

FACILITIES DEPARTMENT
JAMES M. SPEROPULOS, DIRECTOR

La Crosse County, Wisconsin

LA CROSSE COUNTY ADMINISTRATIVE CENTER
400 4TH STREET NORTH • ROOM 1370 • LA CROSSE, WISCONSIN 54601-3200
TELEPHONE (608) 785-9770 FAX (608) 785-5714



LA CROSSE COUNTY FARMLAND BID

NOTICE:

The Public Works and Infrastructure Committee of the La Crosse County Board will receive sealed bids for the renting of 194.09+/- acres of cropland at the Lakeview County Farm and 6.85+/- acres of cropland located west of the intersection at Highways 16 and 108 in West Salem, WI.

A Bid Solicitation Packet is posted on the La Crosse County web site.
The address is: <http://www.co.la-crosse.wi.us/RFP>

All bids must be submitted on the attached bid form in a sealed envelope marked "Farmland Bid". Bid forms not filled out completely shall be considered as incomplete bids, and therefore shall not meet specifications.

All bids shall be received no later than 1:30 pm, Wednesday, September 28, 2016, in the Facilities Department, Room 1370 of the Administrative Center, 400 4th St. N., La Crosse, Wisconsin 54601-3200. Bids received after deadline will not be accepted. Faxes will not be accepted. Bids will be opened on the same date and in the same location promptly at 1:35 p.m. Recommended bid will be reviewed and approved by the La Crosse County Public Works and Infrastructure Committee at its regular meeting on October 10, 2016.

La Crosse County reserves the right to accept or reject any or all bids or portions thereof without stated cause. La Crosse County reserves the right to waive any irregularities in any responses or submittals. La Crosse County shall be free to allocate said bids in any way most advantageous to the County. La Crosse County reserves the right to negotiate the final terms of the lease agreement.

Please contact James M. Speropulos, Facilities Director, in the Facilities Department or by calling (608) 785-9770 with any questions regarding the specifications or the bidding process.

SPECIFICATIONS

LEASE PERIOD: The lease period will be for three (3) years commencing March 1, 2017. The lease may be renewable for an additional three (3) years on the same terms and conditions upon agreement of the parties. The lands to be leased constitute 194.09+/- acres of cropland at the Lakeview County Farm and 6.85+/- acres of cropland located west of the intersection at Highways 16 and 108 in West Salem, WI.

CONSERVATION PRACTICES: The lessee(s) are required to update the crop rotations on all fields with the La Crosse County Department of Land Conservation. This update will include crops planned to be planted and the tillage used to put in those crops. The planned tillage also includes soil disturbances such as knifing in anhydrous ammonia, manure or municipal sludge. Crop rotations will comply with the Wisconsin Agriculture Performance Standards found in NR151. This plan and/or any approved modification shall be followed by lessee(s) to maintain eligibility of La Crosse County farmland for all USDA programs and benefits. Lessee(s) will be required to maintain all current conservation practices including grass waterways, watercourses, contour strips, etc.

USDA PROGRAMS: As indicated above, an approved Conservation Plan shall be followed by lessee(s) to maintain USDA program eligibilities. Lessee(s) not required to participate in any programs, but are required (at their own expense) to provide any reports, etc., necessary to maintain current and future La Crosse County farmland USDA program eligibility. Field maps are available at the Facilities Department, Room 1370, Administrative Center, 400th 4th St. N., La Crosse, Wisconsin 54601-3200.

LAND USE AND CROPPING: All bidders are required to discuss crop rotation alternatives with the La Crosse County Department of Land Conservation prior to bidding. Rotations as established in the conservation plan shall be followed. Changes in the planned rotations can only be made with prior approval of the Department of Land Conservation. No additional fertilizer or lime is required beyond the crop needs. Lessee(s) are responsible for all needed lime and fertilizer. The lessee(s) are required to write and annually update a Nutrient Management Plan that is in compliance with the Wisconsin Agriculture Performance Standards. A new set of soil samples for updating the nutrient management plan will be required by the end of 2017. Composite samples are required at a 5 acre density. An updated Nutrient Management Plan, using the new soil samples, will be written for the 2018 crop year. Nutrient management update classes are held by the Department of Land Conservation in February of each year. Lessee(s) are not required to attend, but are required to update the plan by the end of February of each year for the coming growing season. The nutrient management plan will comply with the Wisconsin Agriculture Performance Standards, NR151.

