

CITY OF REDWOOD FALLS

REQUEST FOR BIDS

**For the Rental of
Approximately 152.66 Acres of
Agricultural Land at Various Locations**

**Located at
T112 R36 S33
T113 R35 S32
See Attached FSA Photos**

RESPONSES MUST BE RECEIVED BY:

SEPTEMBER 21, 2023, at 11:00 A.M.

DELIVERED TO:

Attn: James Doering, Public Works Project Coordinator
City Hall
333 S. Washington Street
P.O. Box 526
Redwood Falls, MN 56283
507-616-7400

*Notice: This request for bids is subject to final approval
by the appropriate local governing authorities.*

**CITY OF REDWOOD FALLS
REQUEST FOR BIDS
FOR RENTAL OF PRIME AGRICULTURAL PROPERTY
AT LISTED VARIOUS LOCATIONS**

Sealed bids for rental of approximately 152.66 acres of prime agricultural real property located at listed locations will be received by the City of Redwood Falls, at the City Administrator's office located at City Hall, 333 S Washington Street, P.O. Box 526, Redwood Falls, MN 56283, until 11:00 a.m., September 21, 2023. At which time the bids will be publicly opened and read aloud immediately after the bid closing in the City of Redwood Falls Council Chambers. All bidders will be notified of the winning bid by mail within 30 days of bid opening.

The bid will be for the rental of agricultural property only. The property will remain property of the City of Redwood Falls. The successful bidder will be responsible for all input costs and expenses of the property, including, without limitation, all labor, fertilizer and seed costs.

Proposals and specifications for the bid, as well as a site visit may be secured at the Office of the City Administrator at City Hall located at: 333 S. Washington Street, Redwood Falls, MN 56283 or by calling (507) 616-7400 or on line at www.ci.redwood-falls.mn.us .

The City of Redwood Falls hereby notifies all potential bidders that minority and disadvantaged business enterprises 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.

No bid may be withdrawn through October 3, 2023. The City reserves the right to reject any and all bids and to waive informalities and irregularities.

Dated: 8-01-2023

Keith Muetzel
City of Redwood Falls Administrator

INSTRUCTIONS TO BIDDERS

1. GENERAL INFORMATION

Project Name: **Rental of approximately 152.66 acres of real property located at listed location.**

Bids Close: 11:00 a.m., September 21, 2023

NOTICE TO BIDDERS:

Sealed bids will be received by the Redwood Falls City Council, at the City Administrator's office located at Redwood Falls City Hall, 333 South Washington Street, P.O. Box 526, Redwood Falls, MN 56283, until the date and hour indicated above, and will be publicly opened and read aloud immediately after the bid closing in the City of Redwood Falls Council Chambers. All bidders will be notified of the winning bid by mail and/or telephone. The following are important facts each bidder should know before submitting a bid.

- a. Bids are being solicited for the rental of agricultural property only. All title to the land will remain with City of Redwood Falls. The length of the lease will be three (3) years plus the option of two, one-year extensions agreeable to both parties not to exceed 5 years.
- b. The successful bidder will be required to furnish all material and labor, at the bidder's cost, necessary to grow crops on the real estate.
- c. The lease is made on an "as-is" basis. Potential bidders are urged to investigate the site, and to review soil maps or other information available, before submitting a bid.
- d. All farming activities must be done in a safe and clean manner, and in accordance with all federal, state, and local laws, rules and regulations.
- e. Tours of the property may be arranged by contacting Public Works Project Coordinator, Jim Doering at the address and/or telephone number listed on the front of these bid documents.
- f. The rental price shall be paid in cash, money order, certified check or other immediately available funds on an annual basis. Personal checks will not be accepted.
- g. The successful bidder will be required to enter into a reasonable lease with the City of Redwood Falls, it being understood that a sugar beet crop will be planted

no more than one time during the lease term. No subleases are permitted without written approval by the Redwood Falls City Council.

The Redwood Falls City Council reserves the right to reject any and all bids, or to select one or more bids from different contractors.

The above description is general in nature. Potential bidders are advised to visit the site for particulars.

2. BID FORMS

Bids shall be submitted on the attached Bid Forms. No other Bid Form is acceptable.

3. BID SECURITY

Bid security is waived for this project.

