



71108 Morrison Line
R.R. #3, Exeter, Ontario N0M 1S5
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File number: L.17.20

Date of preparation: January 2, 2025

Tender – Farm Lease for Cash Rental: Part Lot 15, Concession 11, Former Township of Stanley, Municipality of Bluewater

The Ausable Bayfield Conservation Authority (ABCA) invites quotations to bid upon the rental of agricultural lands located at Part Lot 15, Concession 11, Former Township of Stanley, Municipality of Bluewater. The lease term is from the 20th day of February 2025 and shall terminate on the 31st day of December 2027; however, there may be an option to extend the lease for a second three-year term, if both parties are amenable.

General Requirements

The successful bidder will be responsible for:

1. Payment of the farm lease to Ausable Bayfield Conservation Authority (ABCA).
2. Maintaining and leaving the premises in good repair.
3. Ensuring that agricultural practices do not interrupt the same enjoyment of the property by permitted visitors.

Encouraging Environmental Best Management Practices (BMPs)

ABCA staff wish to establish a working relationship with the successful bidder; this includes supporting the successful bidder with implementing BMPs, such as over-wintered cover crops. ABCA would also like to enhance the BMPs on the property (e.g., implement erosion control measures), as resources permit, during the term of this lease. The successful bidder will be consulted to ensure that BMP implementation does not affect their use of the property.

The bidder's ability to implement BMPs that protect and improve water and soil resources will be considered alongside the bid amount. ABCA encourages a combination of the following practices:

- Establishing perennial crops (e.g., hay)
- Implementing a crop rotation of 3 or more species

- Establishing over-winter cover (i.e., over-wintered cover crops, or winter wheat)
 - A minimum target of establishing over-winter cover at least 2 out of 3 years is encouraged
- Utilizing reduced tillage practices
- A nutrient management plan that utilizes soil analyses, and the '4 Rs' of nutrient management: right source, right rate, right place, and right time

Site Access

The primary access to the site is from Pavilion Road, at the north boundary of the property. A secondary access from Goshen Line provides access to a small field included within this opportunity. A detailed site map is appended to this document.

Please note: the property is open to the public within the designated hiking areas depicted on the appended map. The public access point is the same as primary access point described above. ABCA may work with the successful bidder to temporarily close the property for, or portions thereof, to ensure the safety of the tenant farmer and property visitors while farm work occurs.

Invitation

Offers shall be submitted securely to Nathan Schoelier, Stewardship and Lands Manager, at Ausable Bayfield Conservation Authority, no later than 4:00 p.m. local time, Monday, January 27, 2025. Offers may be submitted via:

Mail or dropped off: 71108 Morrison Line, R.R. #3, Exeter, Ontario N0M 1S5

Email: nschoelier@abca.ca

Offers shall be clearly marked: **Ausable Bayfield Conservation Farmland Lease**

Highest or any offer not necessarily accepted. It is the intention that the lease shall be awarded to the highest offer that satisfies all technical requirements. ABCA reserves the right to reject any or all offers and to act in any way to obtain the services which best meets their needs.



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Bid Form – Cash Rental Amount (Page 1 of 3)

Farm Lease for Cash Rental: Part Lot 15, Concession 11, Former Township of Stanley, Municipality of Bluewater

Closing Date: Monday, January 27, 2025, at 4:00pm local time

Bidder

Farm Name	
Contact Name	
Phone	
Email	

The bidder offers the amount of \$_____ **per acre**, to the Ausable Bayfield Conservation Authority, for the lease of fifty-eight (58) acres of farmland, for an amount totaling:

\$_____ **plus HST.**

Signature: _____

Date: _____



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Bid Form – Agricultural Practices (Page 2 of 3)

Farm Lease for Cash Rental: Part Lot 15, Concession 11, Former Township of Stanley, Municipality of Bluewater

Please describe the agricultural practices you intend to implement during your tenancy, should you be the successful bidder. Please include information about crop types, tillage practices, nutrient management, and over-wintered cover, including cover crops. Please include any other best management practices that you intend to implement:



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Bid Form – Agricultural Practices *Continued.* (Page 3 of 3)

Farm Lease for Cash Rental: Part Lot 15, Concession 11, Former Township of Stanley, Municipality of Bluewater

Please select the best management practices that you have experience implementing:

<input type="checkbox"/> Perennial crops (e.g., hay) <input type="checkbox"/> Over-wintered cover crops <input type="checkbox"/> Nutrient management utilizing soil analysis and the 4 Rs	<input type="checkbox"/> Crop rotation of 3 or more species <input type="checkbox"/> Utilizing reduced tillage practices <input type="checkbox"/> Other (please describe): <hr/>
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Please provide a reference from another landowner that you currently rent land from, or have rented land from in the past three years:

