



OFFER TO LEASE AGRICULTURAL LAND

Department of Administration Purchasing Division

COUNTY AGENCY

Dane County Land and Water Resources

BID NUMBER

#116101

OFFER TITLE

- ☐ Door Creek Wetlands – Pleasant Springs 6 & 7, Dunn 12
- ☐ Cam-Rock County Park – Christiana Section 13
- ☐ Black Earth Creek – Middleton Section 7
- ☐ Black Earth Creek – Middleton Section 9
- ☐ Donald County Park – Springdale Sections 28 & 33
- ☐ North Mendota NRA – Westport Section 16
- ☐ Sheriff Range – Westport Section 2

PURPOSE

The purpose of this Request For Bid /Offer is to solicit bids/offers from bidders to lease County-owned property for agricultural uses. Complete description of each offering is included.

DEADLINE FOR
SUBMISSIONS

November 8, 2016
2:00 P.M. Central Time
Late offers or unsigned bid/offers will be rejected

SUBMIT BID/OFFERS TO
THIS ADDRESS

DANE COUNTY PURCHASING DIVISION
ROOM 425 CITY COUNTY BUILDING
210 MARTIN LUTHER KING JR BLVD
MADISON, WI 53703-3345

SPECIAL
INSTRUCTIONS

YOU MAY FAX YOUR OFFER AT THE NUMBER LISTED
BELOW **(Signature Affidavit/ Price Offer forms only)**

**DIRECT ALL
QUESTIONS RELATED
TO BID PROCEDURES
TO:**

NAME Carolyn A. Clow

TITLE Purchasing Agent

PHONE # 608/266-4966

FAX # 608/266-4425

EMAIL Clow.carolyn@countyofdane.com

WEB SITE www.danepurchasing.com

Questions concerning details of the land offered must be referred to:

Gaylord Plummer at 608/224-3760.

DATE BID ISSUED: October 14, 2016

Bid Offer #116101

1. Introduction.

Dane County supports a diverse agricultural economy and welcomes bids for conventional, organic, sustainable and other non-conventional farming practices. Dane County invites and will accept offers to lease agricultural land at the locations listed below. Dane County Land and Water Resources Department (LWRD) will issue lease agreements to the successful bidders.

2. Instruction to bidders.

Offers must be made on the attached form and must be signed. Signing the offer form indicates acceptance of the **Specific Conditions, Requirements and Prohibitions** noted below.

Any questions concerning this Bid/Offer must be submitted in writing by mail, fax or email at least **FIVE WORKING DAYS** prior to the date bids are due.

Questions related to the bid/offer procedures must be sent to:

Carolyn Clow 608-266-4966

clow.carolyn@countyofdane.com

Questions concerning details of the land offered must be sent to:

Gaylord Plummer 608-224-3760

plummer@countyofdane.com

3. General Conditions, Requirements and Prohibitions.

- Term of the lease agreement is as specified below, commencing January 1, 2017. Lessor or Lessee may terminate the lease without penalty at the end of any crop year.
- Acreage adjustments may be made by mutual consent of Lessor and Lessee or by notice to Lessee by Lessor, with reasonable notice.
- Acreages for all parcels offered in this Offer to Lease are indicated on the attached Conservation Plan Map.
- In order for an offer to be considered, the offeror must certify that offeror currently is not in violation of any of the Dane County performance standards, including but not limited to those addressing sheet and rill erosion, gully erosion and nutrient management, and the offeror must agree to provide herbicide, pesticide and nutrient application records upon Lessor's request. Certification language is included on each bid sheet.