4. ADDITIONAL DOCUMENTS/INFORMATION

Bidders with specific questions are urged to contact Public Works Project Coordinator, Jim Doering, City of Redwood Falls, P.O. 526, Redwood Falls, MN 56283:

Contact: James Doering
Phone: 507-430-5904

Bidders are encouraged to call Mr. Doering with any questions concerning the project and to arrange for a site visit.

5. SUBMISSION OF BIDS

The bidder shall deliver to the City of Redwood Falls, not later than time and date indicated above, in a sealed envelope with the Project Name and Date clearly marked on the outside of the envelope with the following Information:

Bid For: City Ag-land Rental Bid.
Opening: 11:00 a.m., September 21, 2023

6. METHODS OF AWARD

The Redwood Falls City Council shall award a contract to the highest responsible bidder(s). Redwood Falls City Council, however, reserves the right to reject any or all bids and to waive any minor irregularities, informalities, or discrepancies.

7. QUALIFICATIONS OF BIDDERS

The City of Redwood Falls may make such investigations, as they deem necessary, to determine the ability of bidder to perform work. Upon request by the City of Redwood Falls, bidder shall furnish all qualification information and data for this purpose as the City of Redwood Falls may request. The City of Redwood Falls Council reserves the right to reject any bid if evidence submitted by, or investigation of, such bidder fails to satisfy the City of Redwood Falls that such bidder is properly qualified to carry out the obligations of these specifications and to complete work contemplated therein within the prescribed timeframe. Conditional bids will not be accepted.

8. INSPECTION OF SITE

Each bidder is urged to fully investigate the site(s) in order to inform themselves of the conditions of the real property. Failure of a bidder to investigate the site shall not be a valid reason to rescind a bid once opened.

It shall be understood that the bidder's bid is submitted on the basis of such inspection.

9. PAYMENT AND PERFORMANCE BONDS

Payment and performance bonds are waived for this project.

10. 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 indicating the 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.

11. ELIGIBILITY OF BIDDERS

Bidders must be at least 18 years of age.

12. RESERVATIONS

The City of Redwood Falls reserves the right to amend this request for bids, reject any or all bids, and to waive defects and technicalities in bidding. Any announcements made at the bid opening will take precedence over any material published about this event.

13. CAUSES FOR BID REJECTION

- 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 BID ENVELOPE. It is requested 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 stated bid due date and time will be rejected.
- d. LATE BID All bids must be received by the date and time indicated above at the Office of the Redwood Falls City Administrator, P.O. Box 526, 333 South Washington Street, Redwood Falls, Minnesota 56283. All late bids will be rejected and returned un-opened.

BID FORM

Farm #9161 Tract # 2947 Field #1; 78.71 acres T112 R36 S33

To: City of Redwood Falls

Subject to the Instructions to Bidder, all of which are incorporated as part of this bid, the undersigned bidder hereby offers and agrees, if this bid is accepted within 30 calendar days after date of the bid opening, to cash rent the above property for the following price:

\$_____ per acre (78.71 acres) annually for three (3) years with possible two, one-year extensions.

