

NOTICE OF AVAILABILITY TO LEASE GOVERNMENT PROPERTY

HARLAN COUNTY LAKE, NEBRASKA

Dated: **November 9, 2015**

Notice No: **DACW41-16-B-RE-0011**

Sealed applications, in duplicate, subject to the conditions and terms contained herein, will be received at the office of the district engineer:

**US Army Corps of Engineers
Kansas City District
635 Federal Building
601 East 12th Street, PO Box 15339
Kansas City, Missouri 64106-2824**

Mailed applications must be received by:
December 7, 2015.

Until the time of the application opening at the place set forth below:

Date of opening: **December 8, 2015**

Time of opening: **2:30 p.m.**

Place of opening:
**US Army Corps of Engineers
Kansas City District
635 Federal Building
601 East 12th Street
Real Estate Division, Map Room
Kansas City, Missouri 64106-2824**

Arrangements for inspection, securing of individual tract maps, additional copies of the notice and application sheets and additional information may be obtained at either of the below listed offices:

**District Engineer
U.S. Army, Corps of Engineers
Kansas City District
635 Federal Building
601 East 12th Street
Attn: RE-C, Map Room
Kansas City, Missouri 64106-2824**

**Project Operations Manager
U.S. Army Corps of Engineers
Harlan County Project Office
70788 Corps Road A
Republican City, Nebraska 68971**

**Harlan County Project Office
Telephone No: 308-799-2105**

Property to be leased:

Number of items: **12**
Usable acres: **734**
Term: **5 Crop/Hay Seasons**
Beginning: **January 1, 2016**
Ending: **December 31, 2020**

**** See attached application sheet**

HARLAN COUNTY LAKE, NEBRASKA INSTRUCTIONS TO APPLICANTS

1. **INSPECTION INFORMATION:** Arrangements for an inspection of the lease units are to be made with the Operations Manager, **Harlan County Lake Project Office, 70788 Corps Road A, Republican City, Nebraska 68971**. It is the responsibility of each applicant to inspect the tract, read the attached lease (including the Land Use Requirements) and discuss any areas of concern with the Operations Manager.
2. **DESCRIPTION:** See attached maps for description of the property. The maps are believed to be correct, but any error or omission in the description of the property or on the maps shall not constitute any ground or reason for nonperformance of the provisions and conditions of the lease or claim by the lessee for any refund or deductions from the rental. *All acreages stated in this Notice of Availability are approximate. Prospective applicants should verify the actual useable acreage for each lease unit.*
3. **PURPOSE OF LEASING:** The property may be leased for **crop/hay production** as stated on the application sheet.
4. **AUTHORITY OF LAW:** The authority of law for the granting of this lease is Title 10, United States Code, Section 2667.
5. **TERMS and CONDITIONS of LEASING:**
 - a. **Form of Lease**
 - (1) The successful applicant will be required to enter into a lease with the United States substantially in accordance with the copy of the lease form attached hereto.
 - (2) Each applicant is to sign a TAXPAYER IDENTIFICATION form. Submit the signed signature page with your application, **failure to include the required form may result in disqualification.**
 - (3) If your application is successful, you will receive an award letter and a copy of the lease executed by the United States. In the event the application is unsuccessful, you will be informed by letter and your un-cashed check or money order will be returned.
 - b. **Term** The leases will be for a term beginning **January 1, 2016** and for the time specified on the application sheet.
 - c. **Marking and Sealing Applications** The Notice of Availability number and application opening time must be plainly marked on the sealed envelope in which applications are submitted.

Mailed bids must be received by December 7, 2015

Inner Envelope Label

Notice No. **DACW41-16-B-RE-0011**
Date of opening: **December 8, 2015**
Time of opening: **2:30 PM**

SEALED BID. DO NOT OPEN

US Army Corps of Engineer
Kansas City District
635 Federal Building
PO Box 15339
601 East 12th Street
Real Estate Division, Map Room
Kansas City, Missouri 64106-2824



Outer Envelope Label

Your Return Address

US Army Corps of Engineers
Kansas City District
635 Federal Building
PO Box 15339
601 East 12th Street
Real Estate Division, Map Room
Kansas City, Missouri 64106-2824



d. Combining Lease Units In the event an application is successful on more than one of the tracts advertised herein, they may be combined in one lease.

e. Late Charges for Overdue Payments

(1) The United States will impose an interest charge, the amount to be determined by law or regulation, on late payment of rent. Interest will accrue from the rental due date. An administrative charge to cover the costs of processing and handling each late payment will also be imposed.

