

**CLEAR CREEK-AMANA COMMUNITY SCHOOL DISTRICT  
REQUEST FOR PROPOSALS TO LEASE REAL PROPERTY**

The Clear Creek-Amana Community School District (“District”) is requesting bids from those persons interested in leasing approximately 84 acres of agricultural real estate and collaborating with the District’s FFA program on a portion of the leased property. The property is legally described as:

Auditor's Parcel 2019046 according to the plat thereof recorded in Book 63, Page 45, Plat Records of Johnson County, Iowa (the “Property”).

All offers to lease must be made using the attached bid form. The District reserves the right to request additional information for the evaluation of the bids received. The District reserves the right to reject any or all offers and to waive irregularities in any offer and to enter into an agreement, with or without modification, as shall be deemed to be in the best interests of the District.

The successful bidder will enter into a lease agreement with the District on the terms provided on the bidder’s bid form and other terms supplied or negotiated by the District. As part of its bid, each bidder should contemplate that a portion of the Property (approximately 15 acres) will be reserved to the District’s FFA program. Under the lease, the successful bidder will agree to cooperate with the District’s FFA program to plant seed, apply treatments, and harvest crops at the direction of the FFA program. All inputs for the FFA program portion of the Property will be paid for by the District and the proceeds from the sale of all outputs will be District funds.

If you require any other information, please contact District Superintendent Joseph E. Brown, Sr. at (319) 828-4510.

Each offer must be enclosed and sealed in an envelope plainly marked with the words: “OFFER TO LEASE REAL ESTATE PARCEL 2019046.” Offers must be received by Superintendent Joseph E. Brown, Sr. at the District at 1486 Hwy 6 NW, PO Box 487, Oxford, Iowa or via email to [josephbrown@ccaschools.org](mailto:josephbrown@ccaschools.org) no later than 1:00 PM on November 10, 2021.

No offeror may withdraw its offer after the scheduled time for receipt of offers. Upon selection of the successful bidder(s), the District will negotiate the terms of a formal written lease agreement on terms and conditions acceptable to the District.

CLEAR CREEK-AMANA COMMUNITY SCHOOL DISTRICT  
REAL ESTATE LEASE  
BID FORM

Bidder Name: \_\_\_\_\_

Bidder Address: \_\_\_\_\_

\_\_\_\_\_

Property: Auditor's Parcel 2019046 according to the plat thereof recorded in Book 63, Page 45, Plat Records of Johnson County, Iowa (the "Property").

Lease Term: \_\_\_\_\_ years commencing on March 1, 2022.

Rent: \$\_\_\_\_\_ per acre for the acreage not used by the District's FFA Program.

Use: The Real Estate shall be used by Tenant only for the purpose of growing corn, soybeans and/or hay, except as specified by the District's FFA Program.

FFA Program: The Tenant will agree to plant, treat, and harvest approximately 15 acres of the Property as directed by the District FFA Program. The Tenant will coordinate with the Director of the FFA Program to assist with the educational objectives of the FFA Program, including participating in field trips to the Property with students. The Tenant acknowledges that all seed, treatments, and other inputs will be provided at the District's cost but shall be applied with Tenant's labor with no compensation to Tenant. All outputs from the FFA portion of the Property will be sold at the direction of the FFA Program and will be remitted to the District.