

REQUEST FOR PROPOSAL

The Arkansas Agricultural Experiment Station (hereafter referred to as LESSOR) is pleased to issue a Request for Proposals (RFP) for a Cost Share Production Farmland Lease (hereafter referred to as LESSEE) on 358 (plus or minus) acres (hereafter referred to as LEASE) of irrigated farmland at the Northeast Rice Research and Extension Center (hereafter referred to as NERREC) located at 15327 Hwy 1, Harrisburg AR 72432, AR (see Attachment A for LEASE land configuration). The term of the LEASE is for three (3) years (cropping years 2021, 2022, and 2023).

KEY RFP DATES:

Issue RFP	Dec. 18, 2020
Proposal Due Date	Dec. 28, 2020 at 5:00 PM
Bid Selection / Notification	Jan. 8, 2020
Lease Agreement Execution	Jan. 15, 2021

BRIEF DESCRIPTION OF LEASE PROPERTY and IMPROVEMENTS

The LEASE is comprised of 358-acres (plus or minus) of irrigated farmland leveled/graded (251-acres graded to 0.1’/100’ and 107-acres graded to zero grade (0’/100’)) in July 2020. The following improvements were completed in 2020: land leveling/grading; 2.5 acre grid soil sampling; drainage pipes and drop boxes on all fields; construction network of access roads; chicken litter application on 95 acres (1 ton/ac); soybean planted and harvested on 95 acres; and a cover crop trial planted on 30 acres. Presently, 190-acres has gravity irrigation access from the onsite 32-acre reservoir. The farmland is predominantly (>95%) Henry silt loam (see Attachment B for Soil Survey information) and has proven production capability for rice and associated rotational crops. Grid soil sampling (2.5 ac grid) has been completed for LEASE and are available to individuals submitting APPLICATION PROPOSALS (contact Dr. Burcham at tburcham@uaex.edu for LEASE grid soil sampling data summary).

Current construction plans for the LEASE will provide irrigation on all 358 acres (plus or minus) by June 15, 2021. Attachment C shows: (1) fields that have presently access to gravity irrigation; (2) fields that will have reservoir gravity irrigation access by March 1, 2021 (construction contract for irrigation pipeline has been approved); and (3) fields that will have access to irrigation after March 1, 2021 and before June 15, 2021. Irrigation water sources on the LEASE property include: (1) the onsite 32-acre reservoir with 320 ac-feet of storage (800 GPM via gravity flow and 2,000 GPM when assisted by booster pump powered by a 40-hp, 3-phase electric motor), (2) the L’Anguille River (new refurbished relift pump capable of 3,000 GPM powered by a 3-phase 50-hp, electric motor), and (3) a deep-well capable of about 1,880 GPM (powered by a 150-hp, 3-phase electric motor), planned for early 2021 installation. The design of the irrigation system allows water from any of the three sources identified above (reservoir, river, or deep-well) to be delivered to any irrigation outlet on the LEASE acreage. LEASE acreage that does not have satisfactory irrigation capability by June 15, 2021, shall be excluded from this agreement and any equitable remedy will require a satisfactory addendum to this agreement signed by both the LESSEE and LESSOR.

As the LEASE is part of the NERREC, the LESSEE agrees to cooperate on LESSOR-approved research conducted on the LEASE. Research and demonstration activities may include small plots and/or field-level research within the LEASE. The LESSOR will cooperate with the LESSEE on crop selection and rotational practices for the LEASE; however, the LESSOR has final authority on crop selection and rotational practices. The LESSEE will be notified a minimum of 30 days prior to the implementation of any planned research and/or demonstration activity within the LEASE. The LESSEE will be considered a cooperator for any research and/or demonstration activity in the LEASE and may or may not benefit from donated items, services, etc., associated with approved partnership/agreements between the LESSOR and its industry partners.

