

**INVITATION TO BID AND BID FORM  
FOR THE LEASE OF AGRICULTURAL PROPERTY  
OWNED BY DAKOTA COUNTY**

The specifications governing this lease, entitled BIDDING INSTRUCTIONS AND SPECIFICATIONS FOR THE LEASE OF AGRICULTURAL PROPERTY OWNED BY DAKOTA COUNTY, are attached hereto and incorporated as part of this invitation to bid.


Sealed bids must be received by the Dakota County Real Estate Office, 3<sup>rd</sup> floor of the Dakota County Western Service Center, 14955 Galaxie Ave, Apple Valley, MN 55124, and time stamped not later than 9:00 AM CST on 03/26/2026, OR received via email not later than 9:00 AM CST on 03/26/2026 by sending a scanned copy or picture of the completed bid form to [lorrie.adams@co.dakota.mn.us](mailto:lorrie.adams@co.dakota.mn.us), OR brought to the public opening at 9:00 AM CST on 03/26/2026 at Dakota County Real Estate Office, 3<sup>rd</sup> floor of the Dakota County Western Service Center, 14955 Galaxie Ave., Apple Valley, MN 55124. Bids will be opened and winner selected by 03/26/2026.

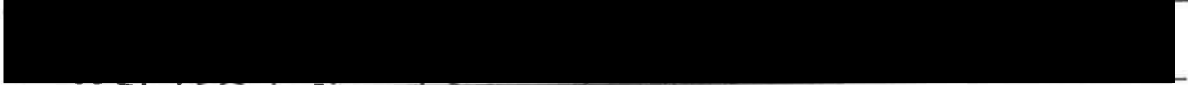
Dakota County Environmental Resources completed an analysis in 2025 that determined new guidelines for farming practices on County property. This year, the only bidding option will be for a 3-year lease with requirements for committing to continuous living ground cover for the duration of the lease. This allows for better planning of conservation practices including perennial crops or establishing cover crops after harvest of annual crops. Rent will be paid annually before June 1st of 2026, 2027, and 2028.


**Mark envelope 'SEALED BID – AG LEASE' clearly and in large letters.**

The County reserves the right to accept or reject any or all bids or parts of bids and to waive information therein. As provided by statute a bid containing an alteration or erasure of any price contained in the bid which is used in determining the highest responsible bid shall be rejected unless the alteration or erasure is crossed out and the correction thereof printed in ink or typewritten adjacent thereto and initialed in ink by the person signing the bid. BIDS MADE IN PENCIL WILL BE REJECTED.

Name: PAUL + LEON WERNER

Address: 

Telephone: 

Email: 

**Bid Form:**

Provide bid for 2026, 2027 and 2028 growing seasons. RFB will be re-evaluated and reposted for the 2029, 2030 and 2031 growing seasons and additional seasons going forward. Bid requires commitment to continuous living cover such as a perennial crop, cover crop, or winter annual crop as defined by the Minnesota Department of Agriculture. If an annual crop is planted, a cover crop must be established following harvest each year

Site Number	Site 6
Total Acres for Site	27.1 acres
X Per Acre Price Bid	\$ <u>214.86</u> per acre
= Total Rent for 2026 Season	\$ <u>5,822.71</u> Total

Site Number	Site 6
Total Acres for Site	27.1 acres
X Per Acre Price Bid	\$ <u>217.61</u> per acre
= Total Rent for 2027 Season	\$ <u>5,897.23</u> Total

Site Number	Site 6
Total Acres for Site	27.1 acres
X Per Acre Price Bid	\$ <u>220.86</u> per acre
= Total Rent for 2028 Season	\$ <u>5985.31</u> Total

Signature: Paul M Werner

Title: OWNER / FARMER

Any questions should be submitted via email to Lorrie Adams, Real Estate Specialist, [lorrie.adams@co.dakota.mn.us](mailto:lorrie.adams@co.dakota.mn.us)

The bidder agrees to complete all farming operations for which the lease of this property is intended in accordance with the Specifications and Special Provisions contained herein and as on file in the Office of Dakota County Facilities Management.