	<p style="text-align: center;"><b>OFFER TO LEASE AGRICULTURAL LAND</b></p> <p style="text-align: center;">Department of Administration Purchasing Division</p>	
<b>COUNTY AGENCY</b>	Dane County Land and Water Resources	
<b>BID NUMBER</b>	#115125	
<b>OFFER TITLE</b>	<input type="checkbox"/> Lower Mud Lake – Dunn Section 14	
<b>PURPOSE</b>	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 the offering is included.	
<b>DEADLINE FOR SUBMISSIONS</b>	<p style="text-align: center;"><b>December 17, 2015 2:00 P.M. Central Time</b></p> <p style="text-align: center;"><i>Late offers or unsigned bid/offers will be rejected.</i></p>	
<b>SUBMIT BID/OFFERS TO THIS ADDRESS</b>	<p style="text-align: center;">DANE COUNTY PURCHASING DIVISION ROOM 425 CITY COUNTY BUILDING 210 MARTIN LUTHER KING JR BLVD MADISON, WI 53703-3345</p>	
<b>SPECIAL INSTRUCTIONS</b>	YOU MAY FAX YOUR OFFER AT THE NUMBER LISTED BELOW.	
<b>DIRECT ALL QUESTIONS RELATED TO BID PROCEDURES TO:</b>	<b>NAME</b>	Carolyn A. Ninedorf
	<b>TITLE</b>	Purchasing Agent
	<b>PHONE #</b>	608/266-4966
	<b>FAX #</b>	608/266-4425
	<b>EMAIL</b>	<a href="mailto:Ninedorf.carolyn@countyofdane.com">Ninedorf.carolyn@countyofdane.com</a>
	<b>WEB SITE</b>	<a href="http://www.danepurchasing.com">www.danepurchasing.com</a>
<p style="text-align: center;"><b>Questions concerning details of the land offered must be referred to:</b></p> <p style="text-align: center;"><b>Gaylord Plummer at 608/224-3760.</b></p>		
<b>DATE BID ISSUED: November 24, 2015</b>		

## **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.

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 Ninedorf, 608-266-4966**

[Ninedorf.carolyn@countyofdane.com](mailto:Ninedorf.carolyn@countyofdane.com)

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

**Gaylord Plummer 608-224-3760**

[plummer@countyofdane.com](mailto:plummer@countyofdane.com)

## **3. General Conditions, Requirements and Prohibitions.**

- Term of the lease agreement is seven years as specified below, commencing January 1, 2016. This is to provide three years of transition to organic farming and an additional four years of approved organic production. 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 the parcels offered in this Offer to Lease are indicated on the attached spreadsheet. Parcels are identified by number on the individual orthophoto.
- 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.

A soil test must be provided, at Lessee's expense, to Dane County Conservation Office at the beginning of the first year and fourth year of the crop lease no later than June 1, 2016 and June 1, 2019.

- Before the lease is signed, Lessee must develop and thereafter maintain a conservation plan approved by the Dane County Land Conservation Office and by March 1, 2016 submit to that 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 Dane County Land & Water Resources staff to review the terms of the lease, the up-dated conservation plan, and the nutrient management plan.
- All existing drainage and water ways must continue to be maintained.

#### **4. Rent Payment.**

Rent payments 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 drafted by the County and to submit proof of required insurance.

## **6. Property for Lease; Specific Conditions, Requirements and Prohibitions.**

### **Lower Mud Lake, Dunn**

Approximately 65.8 acres of agricultural land in Section 14, T6N R10 E, Town of Dunn, Dane County. Acreages for these parcels are indicated on the attached Conservation Plan Map.

### **Specifics**

This is a seven year lease. This is to provide three years of transition to organic farming and an additional four years of approved organic production.

The Lessee is required to comply with the standards, rules and regulations of the USDA National Organic Program (NOP) [Code of Federal Regulations, Title 7] and to provide the Lessor annually with copies of all materials, records and reports showing that compliance. The Lessee is not required to become certified as an organic producer but must follow the federal organic standards, including maintaining detailed records.

The offeree shall submit as part of the bid a plan of management for organic production similar to the Organic System Plan required by NOP, which shall include written plans concerning all aspects of agricultural production described in the NOP standards.

Successful lessee will contact Dane County Land Conservation Division prior to signing the lease to develop and discuss the conservation plan, no-till requirements, NMP, and lease requirements.