PROPOSAL APPLICATION

All proposals must include the information requested below (Items 1 through 8):

1. Name: _____

Residential Address: _____

City: _____

State: _____

ZIP: _____

Farm Headquarters Address: _____

City: _____

State: _____

ZIP: _____

Contact Information

Email: _____

Home Phone: _____

Cell Phone: _____

2. Please provide a summary statement of your farming background on silt loam soils west of Crowley's Ridge within 10 miles of the NERREC. If additional space is required, you may submit as an Attachment with this PROPOSAL APPLICATION. In your summary, please include the number of years you have been farming; rice acres (medium grain and long grain) you farm west of Crowley's Ridge; your experience with row rice production; soybean acres you farm west of Crowley's Ridge; and your knowledge of technologies (moisture sensors, irrigation technologies, etc.) associated with rice and soybean production.

Please provide your farming summary here:

3a. Please list any formal education, short courses and/or certifications that are relevant to your ability to successfully implement rice and soybean production on LEASE.

Please provide information requested in 3a. (above) here:

3b. Provide a description of field trials, demonstrations, and other collaborations with your University of Arkansas System County Extension Agriculture program.

Please provide information requested in 3b. (above) here:

4. Please provide a summary statement on weed and pest management practices you plan to implement on LEASE for both rice and soybean.

Note: the use of Dicamba by the LESSEE on the LEASE is strictly prohibited without the expressed written permission of the LESSOR. Any potential LESSOR research and/or demonstration incorporating the use of Dicamba on the LEASE shall require the mutual consent of both the LESSEE and the LESSOR. The LESSOR may conduct Dicamba-related research on the NERREC property not associated with the LEASE.

Please describe your weed and pest control practices here:

5a. Please provide your average rice yield for the past two (2) years of production (bu/ac) for at least 300 acres you farmed within 10 miles of the NERREC. Please state whether this yield information is for medium or long grain rice as well as information on the rice type (hybrid or conventional). Average yields on silt loam soils like those found at the NERREC are preferred and all yield information should come from fields you farm west of Crowley's Ridge. You may be requested to provide documentation of yields and field locations.

Please provide your rice yield information (medium and long grain) here:

5b. Please provide your average soybean yield for the past two (2) years of production (bu/ac) for at least 300 acres you farmed within 10 miles of the NERREC. Average yields on silt loam soils like those found at the NERREC are preferred and all yield information should come from fields you farm west of Crowley's Ridge. You may be requested to provide documentation of yields and field locations.

Please provide your soybean yield information here:

6. Please provide an inventory of applicable agricultural equipment you own (or lease) that is suited for, and readily accessible to, the NERREC (within 10 miles) for rice and soybean production associated with LEASE acreage.

Please provide your applicable agricultural equipment inventory here:

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7a. Please provide your Soil Remediation Plan for the LEASE acreage, given land grading/leveling operations were completed in July 2020. You may request grid soil sample data (2.5 ac grid) for LEASE from prior to submitting your PROPOSAL APPLICATION (contact Dr. Tim Burcham at: tburcham@uaex.edu). In your response, please be specific on soil remediation (chicken litter, rice hulls, etc.), fertilizer, and other macro/micro-nutrients, for years 1, 2 and 3 of the LEASE. If additional space is required, you may submit it as an Attachment with this Proposal Application.

Please provide your soil remediation plan here:

7b. Your proposed cost split on Inputs (Chemicals, Fertilizer, and Seed):

Crop Inputs	Crop Year 2021 - _____ % Landowner _____ % Tenant
Crop Inputs	Crop Year 2022 - _____ % Landowner _____ % Tenant
Crop Inputs	Crop Year 2023 - _____ % Landowner _____ % Tenant

7c. Your proposed cost split on chicken litter and other soils amendments:

Litter/Other Soil Amend.	Crop Year 2021 - _____ % Landowner _____ % Tenant
Litter/Other Soil Amend.	Crop Year 2022 - _____ % Landowner _____ % Tenant
Litter/Other Soil Amend.	Crop Year 2023 - _____ % Landowner _____ % Tenant

8. Your proposed split on **all** crop revenue generated on LEASE acreage:

Crop Year 2021 - _____ % Landowner	_____ % Tenant
Crop Year 2022 - _____ % Landowner	_____ % Tenant
Crop Year 2023 - _____ % Landowner	_____ % Tenant

MINIMUM REQUIREMENTS

PROPOSAL APPLICATIONS are welcome from active producers with farming operations within 10 miles of the NERREC and on the west side of Crowley's Ridge, but only proposals that provide all requested information in the PROPOSAL APPLICATION (above) will be considered.