Name: _____

Phone Number: _____

Please sign and date the 'Agricultural Practices' section of the Bid Form:

Signature: _____

Date: _____

Site Map and General Outline

Part Lot 15, Concession 11, Former Township of Stanley, Municipality of Bluewater

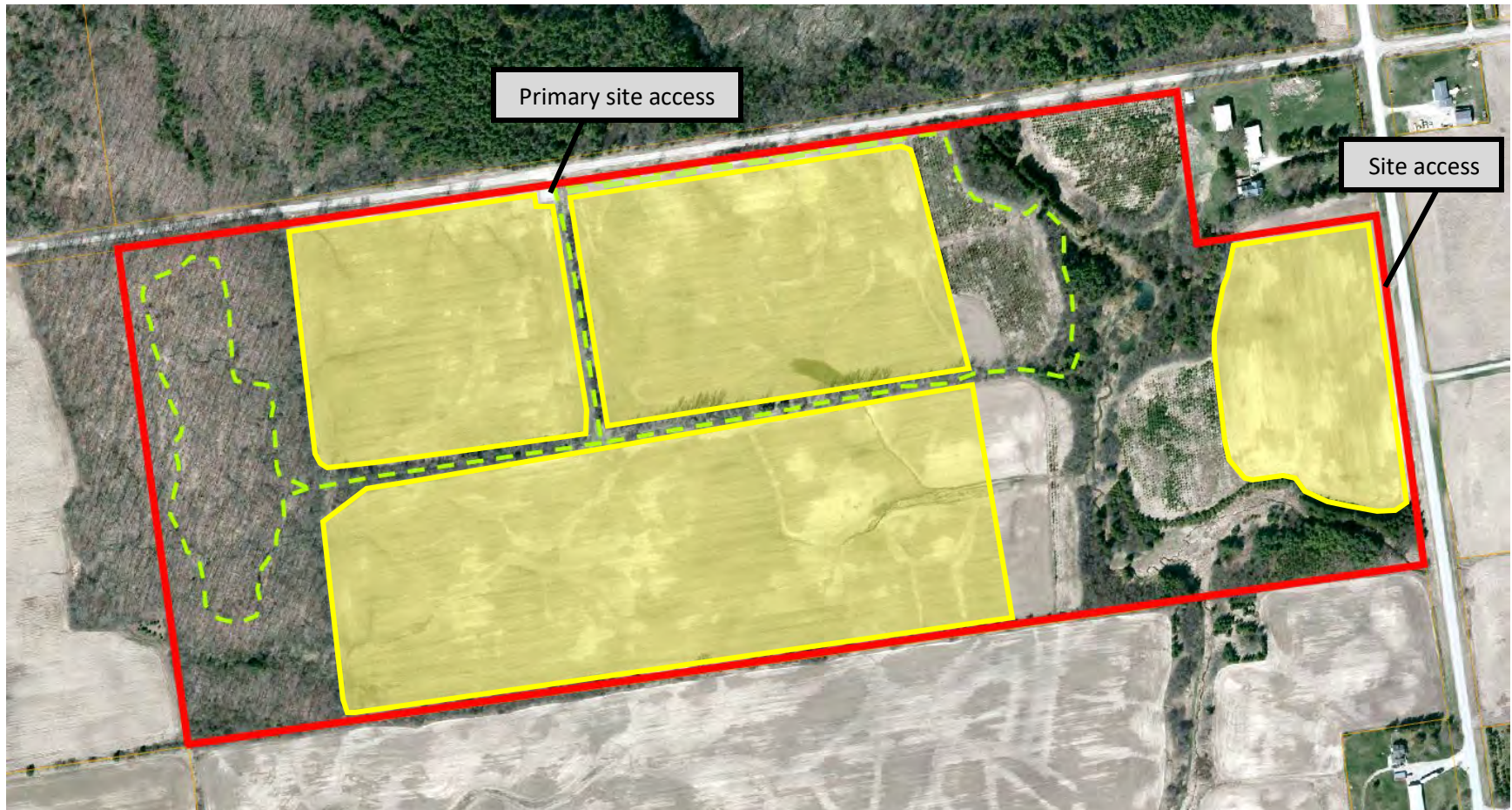


Figure 1: General outline of the subject property. The yellow polygons denote the areas included in this lease opportunity, totaling 58 acres. The green hashed lines denote the public hiking trails.