

West Pikeland Township is seeking bids for the rental of one tract of Township owned farmland for the 2018 season.

The Clover Mill property consists of approximately 22 farmable acres. It is located at the intersection of Route 113 and Clover Mill Road. The parcel is currently in crop production and the lease is for hay or crop production. The lease is for a one-year term.

General lease provisions are as follows:

- The initial lease term shall be to December 31, 2018 of the rental year.
- The rent shall be pre-paid on a yearly basis and due by April 30th of the rental year.
- Tenant shall use and occupy the Leased Premises solely for planting and harvesting crops.
- The Leased Premises shall not be used for sod-farming or tree farming.
- Tenant agrees to conduct such agricultural activities in accordance with good agricultural practices that are standard in the farming industry in Chester County, Pennsylvania.
- Tenant shall be required for hay/grass crops to undertake a minimum of two cuttings per growing season and all bales shall be removed within ten days after cutting.
- Tenant shall not erect any structures or buildings of any kind on the Leased Premises.
- Tenant shall not store any equipment, machinery or supplies on the Leased Premises without the Township's written consent.
- All fertilizers, herbicides and pesticides shall be applied according to the manufacturers' instructions and in accordance with good agricultural practices that are standard in the farming industry in Chester County, Pennsylvania.
- Material Safety Data Sheets (MSDS) shall be provided to the Township in advance for any herbicide or pesticides used on the property.
- Tenant shall not remove or trim any brush, hedgerow, or trees along the perimeter of the farmland without first securing written approval from the Township.
- Tenant shall obtain and maintain during the term of this Lease, a comprehensive policy of general liability insurance, naming the Township as an additional insured, thereby protecting the Township and Tenant against any liability occasioned by any occurrence on or about any part of the Leased Premises or any appurtenances thereto, with such policy to provide a minimum coverage of One Million Dollars (\$1,000,000.00) with respect to any one person or accident and in the minimum amount of Five Hundred Thousand Dollars (\$500,000.00) with respect to any property damage. Tenant shall provide duplicate originals or certificates for such insurance policies to Township, which certificates shall be endorsed to require the Township be given 30 days prior notice of any cancellation or modification of such policies.
- The Township shall retain the right of entry and non-public use of the property during the lease term. Should any crop be damaged by the Township or its agents, the lessee's sole remedy is the repayment of a proportionate share of the rent by the Township.
- A written lease between the Township and the lessee shall be required.

Contact Jim Wendelgass, Township Manager at 610-590-4101 with any questions or to schedule a visit to the properties.

Bids will be accepted in writing on the attached form. They are due on March 29th at noon at the Township Office. Bids will be opened at 12 noon on that date in the Township Meeting Room. The West Pikeland Township Board of Supervisors will consider the bids at their April 2nd Business Meeting.



**West Pikeland Township 2018 Farming Rental Bid Form**

**BID # 1 – Clover Mill Rental (22 acres – crop or hay production) \$\_\_\_\_\_ (First Year)**

**NOTE ANY EXCEPTIONS TO BID # 1:**

BIDDER NAME:	
ADDRESS:	
PHONE:	
MOBILE PHONE:	
E-MAIL:	
SIGNATURE:	
DATE:	