

REQUEST FOR BIDS

FOR

**LEASE OF 590 ACRES ON THE
UNIVERSITY OF MISSOURI
THOMPSON RESEARCH CENTER**

IN

GRUNDY COUNTY, MISSOURI

FOR

THE CURATORS OF THE UNIVERSITY OF MISSOURI

FOR THE

UNIVERSITY OF MISSOURI - COLUMBIA, MISSOURI

RFB # 18-6002-JS-C

BID CLOSING DATE: November 9, 2018

TIME: 2:00 P.M., Central Time

Prepared By:
James E. Shatto, CPPB
Strategic Sourcing Specialist
UM Supply Chain/Procurement Svcs
GSB Room 015
1011 East 51st Street
Kansas City, Missouri 64110-2499

DATED: October 12, 2018

RFB 18-6002-JS-C

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ADVERTISEMENT FOR BIDS

The Curators of the University of Missouri - Columbia will receive written bids for the lease of 590 acres, more or less, of the Thompson Farm located in the following described land in Grundy County, Missouri until 2:00 P.M., Central Time October 30, 2018 at which time the bids will be publicly opened and read aloud in UM Supply Chain/Procurement Services office, Kansas City, Missouri.

Sealed Bids must be returned to:

James E. Shatto, CPPB
Strategic Sourcing Specialist
UM Supply Chain/Procurement Svcs
General Services Building, Room 015
1011 East 51st Street
Kansas City, Missouri 64110-2499

If needed, additional copies of the Specifications and Conditions of bidding along with the required form can be obtained from James E. Shatto, UM Procurement Services, University of Missouri – Kansas City, Missouri 64110. Email: shattoj@umkc.edu. Phone 816-235-1397.

The Curators of the University of Missouri reserves the right to waive any informalities in bids and to reject any and all bids.

DATED: October 12, 2018

PROPOSAL TO LEASE ACREAGE AT THOMPSON FARM

Detailed Specifications and Special Conditions

I. General conditions

1. The Curators of the University of Missouri, a public corporation of the State of Missouri, on behalf of the University of Missouri, hereinafter referred to as “LESSOR”, proposes to contract with an organization or individual, hereinafter referred to as “LESSEE”, whereby the LESSEE will lease from the Curators of the University of Missouri 590 acres of cropland, more or less, the following described land located in the County of Grundy, State of Missouri, described as:

Part of Section (20), Township Sixty-three (63) North, Range Twenty-five (25) West, Grundy County, Missouri.

2. Attached hereto is a Bid Form to be used for the submission of information requested herein. The Bid Form must be received by the Curators of the University of Missouri no later than November 9, 2018 at 2:00 p.m., Central Time. The bid must be sealed and clearly addressed to UM Supply Chain/Procurement Services, University of Missouri-Kansas City, General Services Building, Room 015, 1011 East 51st Street, Kansas City, Missouri, 64110-2499, with bid number on the sealed envelope showing the contents to be for Land Lease Bid #18-6002-JS-C.
3. Prospective LESSEE is required to inspect the land to be leased. Prospective LESSEE should contact:

Jon Schreffler
Thompson Farm
668 NW Hwy C
Spickard, MO 64679
660-485-6576

or

Tim Reinbott
Assistant Director
MO Agricultural Experiment Station
3600 New Haven Road
Columbia, MO 65201
573-882-4450

II. Withdrawal of Bids

1. Any bidder may withdraw his bid at any time prior to the scheduled closing time for the receipt of bids but no bidder may withdraw his bid for a period of one hundred twenty (120) days after the closing time for the receipt of bids. Only letters or other written requests for corrections of a previously submitted bid which are addressed in the same manner as
2. bids and are received by the University prior to the scheduled closing time for the receipt of bids will be accepted.

III. Special Conditions

1. The term of this lease shall be from January 1, 2018 through December 31, 2020, provided, however, that either party to the lease shall have the option to cancel for the following year or years on or before November 1 by providing in writing their intent to so terminate lease on December 31st of that year. There is also the option to renew the existing lease for two (2) additional one-year periods upon mutual agreement between both the University and the successful bidder.
2. The LESSEE agrees to pay rental payments to the LESSOR for each and every acre of the 590 acres, more or less, of the land. The first one-half of the total annual payment is to be paid at the time of signing of the lease, January 1, 2019. The second one-half of the total annual payment is to be paid July 1, 2019. Subsequent year payments are to be paid one-half of the total annual payment on January 1, and one-half of the total annual payment on July 1 of each year. Payments shall be sent to the Thompson Research Center, 668 Northwest Highway C, Spickard, MO 64679.
3. LESSEE agrees to furnish all labor, fertilizers, chemicals, equipment and miscellaneous expenses for the operation of the farm under this lease. The LESSOR agrees to furnish the land as it is in accordance of these specifications. The LESSEE agrees to maintain soil fertility (P&K) and agrees to apply the necessary nutrients to bring soil test levels at the termination of the lease period up to test levels obtained at the beginning of the lease period. The LESSOR agrees to pay for soil sampling, soil testing and lime applications required to maintain pH above 5.5 in coordination with LESSEE. LESSEE further agrees to submit copies documenting fertilizer application during the year with the December 1 payment. **A copy of 2015 grid soil sampling is available from the Thompson Research Center at the address listed above. You can also obtain a copy by contacting James Shatto by phone at 816-235-1397 or by email at shattoj@umkc.edu.**