\$_____ total annual rent

Total Bid: (\$)_____ **(sum of all years)**

Name: _____

Company: _____

Street: _____

City/State/Zip: _____

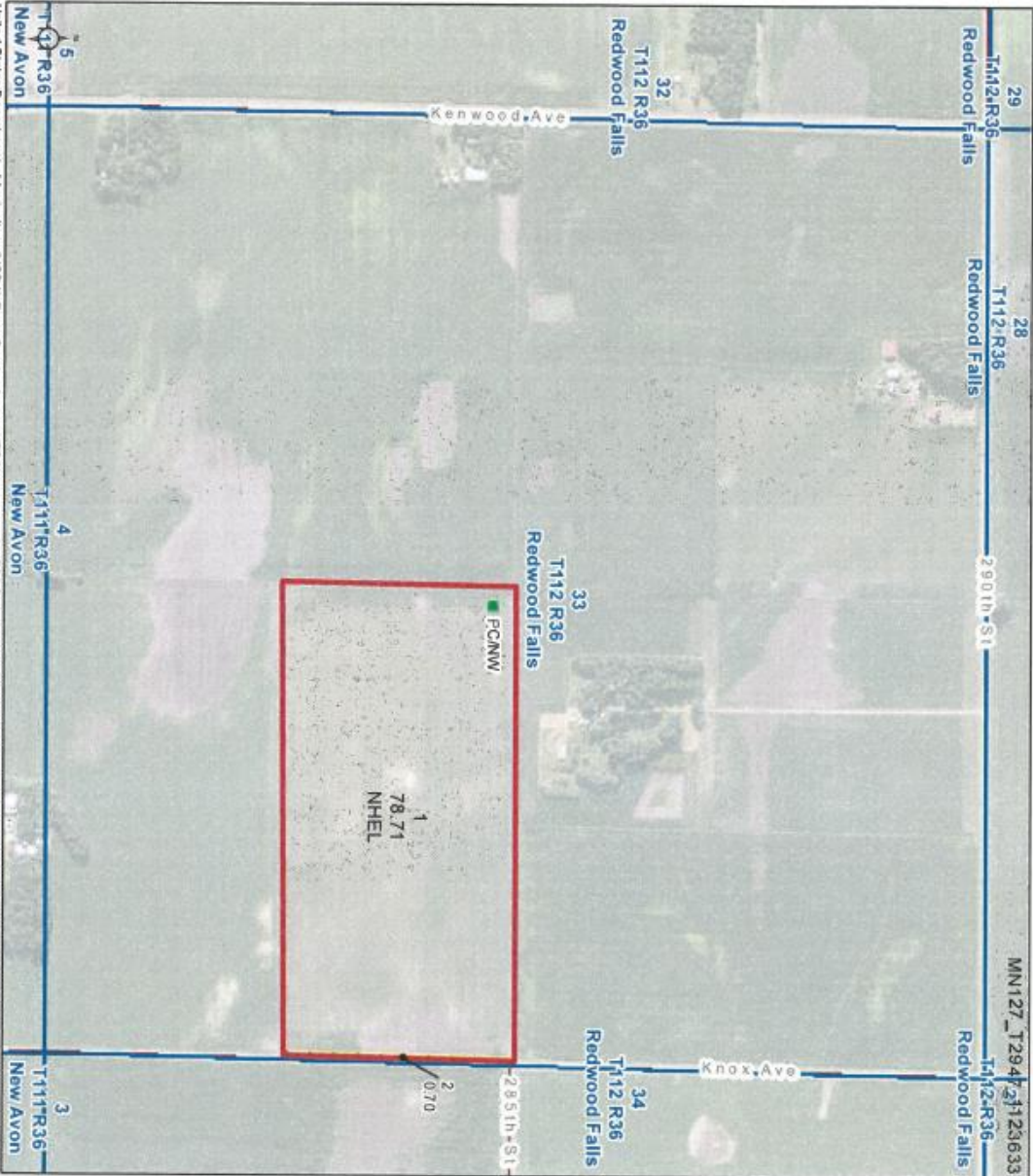
Telephone number: _____

Authorized Signature: _____

(The individual signing certifies that he/she is authorized to sign the bid.)

Date: _____

*** Bidder acknowledges and agrees the City of Redwood Falls, MN has made no representations or warranties, except as explicitly set forth in the bid documents, as to the condition of the real estate or suitability for any specific purpose.***



Farm 9161

Tract 2947





2020 Program Year




Map Created April 27, 2020

1123633



Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRS, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, ISS = for forage
 Beans = Dry Edible
 NAG = for GZ
 Canola = Spring for seed

- Common Land Unit**
-  Non-Cropland
 -  Cropland
 -  Tract Boundary
 -  Minnesota Transparency Polygon_02142019

- Wetland Determination Identifiers**
-  Restricted Use
 -  Limited Restrictions
 -  Exempt from Conservation Compliance Provisions

Tract Cropland Total: 78.71 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data as is and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS). This map displays the 2019 NAIP imagery.