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 listed below, I/we hereby offer to lease the following land:**

Annual amount per acre to lease above-described agricultural land in the Lower Mud Lake NRA in the Town of Dunn, Dane County, Wisconsin:

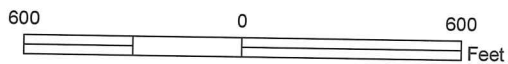
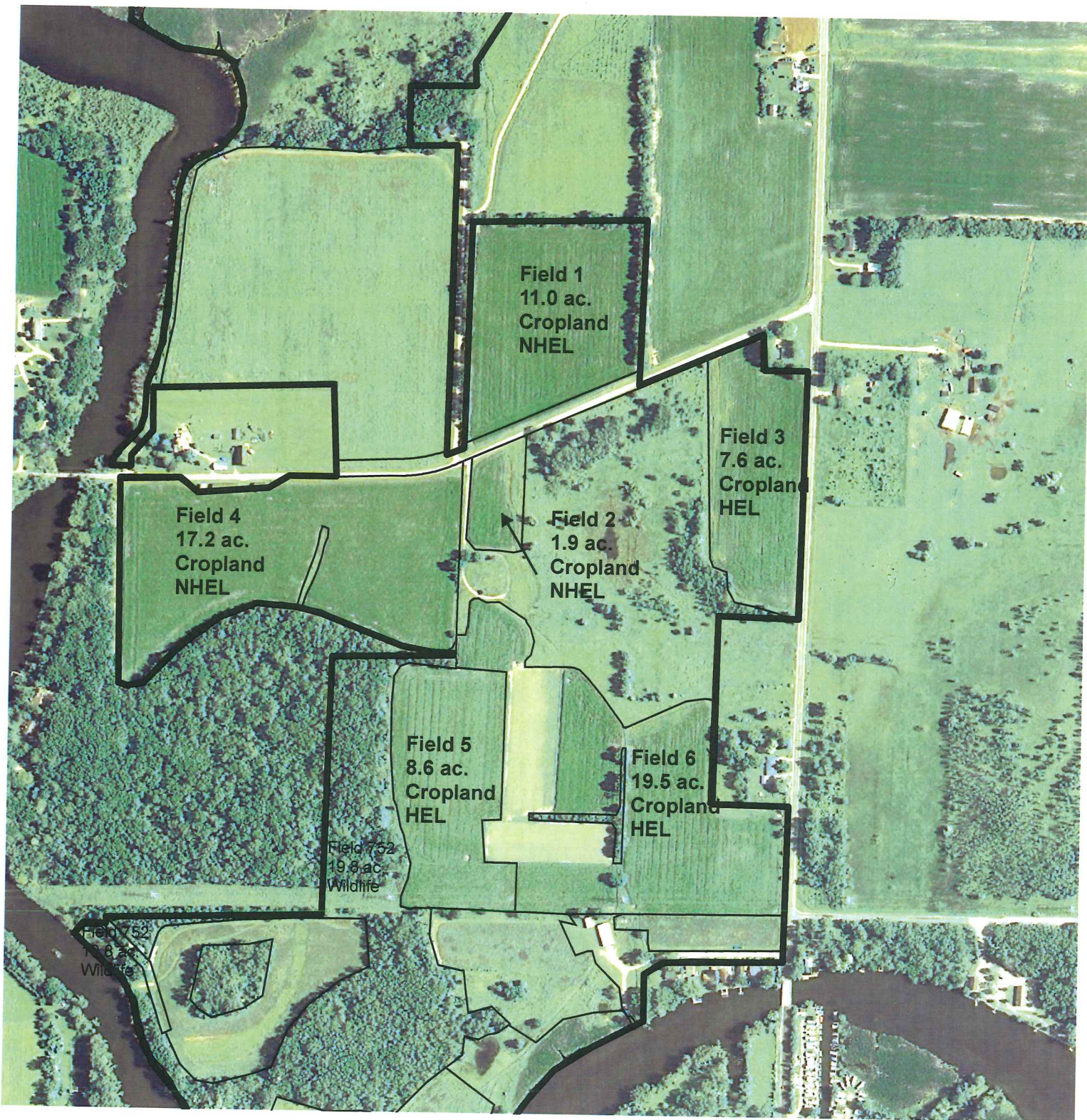
\$ \_\_\_\_\_/acre x 65.9 acres = \$ \_\_\_\_\_ Annual Total

# Conservation Plan Map

Owner: Dane County -  
Lower Mud Lake NRA Park  
Operator:

Township(s): Dunn  
Sections(s): 11 & 14  
Tract(s): 16046

Completed by: Lambert  
Phone: (608) 224-3730  
Date: 10-28-15



Dane County Land & Water Resources Department  
USDA Natural Resources Conservation Service  
Digital orthophoto taken April 2005.