- A soil test must be provided, at Lessee's expense, to Dane County Conservation Office at the beginning of the first year of the crop lease no later than June 1, 2017 with the first rent installment.
- Before the lease is signed, Lessee must accept and thereafter maintain a conservation plan developed by the Dane County Land Conservation Office.
- By June 1, 2017 submit to the Dane County Land Conservation Office a nutrient management plan developed according to USDA Natural Resources Conservation Service standards and specifications. The nutrient management plan must be updated annually by Lessee throughout the term of the lease.
- Before the lease is signed Lessee must meet with Land & Water Resources Department staff to review the terms of the lease, the conservation plan, and the nutrient management plan.
- No phosphorus may be applied except as approved in the Nutrient Management Plan.
- Manure may only be applied by a low-disturbance vertical manure injection system and if approved in the Nutrient Management Plan. Spreading of manure on frozen or snow-covered ground is prohibited.
- Continuous no till with 60% residue from previous crop year is required unless an acceptable alternative is approved in writing by the Dane County Land Conservation Division. Crop rotation is to be determined by the conservation plan. Spreading of manure on snow-covered or frozen ground is prohibited.
- Any and all structural conservation practices identified in the Conservation Plan including existing drainage and water ways and erosion control structures must be maintained.

4. Rent Payment.

Rent payments in two equal installments are made payable to Dane County Parks. One-half of the annual rent is due March 1 and June 1 of each year.

5. Award of Lease.

The lease will be awarded pursuant to the following:

- If the highest offer is from a "local farmer," defined as one who resides within one mile of the premises sought to be leased, that offer will be accepted.
- If the highest offer is from one other than a "local farmer," that offer will be accepted unless:
 - (a) one or more "local farmers" have submitted an offer of 85% or more of the highest offer, in which event the highest of those "local farmer" offers will be accepted.

(b) if no offer is accepted under (a) and one or more “local farmers” have submitted an offer less than 85% of the highest offer, the “local farmer” submitting the highest of those offers may elect to revise his/her/their offer to an amount at or exceeding 85% of the highest offer, in which event that revised offer will be accepted. If the “local farmer” submitting the highest offer declines to revise his/her/their offer, the “local farmer” submitting the next highest offer may do so, and the option to revise an offer will pass to the remaining “local farmers” in descending order until a revised offer is accepted.

- Dane County reserves the right to accept or reject any or all offers and to accept any offer deemed to be in the best interests of the County.
- The successful bidder will be required to sign a lease document and Conservation Plan drafted by the County and to submit proof of required insurance.

6. Properties for Lease; Specific Conditions, Requirements and Prohibitions.

A. Door Creek Wetlands NRA, Pleasant Springs Sections 6 & 7, Dunn Section 12

Approximately 158 acres agricultural land in Sections 6 & 7, T6N R11E, Town of Pleasant Springs and Section 12, T6N, R10E, Town of Dunn, Dane County. Acreages are indicated on the attached Conservation Plan Map.

Specifics:

This is a four year lease. Crop area may be reduced based on possible additional erosion control measures.

This property is to be cropped in accordance with an LWRD developed conservation plan and no-till standards in NRCS Technical Standard 329.

Soil samples must be collected in accordance with UW A21000 recommendations and submitted to LWRD within the first year of the contract lease , but no later than June 1, 2017.

A nutrient management plan (NMP) is required to be developed, implemented, and submitted to LWRD for all nutrients applied to the property by June 1, 2017. The NMP shall be consistent with NRCS Technical Standard 590 and include current soil sample information.

Successful lessee will meet with Dane County Land and Water Resources staff prior to signing the lease to discuss and accept the county-prepared conservation plan and lease requirements. By signing the lease the successful lessee further certifies that lessee is not in violation of any of the Dane County performance standards, including but not limited to those addressing sheet and rill erosion, gully erosion and nutrient management, and the lessee must agree to provide herbicide, pesticide and nutrient application records upon Lessor's request.

B. Cam-Rock County Park, Town of Christiana

Approximately 6.8 acres agricultural land in Section 13, T6N R12E, Town of Christiana, Dane County. Acreages for each parcel are indicated on the attached Conservation Plan Map.

Specifics:

This is a four year lease.