GENERAL TERMS AND CONDITIONS

A separate production cost-share lease agreement will be required between the landowner and tenant. The landowner and tenant will register LEASE acreage with FSA and comply with all USDA guidelines. Crop base payments will be based on mutually agreed upon revenue sharing split as defined in Items 7 and 8 (for years 2021, 2022, and 2023 above).

ADDITIONAL INFORMATION

Dr. Tim Burcham will offer onsite tours, by appointment only, of the LEASE property (as his schedule permits) on the following dates: December 17th and 18th, 2020. All onsite tours will be completed with strict adherence to CDC and Arkansas Department of Health COVID-19 guidelines.

SUBMISSION INSTRUCTIONS

PROPSAL APPLICATIONS (PDF format) must be submitted by email to Mrs. Karen Love at the following email address: kmlove@uark.edu.

The deadline for submission of PROPOSAL APPLICATIONS is:

5:00 PM on Monday, December 28, 2020.

If you have any questions regarding submission of your PROPOSAL APPLICATION, please contact Dr. Tim Burcham (tburcham@uaex.edu).

Sincerely,

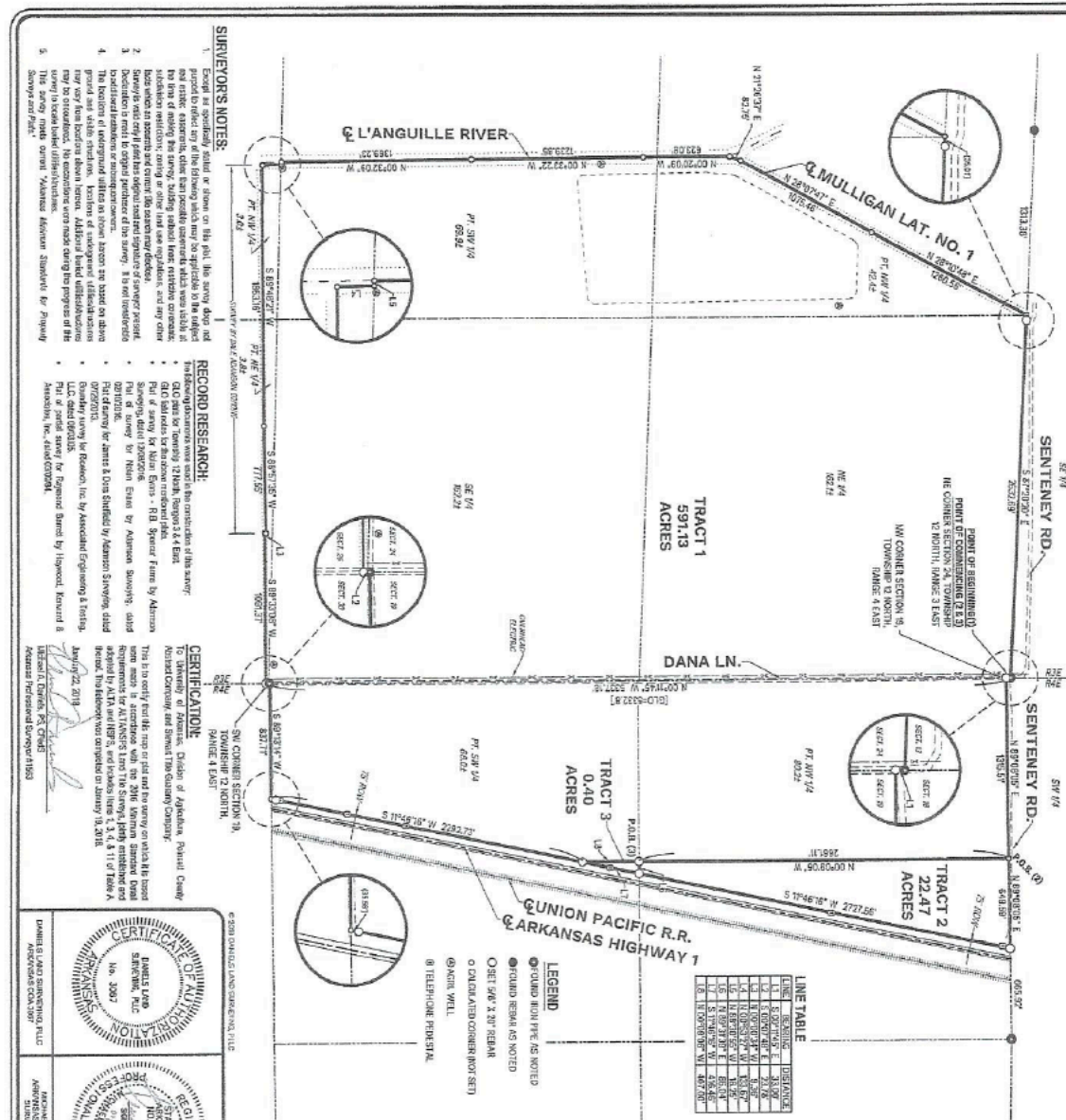


Timothy N. Burcham, P.E., Ph.D.

Director

Northeast Rice Research and Extension Center
University of Arkansas System Division of Agriculture

A PART OF THE WEST 1/2 OF SECTION 19, TOWNSHIP 12 NORTH, RANGE 4 EAST AND THE EAST 1/2 AND A PART OF THE WEST 1/2 OF SECTION 24, TOWNSHIP 12 NORTH, RANGE 3 EAST, ALL IN POINSETT COUNTY, ARKANSAS PREPARED FOR: THE UNIVERSITY OF ARKANSAS