RENT PAYMENT: The annual cash rent for each parcel is to be paid in two installments each year. Rents are to be paid according to the following schedule: Fifty percent by April 1 and the remaining 50% by November 1 of each lease year.

INSURANCE: Lessee(s) shall have and maintain comprehensive general liability insurance in an amount not less than One Million Dollars (\$1,000,000.00) with a medical payment limit of not less than Five Thousand Dollars (\$5,000.00). Lessee(s) shall indemnify and hold Lessor harmless from any claims or damages which result from Lessee(s)'s occupancy or use of the leased premises.

RIGHT AND PRIVILEGES: The Lessor (County) or anyone designated by the lessor shall have the right of entry at any reasonable time to inspect the property.

Because of the potential for residential and industrial development in the area, the lease established shall allow the County to break said lease with lessee(s) for such purposes. County shall have authority to terminate the entire lease or any portion of the leased premises by thirty (30) days advance notice to lessee(s). If lease is terminated before end of normal production year, the lessee(s) shall have right of entry for the purpose of harvesting that annual crop for that crop year or shall be compensated for damage or loss of that crop if harvesting is not feasible. Adjustments shall be made for legumes being established at the time of lease termination for non-farming purposes.

The La Crosse County Corporation Counsel will provide the appropriate leases for all parcels involved. James M. Speropulos, Facilities Director, will serve as the reference and will provide additional information as may be requested.

To the best of my knowledge, all information in this packet is accurate and depicts the intentions of the Public Works and Infrastructure Committee. Any variations or other considerations of specifics in this information sheet or that of the information on file at the Department of Land Conservation will be determined by the Public Works and Infrastructure Committee, or the Department of Land Conservation as appropriate with consultation by the La Crosse County Corporation Counsel.

James M. Speropulos, Facilities Director

BID FORM: Attached.

**LA CROSSE COUNTY
LA CROSSE COUNTY FARMLAND (LAKEVIEW FARM LAND RENTAL)
BID FORM**

TO: Facilities Department – La Crosse County
400 4th St. N., Room 1370
La Crosse, WI 54601

Bids close at 1:30 pm, Wednesday, September 28, 2016.

Bids will be opened on the same date in the same location promptly at 1:35 p.m.

DESCRIPTION OF ITEM BEING BID: Rental of 194.09+/- acres of cropland at the Lakeview County Farm and 6.85+/- acres of cropland located west of the intersection at Highways 16 and 108 in West Salem, WI.

I have discussed crop rotation with Land Conservation Staff. I understand that the Lessee is required to write a Nutrient Management Plan and update annually. I understand that the bid amount is an annual fee. I understand that the term of the lease shall be three (3) years commencing March 1, 2017, and that the lease may be renewable for an additional three (3) years on the same terms and conditions upon agreement of the parties.

Bid Price: Lakeview Farm: \$ _____

Hwy 16/108 Intersection: \$ _____

Submitted By:

Name: _____

Address: _____

Email: _____ Phone: (____) _____

The bid is true and correct to the best of my knowledge.

I understand that La Crosse County reserves the right to accept or reject any or all bids without stated cause. I also understand that La Crosse County may allocate said bids in any way most advantageous to the County.