This property is to be cropped in accordance with an LWRD developed conservation plan and no-till standards in NRCS Technical Standard 329.

Soil samples must be collected in accordance with UW A21000 recommendations and submitted to LWRD within the first year of the contract lease , but no later than June 1, 2017.

A nutrient management plan (NMP) is required to be developed, implemented, and submitted to LWRD for all nutrients applied to the property by June 1, 2017. The NMP shall be consistent with NRCS Technical Standard 590 and include current soil sample information.

Successful lessee will meet with Dane County Land and Water Resources staff prior to signing the lease to discuss and accept the county-prepared conservation plan and lease requirements. By signing the lease the successful lessee further certifies that lessee is not in violation of any of the Dane County performance standards, including but not limited to those addressing sheet and rill erosion, gully erosion and nutrient management, and the lessee must agree to provide herbicide, pesticide and nutrient application records upon Lessor's request.

C. Black Earth Creek NRA, Town of Middleton

Approximately 55.7 acres agricultural land in Section 7, T7N R8E, Town of Middleton, Dane County. Acreages for each parcel are indicated on the attached Conservation Plan Map.

Specifics:

This is a four year lease.

This property is to be cropped in accordance with an LWRD developed conservation plan and no-till standards in NRCS Technical Standard 329.

Soil samples must be collected in accordance with UW A21000 recommendations and submitted to LWRD within the first year of the contract lease , but no later than June 1, 2017.

A nutrient management plan (NMP) is required to be developed, implemented, and submitted to LWRD for all nutrients applied to the property by June 1, 2017.

The NMP shall be consistent with NRCS Technical Standard 590 and include current soil sample information.

Successful lessee will meet with Dane County Land and Water Resources staff prior to signing the lease to discuss and accept the county-prepared conservation plan and lease requirements. By signing the lease the successful lessee further certifies that lessee is not in violation of any of the Dane County performance standards, including but not limited to those addressing sheet and rill erosion, gully erosion and nutrient management, and the lessee must agree to provide herbicide, pesticide and nutrient application records upon Lessor's request.

D. Black Earth Creek NRA, Town of Middleton

Approximately 44.8 acres of agricultural land in Section 9, T7N R8E, Town of Middleton, Dane County. Acreages for each parcel are indicated on the attached Conservation Plan Map.

Specifics:

This is a four year lease. Acreage may change based on possible flooding of the property.

This property is to be cropped in accordance with an LWRD developed conservation plan and no-till standards in NRCS Technical Standard 329. Specific language in the Conservation Plan for this parcel: "The rotation is continuous hay or one year of row crops, one year of seeding, and three years of established hay. Field may be tilled before seeding hay."

Soil samples must be collected in accordance with UW A21000 recommendations and submitted to LWRD within the first year of the contract lease, but no later than June 1, 2017.

A nutrient management plan (NMP) is required to be developed, implemented, and submitted to LWRD for all nutrients applied to the property by June 1, 2017. The NMP shall be consistent with NRCS Technical Standard 590 and include current soil sample information.

Successful lessee will meet with Dane County Land and Water Resources staff prior to signing the lease to discuss and accept the county-prepared conservation plan, no-till requirements, nutrient management plan, and lease requirements. By signing the lease the successful lessee further certifies that lessee is not in violation of any of the Dane County performance standards, including but not limited to those addressing sheet and rill erosion, gully erosion and nutrient management, and the lessee must agree to provide herbicide, pesticide and nutrient application records upon Lessor's request.

E. Donald County Park, Town of Springdale

Approximately 18 acres of agricultural land in Sections 28 & 33, T6N R7E, Town of Springdale, Dane County. Acreages for each parcel are indicated on the attached Conservation Plan Map.

Specifics:

This is a four year lease.

This property is to be cropped in accordance with an LWRD developed conservation plan and no-till standards in NRCS Technical Standard 329.