4. LESSEE covenants and agrees to care for said acreage in a thorough, careful and husband-like manner. LESSOR agrees to provide a farm map, which designates the land under lease.
5. The LESSEE covenants and agrees to keep the leased acreage free from noxious weeds and in case any such noxious weeds appear on said acreage, effectively destroy the same and prevent their bearing seed using federal and state approved practices.
6. The LESSEE covenants and agrees to perform LESSEE'S obligations hereunder as an independent contractor and that LESSOR shall not be liable for any injury or damage incurred by any individual arising out of the performance of this lease by LESSEE and LESSEE further agrees to indemnify and defend Lessor, its agents, employees, and lenders, if any, hold harmless for any loss incurred by any and all loss of rents and/or damages, liabilities, judgments, claims, expenses, penalties, and attorneys' and consultants' fees arising out of or involving any Hazardous Substance Condition on the Premises that did not exist prior to commencement of the Lease term and except to the extent caused by Lessor or Lessor's agent or employees. Lessee's obligations shall include, but not be limited to, abating the effects of any contamination or injury to persons, property or the environment created or suffered by Lessee; the cost of investigation, removal, remediation, restoration and/or abatement; and diminution in value of the Premises.
7. LESSEE agrees to provide certified scale receipts and/or bin measurements to LESSOR to establish yield history of the leased acres. LESSEE is responsible for signing up for applicable government programs and insurance.
8. The LESSOR reserves the right to ingress and egress over the leased lands to all of LESSOR'S other lands and further reserves the right to enter upon leased land at all reasonable times for purpose of inspection.
9. The leased area is unfenced but with proper fencing can be grazed by LESSEE or their approved assigns. No forage shall be harvested baled or chopped from leased acreage without permission from LESSOR
10. If any default shall be made in the payment of the rent called for hereunder or if after ten (10) days written notice setting forth the default, default shall continue by the LESSEE in performance or observance of any other covenants, agreements, or conditions herein contained, LESSOR shall have the right to re-enter and take possession of the leased premises and LESSEE shall peacefully surrender possession hereof to the LESSOR upon written demand, all rights and interests of the LESSEE hereunder shall cease and terminate.

- 11.** Upon expiration of lease, whether at the end of the term or upon earlier termination under the provisions above, the LESSEE shall surrender peaceful possession of the leased premises to LESSOR.
- 12.** Any notice required to be given hereunder may be given by personal service or by certified mail addressed to the party to be served. Notice to the LESSOR shall be addressed to the Assistant Vice President for Business Services, 225 University Hall, Columbia, Missouri 65211 and the notice to the LESSEE shall be addressed as shown on the bid form.
- 13.** The lease shall be binding upon the University, its successors and assigns and upon the LESSEE, their executors, heirs and administrators.
- 14.** LESSEES agree they will not assign or sublet any part of the leased property without written consent of the LESSOR.
- 15.** Hunting is prohibited on this property.
- 16.** All improvements on said premises are reserved for the use of the LESSOR except those mutually agreed upon between LESSEE and LESSOR.
- 17.** All taxes of any nature that may accrue because of the LESSEE'S use of the demised premises are to be paid by the LESSEE.
- 18.** A formal, legal lease containing the above specifications will be prepared and executed by the University of Missouri legal department.
- 19.** For access to Farm Service Agency information contact John Schreffler at 660-485-6576 for permission.

BID FORM

RFB: # 18-6002-JS-C
BID CLOSING DATE: November 9, 2018
TIME: 2:00 P.M., Central Time

(Name of Firm or Individual Submitting This Bid)

REQUEST FOR BIDS FOR
**LEASE OF THOMPSON FARM
IN GRUNDY COUNTY, MISSOURI**
FOR
THE CURATORS OF THE UNIVERSITY OF MISSOURI
FOR THE
UNIVERSITY OF MISSOURI - COLUMBIA, MISSOURI
RFB # 18-6002-JS-C
BID CLOSING DATE: NOVEMBER 9, 2018
TIME: 2:00 P.M., CENTRAL TIME

To the Curators of the University of Missouri
Columbia, Missouri 65211

1. The undersigned hereby offers to lease the land under the terms and conditions indicated in the Bid for Land Lease for the University of Missouri - Columbia for the Curators of the University of Missouri for the following described land located in the County of Grundy, State of Missouri, described as:

Part of Section (20), Township Sixty-three (63) North, Range
Twenty-five (25) West, Grundy County, Missouri.

B/1

2. Annual rental on a per acre basis of \$ _____ for each and every acre of the 590 acres, more or less, of the land. The LESSEE agrees to pay rental payments to the LESSOR for each and every acre of the 590 acres, more or less, of the land. The first one-half of the total annual payment is to be paid at the time of signing of the lease, January 1, 2019. The second one-half of the total annual payment is to be paid July 1, 2019. Subsequent year payments are to be paid one-half of the total annual payment on January 1, and one-half of the total annual payment on July 1 of each year.

SIGNED _____

ADDRESS: _____

TELEPHONE NUMBER: _____

Subscribed and sworn to before me this _____ day of _____, 2018.

(Notary Public)

My commission expires _____.

Seal:





The actual rental area is highlighted in RED.