(2) In addition to the charges set forth above, the United States will impose a penalty charge of six percent per annum on any payment, or portion thereof, more than 90 days past due. The penalty shall accrue from the date of delinquency and will continue to accrue until the debt is paid in full.

f. Payments of Rental

(1) The multiple-year lease may provide for the payment of cash rental to the United States, **annually in advance** of 1 January each year thereafter.

(2) Term Rental Payments, if the lease's rent for the entire term totals less than \$2,500 AND there are no rental abatements involved, **the lease may, at the government's option,** provide for the payment of cash rental to the United States ***for the entire term, in advance.***

g. **Reservations and Crop Limitations** Lands comprising the project area were purchased with public funds primarily for flood control purposes. The recreational use of the project lands is also recognized. Utilization of these lands is administered as determined to be in the best interest of the public. It is anticipated that certain areas may be required for operational, recreational or other allocated purposes. In the event that it becomes necessary during a season of the lease to remove and convert all or a portion of the leasehold to another use, an equitable adjustment will be made in the rental in accordance with applicable provisions of the lease.

h. **Warranty** The property described herein will be leased subject to the provisions and conditions of the Notice of Availability and the attached lease form. The property is now subject to inspection by prospective applicants. Applicants are expected to inspect the property and form their own conclusions as to its suitability for their purposes. The failure of any applicant to make such inspection will not constitute grounds for any claim for adjustment or for the withdrawal of his application after the time of application opening. Arrangements for such inspection may be made with the Operations Manager, **Harlan County Lake**. The Government makes no guaranty or warranty, either expressed or implied, with respect to the property.

IT IS TO BE UNDERSTOOD AND AGREED THAT THERE IS NO WARRANTY OF ANY CHARACTER OTHER THAN THAT EXPRESSLY STATED IN THIS NOTICE OF AVAILABILITY.

6. INSTRUCTION TO APPLICANTS:

a. **Applicants Subject to These Terms** All applications submitted shall be deemed to have been made with full knowledge of all the terms herein contained.

b. **Application Format** ***Applications are to be signed and submitted on the application form attached hereto, and must be accompanied with the Taxpayer Identification Form, (see 5.a.(2). above) and the required deposit for each application. (see 6f below).***

c. **Execution of Applications** Each application must give a full address and telephone number of the applicant and be signed with his usual signature. Any additional sheets shall be identified with the applicant's name. An application executed by an attorney or agent in behalf of the applicant shall be accompanied by an authenticated copy of the Power of Attorney, or other evidence of authority to act on behalf of the applicant. If the applicant is a corporation, the CORPORATE CERTIFICATE must be executed. If the application is signed by the secretary of the corporation, the Certificate must be executed by some other officer of the corporation under the corporate seal. In lieu of the Corporate Certificate, there may be attached to the application copies of as much of the records of the corporation as will show the official character and authority of the officer signing, duly certified by the secretary or assistant secretary, under the corporate seal, to be true copies.

d. **Qualification of Applicants** Applications qualified on an "all or none" basis will not be accepted. Other qualifications on applications which deviate from the terms of the Notice of Availability will be rejected.

e. Additional Information Additional information required may be obtained from the office of the District Engineer, Kansas City District, Corps of Engineers, Attn: Real Estate Division, 635 Federal Building, 601 East 12th Street, Kansas City, Missouri 64106-2824, or the office of the Operations Manager, U.S. Army, Corps of Engineers, **Harlan County Lake**.

f. Deposit Required for Annual Rental: No application will be considered unless it is accompanied with a separate deposit for each application. Each unit with an annual rental amount up to \$1,000.00 AND not requiring a first year Rental Offset will require a deposit of the full amount. Any application over \$1,000.00 annually OR any application on a lease unit requiring a first year Rental Offset will be approximately equal to but not less than ten (10) percent of the annual rental offered for each item, in order to guarantee that the applicant will enter into a written lease and pay the balance of the rental due within ten (10) days after receipt of written notice of acceptance of his application and a draft of lease for execution. Such guaranty must be in the form of a check or money order, payable to the FAO-USAED Kansas City. **However, in the event of default by any applicant, that applicant's deposit may be applied by the Government to any Government loss, cost and expense occasioned thereby, including any incurred in leasing the property and any difference between the rental for another lease, if the latter amount is less.** The applicant is liable for the full amount of damages sustained by the Government because of his default; such liability is not limited to the amount of the applicant's deposit. If you are not the successful applicant your check(s) or money order (s) will be returned uncashed.

g. Deposit Required for Term Rental: No application will be considered unless it is accompanied with a separate deposit for each application. Each unit with a term rental amount of \$2,500.00 or less and with no rental abatements involved with the lease, will require an application deposit of the full rental amount of the term, for each item, in order to guarantee that the applicant will enter into a written lease. Such guaranty must be in the form of a check or money order, payable to the FAO-USAED Kansas City **However, in the event of default by any applicant, that applicant's deposit may be applied by the Government to any Government loss, cost and expense occasioned thereby, including any incurred in leasing the property and any difference between the rental for another lease, if the latter amount is less.** The applicant is liable for the full amount of damages sustained by the Government because of his default; such liability is not limited to the amount of the applicant's deposit. If you are not the successful applicant your check(s) or money order (s) will be returned uncashed.