Soil samples must be collected in accordance with UW A21000 recommendations and submitted to LWRD within the first year of the contract lease, but no later than June 1, 2017.

A nutrient management plan (NMP) is required to be developed, implemented, and submitted to LWRD for all nutrients applied to the property by June 1, 2017. The NMP shall be consistent with NRCS Technical Standard 590 and include current soil sample information.

Successful lessee will meet with Dane County Land and Water Resources staff prior to signing the lease to discuss and accept the county-prepared conservation plan, no-till requirements, nutrient management plan, and lease requirements. By signing the lease the successful lessee further certifies that lessee is not in violation of any of the Dane County performance standards, including but not limited to those addressing sheet and rill erosion, gully erosion and nutrient management, and the lessee must agree to provide herbicide, pesticide and nutrient application records upon Lessor's request.

F. North Mendota NRA, Town of Westport

Approximately 48 acres of agricultural land in Section 16, T8N R9E, Town of Westport, Dane County. Acreages for each parcel are indicated on the attached Conservation Plan Map.

Specifics:

This is a four year lease. A reduction of 10-15 acres may occur during this lease based on proposed prairie restoration plans.

This property is to be cropped in accordance with an LWRD developed conservation plan and no-till standards in NRCS Technical Standard 329.

Soil samples must be collected in accordance with UW A21000 recommendations and submitted to LWRD within the first year of the contract lease, but no later than June 1, 2016..

A nutrient management plan (NMP) is required to be developed, implemented, and submitted to LWRD for all nutrients applied to the property by June 1, 2017. The NMP shall be consistent with NRCS Technical Standard 590 and include current soil sample information.

Successful lessee will meet with Dane County Land and Water Resources staff prior to signing the lease to discuss and accept the county-prepared conservation plan, no-till requirements, nutrient management plan, and lease requirements. By signing the lease the successful lessee further certifies that lessee is not in violation of any of the Dane County performance standards, including but not limited to those addressing sheet and rill erosion, gully erosion and nutrient management, and the lessee must agree to provide herbicide, pesticide and nutrient application records upon Lessor's request.

G. Sheriff Training Center, Town of Westport

Approximately 76 acres of agricultural land in Section 2, T8N R9E, Town of Westport, Dane County. Acreages for each parcel are indicated on the attached Conservation Plan Map.

Specifics:

This is a four year lease. Coordination with Dane County Sheriff's Office may be required if shooting is active at the range.

This property is to be cropped in accordance with an LWRD developed conservation plan and no-till standards in NRCS Technical Standard 329.

Soil samples must be collected in accordance with UW A21000 recommendations and submitted to LWRD within the first year of the contract lease, but no later than June 1, 2016..

A nutrient management plan (NMP) is required to be developed, implemented, and submitted to LWRD for all nutrients applied to the property by June 1, 2016. The NMP shall be consistent with NRCS Technical Standard 590 and include current soil sample information.

Successful lessee will meet with Dane County Land and Water Resources staff prior to signing the lease to discuss and accept the county-prepared conservation plan, no-till requirements, nutrient management plan, and lease requirements. By signing the lease the successful lessee further certifies that lessee is not in violation of any of the Dane County performance standards, including but not limited to those addressing sheet and rill erosion, gully erosion and nutrient management, and the lessee must agree to provide herbicide, pesticide and nutrient application records upon Lessor's request.