SURVEYOR'S NOTES: 1. Except as specifically stated or shown on this plat, this survey does not include... RECORD RESEARCH: 1. All reference documents were made in consideration of this survey...

CERTIFICATION: This is to certify that the map or plat and the survey on which it is based were prepared by me or under my direct supervision and that I am a duly licensed land surveyor...

LINE TABLE with columns: LINE, BEARING, DISTANCE, AREA.

LEGEND: ROUNDED IRON PEGS NOTED, FOUND BEARS AS NOTED, OBLIQUE 3/4\" 3/8\" REBAR, CALCULATED CORNER NOT SET, IRON WIRE, TELEPHONE FERRISMA.



SURVEY DESCRIPTIONS: TRACT 1 A part of the west 1/2 and all of the east 1/2 of section 24, a part of the east 1/2 of section 25, with boundary 12 north...

TRACT 2 A part of the east 1/2 and a part of the west 1/2 of section 19, township 12 north, range 3 east, all in Poinsett County, Arkansas... TRACT 3 A part of the east 1/2 of section 19, township 12 north, range 3 east, Poinsett County, Arkansas...



ALTA/ACSM LAND TITLE SURVEY, DANIELS LAND SURVEYING PLLC, PROFESSIONAL SEAL, LICENSE NO. 45892, STATE REGISTRATION NO. 0000-0002.

Ex. A



Legend

Poinsett County, Arkansas (AR111)			
Poinsett County, Arkansas (AR111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaA	Calloway silt loam, 0 to 1 percent slopes	22.8	3.7%
He	Henry silt loam, 0 to 1 percent slopes	568.7	92.8%
Tc	Tichnor soils, frequently flooded	17.3	2.8%
W	Water	4.3	0.7%
Totals for Area of Interest		613.0	100.0%

ATTACHMENT C

