

LYON COUNTY
LEASE OF PROPERTY
BID FORM

(BIDDER'S NAME/Please write name of the person or business in which you intend to lease)

ADDRESS

CITY

STATE

ZIP

PHONE

I, _____, hereby bid

\$ _____ per acre for the 2025 crop season

\$ _____ per acre for the 2026 crop season

\$ _____ per acre for the 2027 crop season

For the below described property:

The north 55 acres of Parcel H in the Northwest quarter (NW¹/₄) of Section Sixteen (16), Township Ninety-Nine (99N), Range Forty-Eight West (48W) also known as 16-99-48,

and also as combined parcels,

The Northwest quarter (NW¹/₄) of Section Sixteen (16), Township Ninety-Nine (99N), Range Forty- Eight West (48W), of the 5th P.M., Lyon County, Iowa, comprising approximately 59 acres of tillable cropland and 9.2 acres of pasture for a total of approximately 68.2 acres, subject to the following exceptions,

Except: Lot Two (2) in the Northwest Quarter (NW¹/₄) of Section 16, Township 99 North, Range 48 West, which is more particularly described as: Beginning at the North Quarter Corner of Section 16, Township 99N, Range 48W, of the 5th Principal Meridian, thence south 2,762.00 feet, thence west 1,257.80 feet, to the point of beginning and containing 76.75, acres of which 0.95 acres is county road right-of-way,

And also except: Commencing at the Southwest corner of the Northwest Quarter (NW¹/₄) of Section 16, Township 99N, Range 48W of the 5th Principal Meridian, thence East approximately 330 feet to the right-of-way of the public highway, thence Northwesterly along the right-of-way of the public highway to a point approximately 247 feet North of the Southwest Corner of said Section, thence South to the point of beginning, also described as: That part of the Northwest Quarter of Section 126-00-48 West of the 5th Principal Meridian line lying Southwest of the public highway, being a triangular tract containing approximately one and one-half (1 ½) acres more or less,

And also except: The three (3) acres in the Northwest corner of the Northwest one-quarter (NW¹/₄) of Section 16-99-48 West of the 5th Principal Meridian, on which buildings are located,

And also except: A tract of land in the Northwest Quarter (NW¹/₄) of the Northwest Quarter (NW¹/₄) of Section 16, Township 99 North, Range 48 West, 5th Principal Meridian, containing five (5.00) acres, more particularly described as follows: Commencing at the northwest corner of said NW¹/₄ of Section 16 and running thence S01°14'13"W on the west line of said NW¹/₄ of Section 16, 328.46 feet to the southwest corner of said Parcel B, thence S01°14'13"W parallel to the west line of said NW¹/₄ of Section 16, 547.43 feet; thence S89°42'18"W, parallel to the north line of said NW 1/4, 398.00 feet to the West consisting of approximately 70.80 acres, together with any improvements on the property.

SIGNATURE OF BIDDER

DATE

LYON COUNTY
BID INSTRUCTIONS/REQUIREMENTS

1.1 Purpose

- A. The reason for this bid instruction/requirements and bid form as attached is to secure bids for the property being offered for lease by Lyon County, Iowa.
- B. This packet provides detailed instructions for bidders interested in submitting a sealed bid for lease of this property.

1.2 Inquiries

- A. Bidding instructions/requirements, and bid form shall be directed to:

Lyon County Auditor's Office
206 S. 2nd Avenue
Rock Rapids, IA 51246
Phone: (712) 472-8517

- B. In all cases, written communications or the contents of bid instructions/requirements shall override all oral communications.
- C. For further information concerning the property, you are instructed to contact the Lyon County Attorney's Office at (712) 472-8545.

1.3 Receiving Bid

- A. Sealed bids will be received by the Lyon County Auditor's Office until March 25, 2025, at 10 a.m. Sealed bids received after that date will not be considered and will be returned unopened to the bidder.
- B. The Lyon County Auditor shall provide an envelope along with the Bid Form. Bidders shall fill out the Bid Form, place the Bid Form in the envelope, and then seal it.
- C. The Lyon County Auditor shall receive the sealed envelope and stamp the outside with time when received.

1.4 Filing of Bids

- A. Bids shall be on the bid form furnished with this packet. The bid form must be completely filled out, signed, and dated.

1.5 Official Clock

- A. The official clock is the clock located on the Lyon County Auditor's computer in the office of the Lyon County Auditor.

- B. Lyon County accepts no responsibility for delays in the receipt of your sealed bid due to mail delivery, messenger services, or any other method of delivery. The responsibility for timely bid delivery rests with the bidder.

1.6 Bid Opening

- A. The bid opening will begin on March 25, 2025 after the close of the public hearing slated for 10:00 a.m., in the Board Room of the Lyon County Courthouse in Rock Rapids, Iowa.

1.7 Rejection of Bids

- A. The Lyon County Board of Supervisors reserves the right to reject any or all bids.

1.8 Acceptance of Bids

- A. The Lyon County Board of Supervisors will announce the successful bid at the March 25, 2025 meeting.