SIGNATURE AFFIDAVIT/ OFFER PRICE	
NAME OF FIRM:	
STREET ADDRESS:	
CITY, STATE, ZIP	
CONTACT PERSON:	
PHONE #:	
FAX #:	
EMAIL:	

Signature

Title

Name (type or print)

Date

For the price(s) listed below, I/we hereby offer(s) to lease the following land:

A. Annual amount per acre to lease agricultural land in Door Creek Wetlands NRA in the Towns of Pleasant Springs and Dunn, Dane County, Wisconsin:

\$ _____/acre x 158 acres = \$ _____ Annual Total

B. Annual amount per acre to lease agricultural land in Cam-Rock County Park in the Town of Christiana, Dane County, Wisconsin:

\$ _____/acre x 6.8 acres = \$ _____ Annual Total

C. Annual amount per acre to lease agricultural land in Black Earth Creek NRA in the Town of Middleton, Dane County, Wisconsin:

\$ _____/acre x 55.7 acres = \$ _____ Annual Total

D. Annual amount per acre to lease agricultural land in Black Earth Creek NRA in the Town of Middleton, Dane County, Wisconsin:

\$ _____/acre x 44.8 acres = \$ _____ Annual Total

E. Annual amount per acre to lease agricultural land in Donald County Park in the Town of Springdale, Dane County, Wisconsin:

\$ _____/acre x 18 acres = \$ _____ Annual Total

F. Annual amount per acre to lease agricultural land in North Mendota NRA in the Town of Westport, Dane County, Wisconsin:

\$ _____/acre x 48 acres = \$ _____ Annual Total

G. Annual amount per acre to lease agricultural land at Sheriff Training Center in the Town of Westport, Dane County, Wisconsin:

\$ _____/acre x 76 acres = \$ _____ Annual Total

Conservation Plan Map

Owner: Dane County
Door Creek Wetlands
Operator:

Township(s): Pleasant Springs & Dunn
Sections(s): 6 & 7
Tract(s): 14885

Completed by: Lambert
Phone: (608) 224-3730
Date: 10-4-16



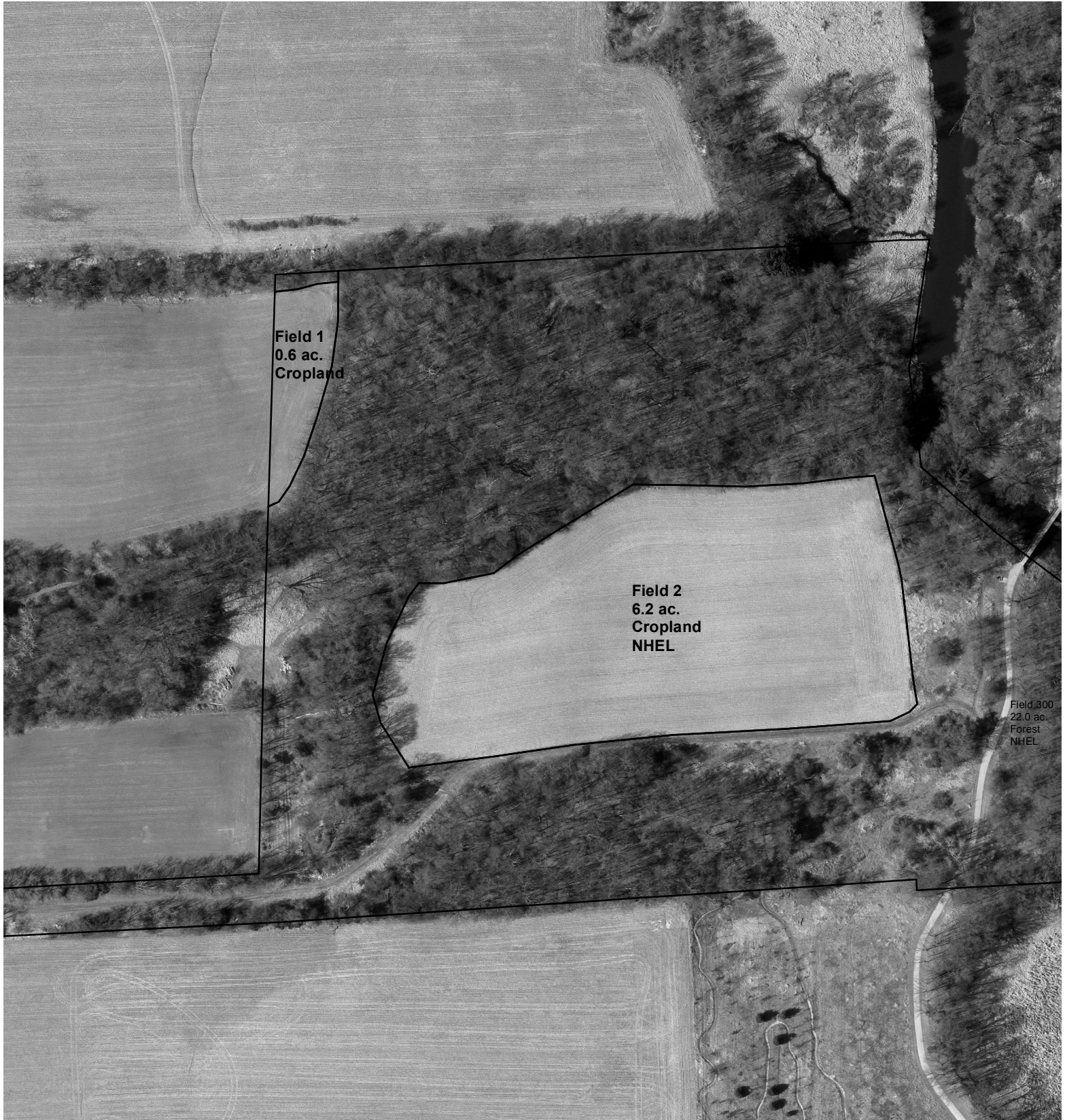
0 600 Feet

Conservation Plan Map

Owner: Dane County
(CamRock County Park)
Operator:

Township(s): Christiana
Sections(s): 13
Tract(s): 15051

Completed by: Lambert
Phone: (608) 224-3730
Date: 8-15-16



4
2

Conservation Plan Map

Owner: Dane County (Black Earth Sec. 9)
Operator:

Township(s): Middleton
Sections(s): 9
Tract(s): 15771

Completed by: Lambert
Phone: (608) 224-3730
Date: 8-24-16



0 400 800 1,200 Feet

Dane County Land & Water Resources Department
USDA Natural Resources Conservation Service
Digital orthophoto taken 2014.

Conservation Plan Map

Owner: Dane County (Black Earth) Township(s): Middleton
Operator: Sections(s): 7
Tract(s): 17270, 17269

Completed by: Lambert
Phone: (608) 224-3730
Date: 9-2-16



0 500 1,000 1,500 Feet

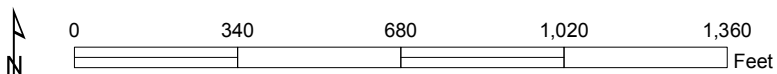
Dane County Land & Water Resources Department
USDA Natural Resources Conservation Service
Digital orthophoto taken 2014.

Conservation Plan Map

Owner: Dane County Parks
Donald Parks
Operator:

