



NOTICE TO BIDDERS

The City of Madison's Economic and Redevelopment Department are seeking bids from interested parties for the Cash Lease of Land located on one tract (50 acres) in total at 778 W. Hutchinson Lane and three tracts (9.706 acres) in total at 1100 W. Hutchinson Lane properties for purposes of crops.

BID PROCESS

The Redevelopment Commission presents the following property for a three-year contract beginning in 2023 for all parcels listed (59,706 acres) in total. The Commission's intent is to consolidate all farming operations and to obtain a better value for properties.

If you are interested in farming, we invite you to submit a sealed bid offer under the following terms and conditions:

1. The operator is intent on consolidating all farming operations and obtaining the best value for the farmable areas.
2. The property has many varying restrictions that may or may not disqualify a producer from USDA benefits. Potential producers are encouraged to speak with the Jefferson County Farm Service Agency 812-273-2070 on these restrictions. The Commission is open to working with any concerns.

Interested parties may submit sealed bids to the address below, by no later than 9:00 AM on September 28th, 2022: **Go to Madison-IN.gov to download the packet.**

Madison Economic and Redevelopment Department

Redevelopment Commission

101 West Main Street

Madison, IN 47250

Sealed bid packets shall include:

1. **Completed Sealed Bid Submittal Form**
2. **Copy of Proof of Workman's Compensation Insurance**
3. **Proof of Liability Insurance**
4. **Copy of State Applicator's License if Applicable**

The accepted offer will be awarded a Three-Year Contract with work beginning immediately.

LAND LOCATION AND DESCRIPTION

1. **778 W. Hutchinson Lane**
N.E. Corner of Wilson Avenue and Hutchinson Lane
Approximately 50 acres tillable
Owned by the City of Madison's Redevelopment Commission
Jefferson County Parcel Number: 39-08-000-007.005-007

2. **Tract A.** 1100 W. Hutchingson Lane (J.A. Berry Lane)
N.W. Corner of Wilson Avenue and Huthinson Lane (J.A. Berry Lane)
Next to old Robust Products Facility
Approximately 4 acres tillable
Owned by the City of Madison's Redevelopment Commission
Jefferson County Parcel Number: 39-08-16-000-017.000-007

3. **Tract B.** 1100 W. Hutchingson Lane (J.A. Berry Lane)
N.W. Corner of Wilson Avenue and Huthinson Lane (J.A. Berry Lane)
Next to old Robust Products Facility
Approximately 2 acres tillable
Owned by the City of Madison's Redevelopment Commission
Jefferson County Parcel Number: 39-08-16-000-017.000-007

4. **Tract D.** 1100 W. Hutchingson Lane (J.A. Berry Lane)
N.W. Corner of Wilson Avenue and Huthinson Lane (J.A. Berry Lane)
Next to old Robust Products Facility
Approximately 3.706 acres tillable
Owned by the City of Madison's Redevelopment Commission
Jefferson County Parcel Number: 39-08-16-000-017.000-007

SCOPE OF WORK

Farming Description

To obtain the best value for the farmable areas, controlling runoff, and mitigating poor ground conditions the land manager shall be responsible for farming all acres leased. The land manager shall also be responsible for maintaining ditches and working the land to optimize drainage.

1. Scope of Work

a) Contractor shall provide at his/her expense all of the following:

1. Fuel
2. Fertilizer
3. Seed
4. Labor
5. Equipment
6. Farming provisions
 1. None
7. In the interest of enhancing yields and improving the land the following duties apply

b) Maintenance of ditches

1. Keep ditches clear of debris natural and/or manmade
2. Keep vegetation from becoming overgrown
3. Repair ditches as needed, including flattening ruts as a result of traversing ditches in a perpendicular fashion and etc.

c) Current and future drainage issues

1. Present a plan of action to increase crop yields and maximize the use of property including the following items.
 1. Actions to be taken to resolve drainage issues
 2. Equipment to be used
 3. Timeline for completion
2. Execute the above plan

TERM OF CONTRACT

The term of this contract will be a THREE-YEAR contract that will be based upon the farm plan specified in the bid. This contract will begin immediately in the spring of 2023. Interested parties should include in their bid proposal a Farm Plan and annual increases for the three-year contract.

101 West Main St.
Madison, IN 47250
(812) 274-0461

SALE OF PROPERTY

If landlord should sell or otherwise transfer title to said or a portion of tillable acres, such action will be done subject to the provisions of this lease. Landlord shall give written notice to Tenant within ten (10) business days after such conveyance. As this property is for the future industrial development, should the Landlord be required to destroy any of the planted crop prior to the harvest of same, the Tenant shall be reimbursed for the cost of planting plus 10%, but an amount not to exceed the total lease amount of the parcel.