



FARMLAND FOR LEASE

East Lloydminster

INSTRUCTIONS TO BIDDERS

Sealed tenders addressed to the Administrator, Rural Municipality of Britannia No. 502 “Tender for Farmland Lease” will be received until 4:00 p.m. CST, on Tuesday, **December 12th, 2018**, for the following property:

<u>LEGAL DESCRIPTION</u>	<u>AREA</u>
SE 1-50-28-3	96 acres
NE 01-50-28-3	158 acres

Bids must be accompanied by a certified cheque or bank draft payable to the Rural Municipality of Britannia for 10 percent of the tendered price, and must be submitted on the attached standard tender form. Should the successful bidder not lease the above farmland, the deposit will be forfeited. Deposits will be returned to unsuccessful bidders. All bids are irrevocable for a period of 14 days from tender closing date. All tenders become the property of the Rural Municipality of Britannia until such time as a tender is awarded or rejected.

No bids for a single property will be accepted. Bids must be for all land noted.

Bidder to familiarize themselves with the land prior to submitting a bid.

No conditional bids will be accepted.

Multiple bids are not allowed.

The highest or any tender not necessarily accepted. Preference will be given to ratepayers of the Rural Municipality of Britannia No. 502.

Bidders who are either a Councillor or Employee of the Rural Municipality of Britannia No. 502 must identify they are employed by the Municipality on the front of the sealed bid.

Lease Agreement

The successful bidder must enter into a Lease Agreement within 30 days of notification of the award of the tender. Failure to enter into the Lease Agreement within the prescribed time period will be deemed in default of the terms of the tender and the bid deposit will be forfeited.

Summary of Lease conditions include:

- one year term for all land noted above;
- annual payment due June 30th of each year;
- successful bidder will have the first opportunity to lease the land in the following two years (terms to be negotiated at that time) if the land in question is not required for development; and
- execution of lease is dependent upon Council approval.

Use of Land - the successful bidder:

- shall be responsible for all costs of farming the said land unless stated otherwise in this agreement;
- will cultivate, seed and harvest the said land in a proper manner and will not impoverish or waste the same and will use the lands for the purpose of a farm only;
- shall apply proper fertilizers, herbicides, pesticides and other chemicals in accordance with approved methods of husbandry and manufacturer's instructions;
- at no time during the agreement allow on the ground any toxic or hazardous substances which, if it were to remain or escape from the land, would contaminate the land or any other property in which it came in contact with except those fertilizers, pesticides, and other chemicals used in accordance with acceptable methods of husbandry and manufacturer's instructions;
- no storage, other than the temporary grain storage, will be permitted on the land and any use must comply with all zoning regulations;
- shall not make major improvements, other than what is considered normal repair and maintenance, to the leased land without written permission of the Rural Municipality of Britannia No. 502;
- will not assign the Lease Agreement without prior written consent of the Rural Municipality of Britannia No. 502.
- will be responsible for the payment of all taxes, which may be applicable to the farm operations on the land except the property tax, which will be the responsibility of the R.M. of Britannia No. 502; and
- will indemnify the Rural Municipality of Britannia No. 502 against all actions or proceedings of any kind which may arise against the Rural Municipality No. 502, its employees or agents during the term of the agreement.

There will be no exceptions as to the conditions of this tender.



TENDER FORM

I wish to submit the following tender for **Land** :

1. **Land Group 1**

<u>LEGAL DESCRIPTION</u>	<u>AREA</u>	<u>Bid</u>
SE 1-50-286-3	96 acres	_____ /acre
NE 1-50-28-3	158 acres	_____ /acre

2. Certified cheque made out to the R.M. of Britannia in the amount of \$ _____ which represents exactly 10% of the amount tendered (based on area of 254 acres).

All bids are subject to 5% Goods and Services Tax. The successful bidder will be required to pay the Goods and Services Tax when forwarding the balance of the rental amount for 2017.

Name: _____

Company if applicable: _____

Address: _____
(postal code)

Telephone No. and email _____

I acknowledge the conditions as set out in the attached Instructions to Bidders.

Signature _____

Date _____

*Please submit tender to the Administrator, Rural Municipality of Britannia No. 502. Any questions can be directed to 306-825-2610.