Authorized Signature: _____

Printed Name: _____

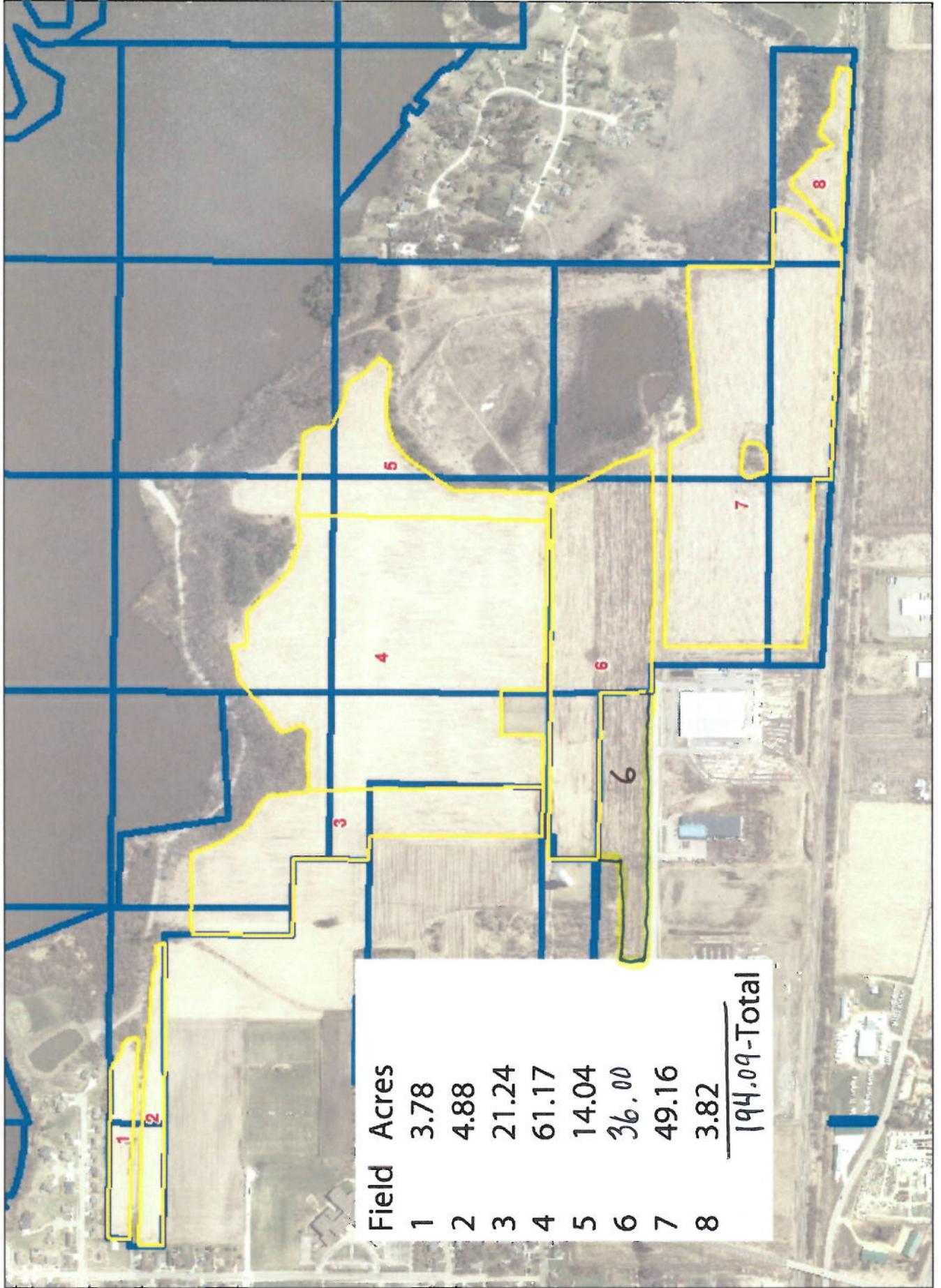
Title: _____

Date: _____

Federal Identification Number: _____

Person to be contacted for questions in regard to this bid: James M. Speropulos at 608-785-9770.

County Cropland



County Cropland