- Layer List Legend
- Quick Links:
- Property Search
 - View Map
 - Ditch Search

Layers:

- Boundaries
- Public Drainage
- Open Ditch
- Drain Tile
- Natural Features
- Contours
- Lakes
- Rivers
- Soils
- Water Access
- DNR Buffer Map
- Water Courses
- Lakes, Reservoirs, and Wetlands
- Parcel Information
- Address points
- Lots
- Parcels
- Subdivisions
- Cadastral Annotation
- Zoning
- Political Districts
- Transportation
- Major Roads
- Minor Roads
- Railroads
- Rail Road Right of Way
- Road Right of Way
- 2016 Imagery
- 2013 Imagery



Parcel ID: 63-033-4020
 Sec/Typ/Rng: 33-112-36
 Property Address: [Redacted]
 District: [Redacted]
 Brief Tax Description: [Redacted]

Alternate ID: n/a
 Class: AGRICULTURE
 Acreage: 80
 N1/2 SE1/4, 80 A.G. LAND SUPPORTING GILWOOD HAVEN
 (Note: Not to be used on legal documents)

Owner Address: REDWOOD FALLS CITY OF
 PO BOX 526
 REDWOOD FALLS MN 56283-0526

63-033-4020
 REDWOOD FALLS CITY OF TAX
 8000 Acres
 View Report | Pictometry Imagery

518798.42, 199516.04
 esri

BID FORM

Farm #7554 Tract # 1385 Field #5 2.60 acres T113 R35 S32

To: City of Redwood Falls

Subject to the Instructions to Bidder, all of which are incorporated as part of this bid, the undersigned bidder hereby offers and agrees, if this bid is accepted within 30 calendar days after date of the bid opening, to cash rent the above property for the following price:

\$_____ per acre (2.60 acres) annually for three (3) years with possible two, one-year extensions.

\$_____ total annual rent

Total Bid: (\$)_____ **(sum of all years)**

Name: _____

Company: _____

Street: _____

City/State/Zip: _____

Telephone number: _____

Authorized Signature: _____

(The individual signing certifies that he/she is authorized to sign the bid.)

Date: _____

*** Bidder acknowledges and agrees the City of Redwood Falls, MN has made no representations or warranties, except as explicitly set forth in the bid documents, as to the condition of the real estate or suitability for any specific purpose.***

BID FORM

Farm #7554 Tract # 13835 Field #(s) 7,8,9,25; 71.35 tillable acres T113 R35 S32

Note: These listed fields next to the airport runways have crop set back (restrictions: 12/30 (paved runway) No row crops 250 feet from center line (side to side) and 400 feet from runway end. 5/23 (grassed runway) No row crops 200 feet from center line (side to side) and 300 feet from runway end. Restricted areas are currently hayed. A site visit is recommended prior to bidding! Tillable acres listed reflect the removal of restricted areas.

To: City of Redwood Falls

Subject to the Instructions to Bidder, all of which are incorporated as part of this bid, the undersigned bidder hereby offers and agrees, if this bid is accepted within 30 calendar days after date of the bid opening, to cash rent the above property for the following price:

\$_____ per acre (71.35 acres) annually for three (3) years with possible two, one-year extensions.

\$_____ total annual rent

Total Bid: (\$)_____ (sum of all years)

