

ADVERTISEMENT OF FARM/PASTURE LANDS

Invitation to Bid No. **2018-1**

Date: **April 3, 2018**

The Confederated Salish and Kootenai Tribes, Allotment Owners, and the Superintendent of the Flathead Agency are offering irrigated, dry farm, and grazing land for lease during this Fall Bid Advertisement.

All Bidders should acquaint themselves with the following:

- Agricultural Leases are bid “**as is**” and a **field inspection should be made** prior to bidding on the lease. Property location (enlarged maps and assistance is available at the CS & K Tribal Complex, Tribal Lands Department, Pablo, MT), equipment listed on the bid abstract, and property condition.
- Improvement proposals on some of these leases are encouraged.
- Title 25 Code of Federal Regulation Part 162, agricultural lease contract provisions, and Tribal Ordinances of the Confederated Salish and Kootenai Tribes.
- Fence maintenance stipulations.
- Grazing restrictions (AUM or Season of Use*) if stipulated.

Please enclose bids in an envelope marked “sealed agricultural bid”, and return to the Tribal Lands Department Office, Tribal Complex, Pablo, MT, Attn: Mark Couture. Sealed bids will be accepted until or post marked by May 3, 2018, at 5:30 p.m. Tribal members and non-members may submit bids on allotted lands, Tribal member only on Tribal tracts, unless otherwise stated in the bid advertisement. Any successful bidder on allotted lands and tribally owned land, will be required to post a bond, in acceptable form in accordance with 25 CFR 162.235 e.g. (Irrevocable letter of credit, surety bond, Certificate of Deposit,...), for the amount specified to secure contract performance.

Please submit bids for the annual rental amount only (no bid deposit required). All additional charges (e.g. irrigation O&M, NPR, pump fees) shall be paid separately by the successful bidder in addition to the lease rental amount bid.

Bids submitted from **CS&K Tribal members on Tribally-owned lands requires a \$2.00** per acre minimum bid and for **non-members** minimum bid is **\$7.50** per acre. Bids submitted **on Allotted-owned lands requires a \$15.00 per acre minimum bid on tracts listing irrigated acres; and a \$7.50 per acre minimum bid for dryland crop or grazing tracts.**

Bid opening is open to the public and will be held on **May 9, 2018** at 2:00 P.M. in the new complex conference room.

Leases will be issued for a period of five years and will begin **January 1, 2019** or when the contract approval is complete, unless negotiated or otherwise stated in the bid advertisement.

The Confederated Salish and Kootenai Tribes, Allotments Owners, and the Superintendent of the Flathead Agency reserve the right to reject any or all bids submitted, withdrawn any tracts during the bidding process, or **waive any informality or technical defect on this advertisement.**

If you have any questions or need further information please contact Mark Couture, at (406) 675-2700 ext. 1251.

Attention All Bidders of Agricultural Lease Tracts

Please be advised of these **criteria** in the bidding process:

1. Familiarize yourself with location and condition of the lease you are bidding on and bid accordingly. The entrance to each lease is marked with a yellow tag and lease number. **Verify legal descriptions with Tribal Lands Department.**
2. Describe each improvement you plan to make on every lease you bid on. These could consist of weed control, new fence, stock water developments, and/or irrigation improvements. The cost of each improvement must be specific and itemized and a schedule of completion attached to it. Bids will be evaluated based on the bid amount and proposed improvements. The improvement plan will become a condition of your lease. Failure to follow the schedule of completion over the lease term may result in lease cancellation and loss of preference rights.
3. Fence upgrades are **an existing requirement** in every contract (see section 19 of all agricultural leases). For instance upgrading fence condition from class 4 and 3 to class 2. Do not submit a proposal to upgrade an existing fence. Upgrades are the sole responsibility of the current lessee. Starting with leases beginning in 2018 these requirements will be strictly enforced and failure to upgrade fence conditions may result in compliance action and jeopardize preference rights.
4. Voluntary cancellation of any lease will be allowed **only** in cases that **meet the requirements** in Tribal Land Ordinance 45B. If a lessee signs a contract and pays administrative fees the lease is deemed a contract and there will no refunds of any payments.
5. Irrigated acres are identified on the lease description spread sheet. **Lessee will be responsible for all irrigation fees** associated with that lease.
6. Rental reduction **is not allowed** by policy set by Tribal Council.
7. **Leases will not be awarded to anyone with an outstanding delinquency on an agricultural, home site, business lease, or any land use agreement.**
8. Assignment of any lease may be to **Tribal Member Only**.
9. Failure to follow instructions on the bid certification sheet will be considered a non-responsive bid

CERTIFICATION

I, the undersigned, with this submitted bid(s) according to the Invitation to Spring Bid 2018-1 form and schedule of lands agree that upon notification of acceptance of bid by the Confederated Salish and Kootenai Tribal Council, Allotment owners and/or Superintendent of the Flathead Agency, I will complete a lease contract form prepared by the Tribal Lands Department Office.

Name: _____

Tribal: No _____ Yes _____ Enrollment # _____

Address: _____

Phone: _____

Signature: _____

Example AUM: 40 AUMs = 40 cow/calf pairs for 1 month

or = 20 cow/calf pairs for 2 month

or = 10 cow/calf pairs for 4 month

(contact the office for more complete explanation of AUMS)

BID FORM

Lease No. _____ Annual rental bid amount \$ _____

Describe how this lease/permit would be used in combination with your own agricultural operation. Also indicate other individuals that will be assisting with any practice if not done by yourself.

Please describe what type of livestock (cattle, horses, sheep, etc.) you plan to graze, and when and how long you would be grazing your livestock and how many livestock you will be grazing on the lease.

If applicable, describe your cropping rotation plan for each year of the lease/permit. Describe the condition of cropland(s) at the expiration of the lease. Tell us if you plan to custom farm or crop share your lease, the individuals involved and arrangements that will be made.

Improvement Proposal (include year to be completed):

Cost of each improvement proposed (be specific)

Comments:

Prepared by: _____ Date: _____

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