Township(s): Springdale
Sections(s): 28
Tract(s): 17187

Completed by: Lambert
Phone: (608) 224-3730
Date: 8/24/16



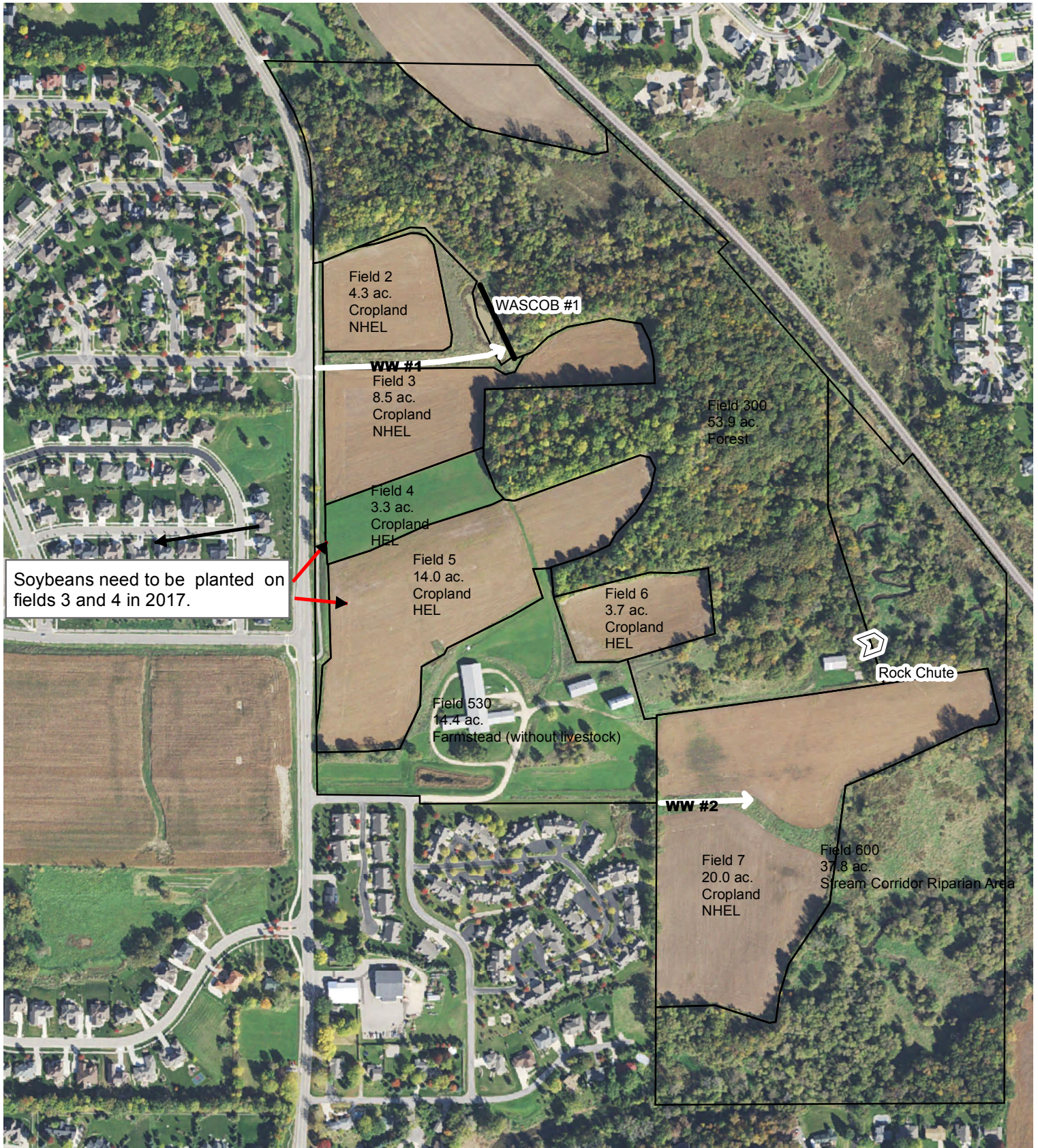
*Dane County Land & Water Resources Department
USDA Natural Resources Conservation Service
Digital orthophoto taken 2010.*

Conservation Plan Map

Owner: Dane County Parks
North Mendota Natural Resources Area
Operator:

Township(s): Westport
Sections(s): 16
Tract(s): 6484

Completed by: Lambert
Phone: (608) 224-3730
Date: 9-30-16



Conservation Plan Map

Owner: Dane County
Operator:

Township(s): Westport
Sections(s): 2
Tract(s): 7512

Completed by: Lambert
Phone: (608) 224-3730
Date: 10-5-16



0 400
Feet

Dane County Land & Water Resources Department
USDA Natural Resources Conservation Service
Digital orthophoto taken 2014.