Name: _____

Company: _____

Street: _____

City/State/Zip: _____

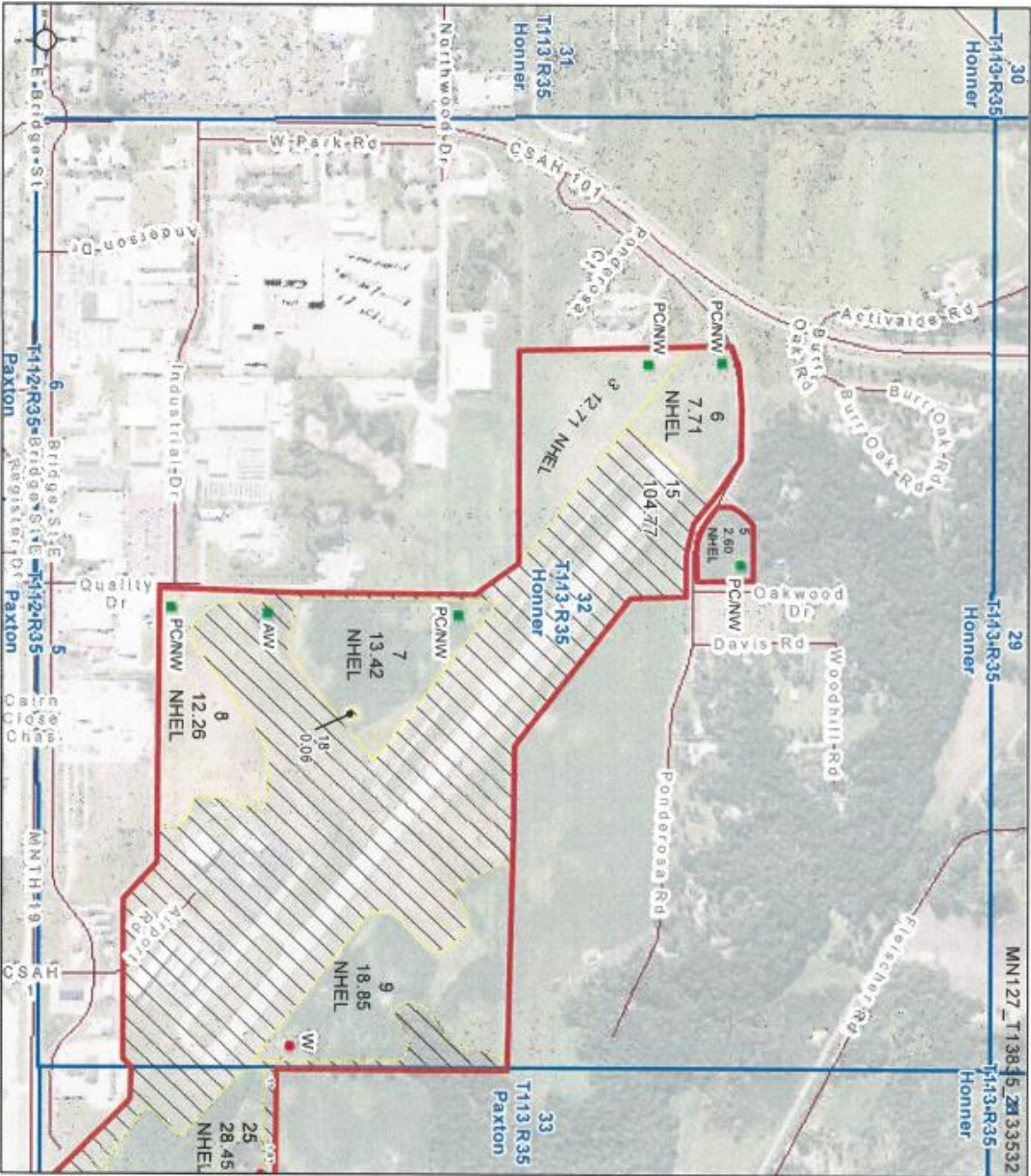
Telephone number: _____

Authorized Signature: _____

(The individual signing certifies that he/she is authorized to sign the bid.)

Date: _____

*** Bidder acknowledges and agrees the City of Redwood Falls, MN has made no representations or warranties, except as explicitly set forth in the bid documents, as to the condition of the real estate or suitability for any specific purpose.***



