

INFORMATION SHEET FOR SAUK COUNTY HEALTH CARE CENTER LEASE BIDS

CROPLAND

INTRODUCTION:

The Sauk County Land Conservation Committee is accepting bids for rental of approximately 12.9 acres of cropland located at the Sauk County Health Care Center. This property is owned by Sauk County. Interested persons may submit sealed bid proposals to the Sauk County Conservation, Planning, and Zoning Department, 505 Broadway, Ste. 248, Baraboo, Wisconsin, 53913, on the required forms in the available bidder's packet, no later than 10:00 A.M. October 31, 2014. All bids will be opened at 12:00 P.M. on the same day at the same address. Successful bidders will be notified within ten (10) days of the bid openings. Formal leases will be executed between the successful bidder and Sauk County before March 1, 2015.

FACTORS TO BE CONSIDERED:

Sauk County intends to award this lease to the highest responsible and responsive bidder. Sauk County will require the successful bidder to execute a lease on the form provided by the County. The lease is available in advance if requested. Some of the factors to be considered are as follows:

1. The amount of cash rent.
2. The financial status of the person making the proposal as it relates to such person's ability to fulfill the terms of the lease including review of the bidder's credit report and history.
3. Previous experience of the County with any prospective lessee in any rental agreement, contract or program participation.

LIMITATIONS TO BE IMPOSED

1. All land must be managed to maintain existing conservation practices and follow the conservation plan for the land which meets tolerable soil loss limits "T." This includes utilizing no till farming practices as well as establishing cover crops after conventional crops are harvested with the exception of corn harvested as grain. When corn is harvested as grain, no cover crop is required; however, no residue may be removed from these fields.
2. A security deposit of Six Hundred Fifty Dollars (\$650) is required from the successful bidder at the commencement of the lease to ensure the establishment of the cover crop in each year of the lease including the final year. If the Lessor establishes an acceptable cover crop in each year of the lease including the final year, the Lessee shall be entitled to the return of the deposit.
3. The land must be properly fertilized to maintain the productivity of the land. The renter must submit a nutrient management planning meeting NRCS 590 standards prior to any fertilizer or manure application. No crop irrigation shall be permitted.
4. The land must be farmed by the renter and his employees, no assignment or subleasing shall be permitted without prior written authorization from the Sauk County Conservation, Planning and Zoning Committee. Proposing a sublease arrangement shall be reason for rejection of any bid.

5. Existing trees, shrubs, diversions, grassed waterways, buffer strips and natural areas must be maintained. Activities other than farming will be prohibited.

TERM:

The lease shall be for a term of three years contingent on Sauk County obtaining an annual conditional use permit from the City of Reedsburg. The lease shall commence on March 1, 2015 and terminate on February 28, 2018. The rent shall be paid annually before March 1 each year, for the term of the lease.

RESERVATIONS:

1. The County of Sauk reserves the right to reject any or all proposals and to accept one deemed to be in the best interest of the County of Sauk. The County of Sauk also reserves the right to impose provisions in the lease which are not specifically set forth in this information sheet. Sauk County neither expresses nor implies a warranty of the acreage set forth herein. This lease shall be deemed between the parties, to be a lease in gross, wherein the renter takes the risk of shortage, and the owner takes the risk of overage in the acreage determination. No adjustment shall be made for any claim based on alleged discrepancies in acreage. Sauk County neither expresses nor implies a warrant of the fertility of the land for rent, nor the drainage system therein. No adjustment shall be made for any claim based on poor yield alleged to have been caused by improper drainage or poor soil.
2. **Bids will be reviewed at the regularly scheduled Conservation, Planning, and Zoning Committee Meeting, November 13, 2014, 9:00 A.M. in room 213 of the West Square Building.**

DESCRIPTION OF PROPERTY TO BE LEASED:

All tillable cropland of the Sauk County Health Care Center, approximately 12.9 acres. See attached map.

PROPOSAL TO LEASE CROPLAND
SAUK COUNTY HEALTH CARE CENTER, REEDSBURG, WISCONSIN

The undersigned has examined the farm property, the information sheet and accompanying exhibits and wishes to enter the following bid:

Cropland 12.9 acres

A three (3) year lease \$_____ per year.

\$_____ total.

Lease payment will be made before March 1 for each year of the lease.

Date: _____

Submitted By:

Name

Address

Phone number

NOTE: Submit to the Sauk County Conservation, Planning and Zoning Department not later than 10:00 A.M. November 4th, 2014. **Bids should be submitted in a sealed envelope and marked "Sauk County Farm - Cropland Bid."**

Sealed bids will be formally opened at the Sauk County Conservation, Planning and Zoning Department meeting room 248, October 31, 2014, 12:00 P.M. Successful bidders will be notified within 10 days and formal leases executed before March 1, 2015.