

Bid Request
Town of New Windsor
Bowersox Farm
Lease of Agricultural Farm Land
November 3, 2021

Scope:

The Town of New Windsor is requesting sealed bids to lease agricultural farm land on the Town owned farm on Bowersox Road New Windsor, MD. The Town shall enter into a Lease Agreement with the selected lessee which shall commence on or about January 1, 2022. The initial term is for one (1) year with four (4), one (1) year renewal options.

The Town Farm is located on the west side of Bowersox Road (2222), Carroll County, MD. and contains a total of approximately 170 acres. There are approximately 80 tillable acres that can be used for the raising and harvesting of agricultural crops. The remainder of the farm consists of a primary well which is one main source of water for New Windsor's public water system. The Town is seeking bids from interested persons to lease certain tillable land for the purposes of crop farming, including land cultivation and harvesting of crops. It is the interested person's responsibility to view site conditions, verify and confirm tillable acres and determine fair market price per acre you are willing to pay. Based on Town research, the fair market price per tillable acre is between \$75.00 and \$100.00.

Bids must be received at the Town Office, 209 High Street, P.O. Box 609, New Windsor, Maryland 21776, by **Wednesday, November 24, 2021 at 10:00 a.m.** at which time there will be a formal bid opening. The Town reserves the right to reject any or all bids or accept the bid that most clearly meets the Town's needs.

Bid Terms and Requirements:

Bid Terms:

- The term of the lease shall be one year, commencing January 1, 2022 and ending December 31, 2022, with four (4) one-year renewal options.
- Yearly rent shall be in accordance with Appendix 'A' Bid Form.
- The property shall be used only for the raising and harvesting of agricultural crops. No other activities, including but not limited to hunting, fishing, trapping, maintaining livestock or operation of off-road vehicles for recreational purposes will be permitted.
- There shall be no farming within fifty feet (50') of any stream or stream buffer planting or the most current County/State stream buffering requirements whichever requirement is greater.
- There shall be no farming within twenty-five feet (25') of the drip line to the Walnut Grove.

- Current County/State best management practices shall be employed in regard to planting, harvesting and tillage methods, application of lime, fertilizer, manure or other nutrients and application of herbicides and pesticides. When required by County/State regulation, Management Plans are to be completed and a copy provided to the Town.
- Lessee shall be responsible for controlling noxious and invasive species, including but not limited to Johnson grass, thistle and multiflora rose.
- Lessee shall agree to assist New Windsor Public Works with general farm road, culvert, building and mowing maintenance on as needed basis. Lessee shall agree to a professional working relationship, be a good steward of the Farm, always act in the Town's best interest and notify Public Works of any problems or issues they encounter while leasing the property.
- The Town, its employees and contractors, at the sole discretion of the Town, may enter onto the leased property to establish and maintain roadways as necessary to access, inspect and maintain the property and fire protection.
- Lessee may not sub-lease or assign any rights under the lease without written permission from the Town.

Bid Requirements:

- Bids shall be stated on the Bid Form provided. See Appendix "A".
- The bid shall state a single price per acre and total acreage for the initial term of the contract.
- The bid shall be submitted to the Town Office, 209 High Street, P.O. Box 609, New Windsor, Maryland 21776, by **Wednesday, November 24, 2021 at 10:00 a.m.**
- The selected lessee shall provide the Town a certificate of a minimum of \$1,000,000.00 general liability insurance coverage.

Contact Information:

Please contact the following for questions or clarifications:

Public Works

Wayne Myers, Director

443-244-7380

wmyers@newwindsormd.org

Town Hall

Gary Dye, Jr., Town Manager

410-635-6575

gdye@newwindsormd.org

Appendix A
“Bid Form”
Town of New Windsor
Bowersox Farm
Lease of Agricultural Farm Land
October 27, 2021

**2022 price per acre and total acreage will be for land lease from
January 1, 2022 through December 31, 2022**

Price per Acre of \$ _____ For _____ Acres

**Current market price per acre and total tillable acreage will be evaluated, verified
and adjusted accordingly upon renewal of lease on a yearly basis.**

Individual/Firm Name: _____

Authorized Signature: _____ Date _____

Print Name: _____

Title: _____

Address: _____

Telephone: _____

E-mail: _____