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Farm 7554

Tract 13835

2020 Program Year

Map Created April 28, 2020

1133532

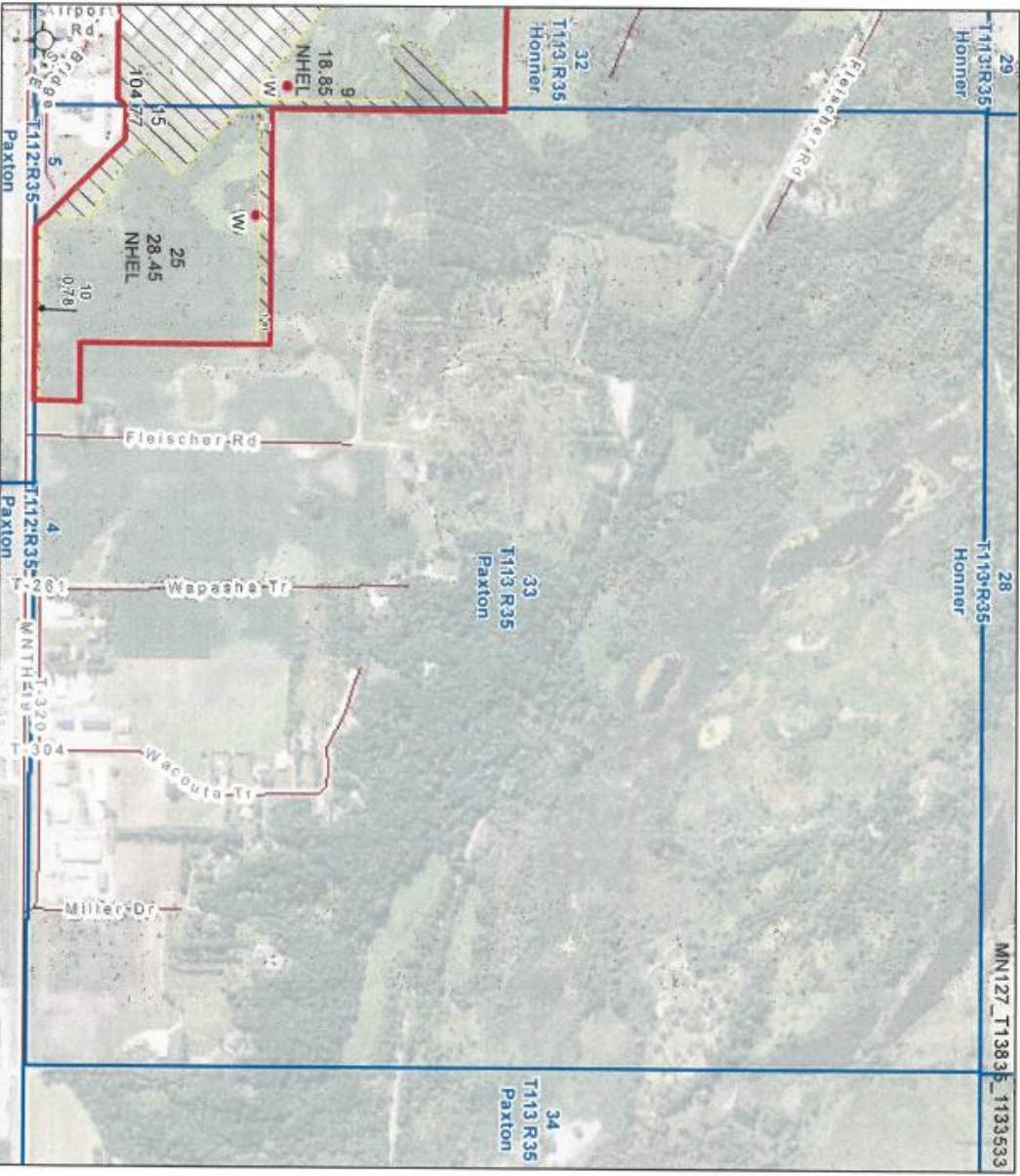


Unless otherwise noted:
 Shares are 100% operator
 Crops are non-irrigated
 Corn = yellow for grain
 Soybeans = common soybeans for grain
 Wheat = HRW, HRW = Grain
 Sunflower = Oil, Non-Oil = Grain
 Oats and Barley = Spring for grain
 Rye = for grain
 Peas = process
 Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
 Beans = Dry Edible
 MAG = for GZ
 Canola = Spring for seed

- Common Land Unit**
- Non-Cropland
 - Cropland
 - Tract Boundary
 - Minnesota Transparency Polygon_02/14/2019

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Tract Cropland Total: 96.00 acres



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Farm 7554

Tract 13835

2020 Program Year

Map Created April 28, 2020

1133533



Unless otherwise noted:
Shares are 100% operator
Crops are non-irrigated
Corn = yellow for grain
Soybeans = common soybeans for grain
Wheat = HRS, HRW = Grain
Sunflower = Oil, Non-Oil = Grain
Oats and Barley = Spring for grain
Rye = for grain
Peas = process

Allalfa, Mixed Forage AGM, GMA, IGS = for forage
Beans = Dry Edible
MAG = for GZ
Canola = Spring for seed

Common Land Unit

- Non-Cropland
- Cropland
- Tract Boundary
- Minnesota, Transparency, Polygon_02142019

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 96.00 acres