or less** (this amount does not include the 2-acre required buffer along the north edge)



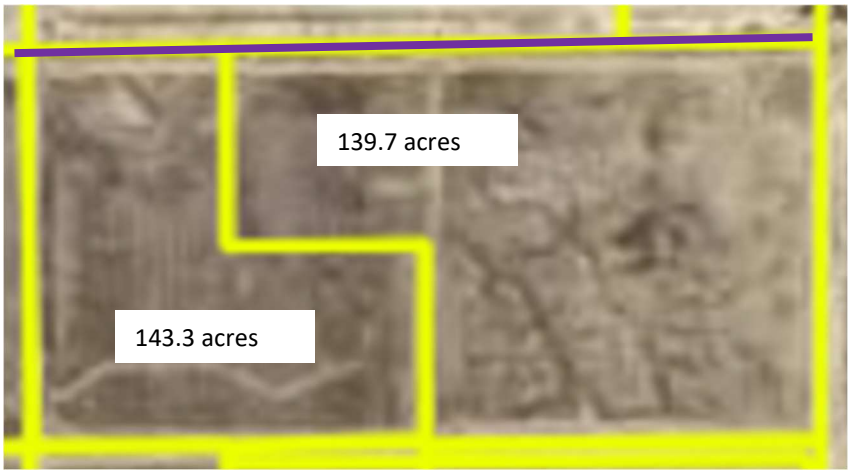
16.5' Buffer,
Single-sided along JD #14

FARMLAND INFORMATION

REDPATH TOWNSHIP (TRAVERSE COUNTY) LEASE #27-07

*Winning bids are for the 2027, 2028 and 2029 crop years.

Name:	#27-07 *State Bonds have been Used on this Property*
Legal Description:	T128N, R45W, Section 24: SE1/4 & NE1/4SW1/4 Redpath Township, Traverse County, MN Parcel: 10-0106000 **139.7 Tillable Acres, More or Less** T128N, R45W, Section 24: S1/2SW1/4 & NW1/4SW1/4 Redpath Township, Traverse County, MN Parcel: 10-0107000 **143.3 Tillable Acres, More or Less**
Total Tillable Acres, More or Less:	**283.0 Tillable Acres, more or less** (this amount does not include the 2-acre required buffer along the north edge)



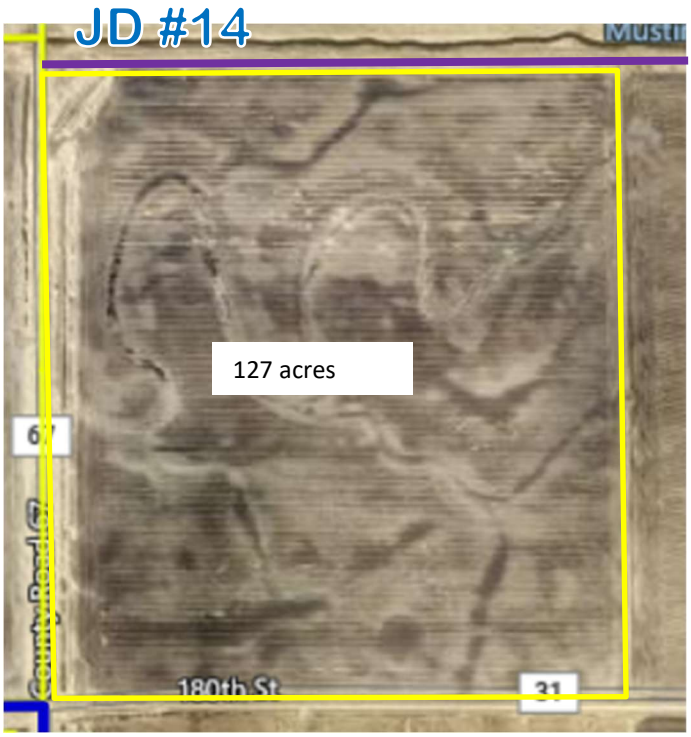
16.5' Buffer,
Single-sided along JD #14

FARMLAND INFORMATION

GORTON TOWNSHIP (GRANT COUNTY) LEASE #27-08

*Winning bids are for the 2027, 2028 and 2029 crop years.

Name:	#27-08 *Portions Purchased with State Bonds*
Legal Description:	T128N, R44W, Section 19: GOVT LOTS 3 & 4 & E1/2 SW1/4 (SW1/4) Gorton Township, Grant County, MN Parcel: 05-0067-000 140.76 Acres | **127 Tillable Acres, More or Less**
Total Tillable Acres, More or Less:	**127 Tillable Acres**, more or less (this amount does not include the 1-acre 16.5' required buffer for JD #14 on the north side)



16.5' Buffer,
Single-sided along JD #14

FARMLAND INFORMATION

NORTH OTTAWA TOWNSHIP (GRANT COUNTY) LEASE #27-09

*Winning bids are for the 2027, 2028 and 2029 crop years.

Name:	#27-12 *Purchased and/or improved with state bonds*
Legal Description:	T129, R44, Section 17: NW1/4 North Ottawa Township, Grant County, MN Parcel: 11-0059-000 (Cell A1) 160 Acres | **96.1 Tillable Acres, More or Less** T129, R44, Section 18: NE1/4 North Ottawa Township, Grant County, MN Parcel: 11-0062-000 (Cell B1) 160.77 Acres | **105 Tillable Acres, More or Less** T129, R44, Section 17: SW1/4 North Ottawa Township, Grant County, MN Parcel: 11-0060-000 (Cell A2) 160 Acres | **95.1 Tillable Acres, More or Less**
Please Note:	**The winning bidder will be able to plant:** • Cells without a crop restriction This land is inside an active, operating flood impoundment. Operation of the flood impoundment is the District's first priority. Bidders should understand crop insurance consequences clearly.


260th St
T-133
260th St
Lease #27-09
B1
124 acres
Tillable Acres: 105
Lease #27-09
A1
124 acres
Tillable Acres: 96.1
JD 121L2
18
17
Not currently for lease
B2
131 acres
Tillable Acres: 124.8
Lease #27-09
A2
131 acres
Tillable Acres: 95.1
340th Ave
C
608 acres
250th St
Not currently for lease
B3
129 acres
Tillable Acres: 123.4
Not currently for lease
A3
129 acres
Tillable Acres: 99.9
19
20
Not currently for lease
B4
120 acres
Not currently for lease
A4
120 acres
330th Ave
240th St

BID FORM: 2027, 2028 & 2029 Crop Years

- **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.
- Land 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:			**DATE:**
Lease	**Abbreviated Description***	**Tillable Acres**	**Your Total Bid Per Crop Year**
#27-01 Moonshine Lease	NE 24, Moonshine Big Stone County	138.66	$
#27-02 Moonshine Lease	SE 30, Moonshine Big Stone County	148.87	$
#27-03 Moonshine Lease	NNE 31, Moonshine Big Stone County	76.99	$
#27-04 Redpath Lease	21, Redpath Traverse County	442.3	$
#27-05 Redpath Lease	22, Redpath Traverse County	504.3	$
#27-06 Redpath Lease	S 23, Redpath Traverse County	233.7	$
#27-07 Redpath Lease	S 24 Redpath Traverse County	283	$
#27-08 Redpath Lease	Portions 19, Gorton Grant County	127	$
#27-09 North Ottawa Lease	Cells A1, A2, B1 Grant County	296.2	$