7. SUBMISSION of APPLICATIONS: It will be the duty of each applicant to have the application delivered by the time and at the place prescribed in the Notice of Availability. If the application is returned by mail, it is recommended that the application be submitted by Special Delivery or Certified Mail with return receipt for verification of delivery date. If there is any doubt that the mailed application will not arrive at the Kansas City District office on the date and by the time stated in this Notice of Availability, then it should be delivered in person. Applications will be securely kept, unopened. No responsibility will attach for the premature opening of an application not properly addressed and identified.

8. LATE APPLICATIONS, MODIFICATION OR WITHDRAWAL OF LATE APPLICATIONS: The person whose duty it is to open the applications will decide when withdrawal of an application will be considered. Applications may be modified or withdrawn only by written requests received from applicants prior to the time fixed for opening. Negligence in preparing the application confers no right

to withdraw the application after it has been opened. *Applications, modifications, or withdrawals received after the time fixed for opening and before award is made will be considered if sent by special delivery or certified mail not later than the 7th calendar day prior to the date specified for receipt of applications* or if sent by mail and it is determined by the Government that the late receipt was due solely to mishandling by the Government after receipt by said officer.

9. OPENING of APPLICATIONS: At the time fixed for the opening, application contents will be made public.

10. AWARD of LEASE: Leases will be awarded to the highest applicant who is responsive to this Notice of Availability, provided that the applicant is responsible, the application is reasonable, and it is in the interest of the United States to accept it.

11. ACCEPTANCE of APPLICATIONS: All applications will remain open for acceptance or rejection for ten (10) days from the date of opening. Notice of award will be given as soon as practicable to the successful applicant or, to a duly authorized representative, in writing at the address indicated in the application.

12. REJECTION of APPLICATIONS: The right is reserved, as the interests of the Government may require, to reject, at any time any and all applications, to waive any informality in applications received, and to accept or reject any items of any application unless such application is qualified by specific limitation.

13. DATA REQUIRED by the PRIVACY ACT of 1974: The personal information requested on the Notice of Availability and the lease document, for the lease of Government real property, as authorized by Title 10, USC, Section 2667, is needed and will be used to complete the lease, in the case of the successful offeror, and to contact all offerors. The lease document, containing the lessee's address, will be made available to members of the public upon request. The furnishing, by the offeror, lessee, of his/her telephone number and/or address is voluntary and will have no effect on their offer.

14. DEFAULT: In the event that the successful applicant fails to comply with the terms of this Notice, the Government may declare the applicant in default and retain the deposit as liquidated damages.

15. ATTENDANCE TO BID OPENINGS: If you plan to personally attend the agricultural hay bid opening held at the Bolling Federal Building (address is located on the first page of the announcement) a State driver's license will need to be presented to the security guards at either the 12th or 13th street locations for allowance into the building. **The phone number(s) for the Security Guard to call for you to obtain an escort are (Seth Thomas) (816) 389-2297 or (Frank Pierce) (816) 389-3772.** All attendees will be escorted by a member of the Civil Branch Real Estate team to the bid opening prior to the 2:30 p.m. opening date. The bid opening doors will close at 2:30 p.m. so please plan accordingly. *Due to new security measures added recently access to individual offices is restricted to Federal Employees only. Plan accordingly for early arrival.*

APPLICATION FORM
FOR LEASING UNITED STATES REAL PROPERTY AT
HARLAN COUNTY LAKE, NEBRASKA

TO: District Engineer
 US Army Corps of Engineers
 Kansas City District
 635 Federal Building, Map Room
 601 East 12th Street
 Kansas City, Missouri 64106-2824

_____ Date

MS/SIR:

<u>Item</u>	<u>Lease Unit</u>	<u>Crop</u>	<u>ACREAGES</u>			<u>Na. Grass</u>	<u>Offset Requirements**</u>	<u>Bid Per Year</u>
			<u>Hay</u>	<u>Pasture</u>				
1	1A	9.6	18.4	0	0	Sections B & C	\$ _____	
2	52	6.3	22.9	0	0	Sections B & C	\$ _____	
3	53	38.1	43.8	0	0	Sections B & C	\$ _____	
4	58	40.2	28.8	0	0	Sections B & C	\$ _____	
5	72	10.4	34	0	0	Sections B & C	\$ _____	
6	83	24.4	43.2	0	0	Sections B & C	\$ _____	
7	87	33.6	127	0	0	Sections B & C	\$ _____	
8	93	55.5	15.8	0	0	Sections B & C	\$ _____	
9	546A	0	33.6	0	0	Sections B & C	\$ _____	
10	HC1	30.3	22.8	0	0	Sections B & C	\$ _____	
11	2	20.7	58.7	0	0	Sections B & C	\$ _____	
12	586C	15.9	0	0	0	Sections B & C	\$ _____	

The undersigned, in accordance with your **Notice for Availability, No. DACW41-16-B-RE-0011**, dated **November 9, 2015**, for the leasing of property at Harlan County Lake, Nebraska, and subject to all the conditions and requirements thereof, which, so far as they relate to this application, are made a part of it, proposes to enter into a lease for the property below, and hereby agree(s) to pay the rental set out below:

TERM: These twelve items are for **5** crop/hay seasons, with the first season beginning **January 1, 2016** and ending **December 31, 2020**.

NOTE: ALL LEASE UNITS ARE SUBJECT TO THE REQUIREMENTS SET FORTH IN SECTIONS A, B, AND C OF THE "GENERAL REQUIREMENTS" DOCUMENT.

Enclosed are separate money orders or checks, payable to Finance and Accounting Officer, U.S. Army Corps of Engineers, totaling \$_____ to cover the required deposit, which is full payment for each rental amount of up to and including \$1,000 and/or not less than ten percent (10%) deposit for each rental amount over \$1,000.

I (we) make this application with full knowledge of all the conditions and requirements hereinbefore set forth, and if this offer is accepted, I (we) agree to promptly execute an appropriate lease, which I (we) understand you will furnish me (us), and return all copies of the same to your office within ten (10) days from the date it is delivered to me (us). If I (we) fail or refuse to execute and return said lease as aforesaid, the Government may declare this application in default and deposit submitted within support hereof will be retained by the United States as liquidated damages.

(Applications must be signed and returned)

Printed Name

Signature

Street Address

City, State, and Zip Code

Date

Telephone No.

Note: If applying as a partnership, the names of the firm or partnership must appear above the signature. The application must then be signed by all of the partners or the application may be signed by any one of the partners as one of the firm, provided the names and addresses of all of the partners are listed on this application.

CORPORATE CERTIFICATE

I, _____(Name), certify that I am the
_____ (Title) of the Corporation named as applicant herein; that
_____ of said Corporation; who signed the said application on behalf of the
Corporation, was known to me and was then _____ (Title) of the
Corporation. I further certify that the said officer was acting within the scope of powers delegated to
this officer by the governing body of the corporation in executing said instrument.

Date

Corporate Secretary or
Appropriate Officer

(AFFIX CORPORATE SEAL)

TAXPAYER IDENTIFICATION NUMBER

NAME: _____

LEASE NO: _____
(FOR OFFICIAL USE)

PROJECT: HARLAN COUNTY LAKE, NEBRASKA

This Taxpayer Identification Sheet contains information subject to the Privacy Act of 1974 as amended.

ACCESS TO SOCIAL SECURITY NUMBERS- Notwithstanding section 552a of title 5, United States Code, creditor agencies to which a delinquent claim is owed, and their agents, may match their debtor records with the Social Security Administration records to verify name, name control, Social Security number, address, and date of birth.

Reference 31 U.S.C. § 7701 (c) each person doing business with a Federal agency must furnish to that agency such person's taxpayer identifying number and Section 4 of the Debt Collection Act of 1982 (Public Law 97-365, 96 Stat. 1749, 26 U.S.C. 6103 note).

As required by law, please provide your "taxpayer identification number" in the space below. For individuals, this number is most likely your social security number. Corporations and other entities should also have a Tax I.D. number.

You are hereby notified that this taxpayer identification number will be used for purposes of *collecting and reporting on any delinquent amounts arising out of your relationship with the Army. Should delinquent amounts have to be written off, the number will be used to generate a IRS Form 1099-C reporting this as income to you. In addition, should this office pay money to you that is considered income, the number will be used to generate an applicable IRS Form 1099.*

This office may not conduct business with you unless such number is provided.

Taxpayer identification number SSN: _____

Signature: _____

Printed name: _____

(Failure to fill out the blanks will nullify the bid)