

OFFERING OF LAND FOR LEASE ON BIDS  
North Dakota Department of Transportation

The North Dakota Department of Transportation (NDDOT) offers to lease the following tract of land in Richland County for grazing and agricultural purposes:

Tract 1, being the south 1,564.2 feet of the SW1/4 of Sec. 27, Twp. 130 N., Rge. 50 W., 5<sup>th</sup> P.M., except the southeasterly 20.085 acres; and

Tract 2, being the SE1/4 of Sec. 28, Twp. 130N., Rge. 50 W., 5<sup>th</sup> P.M., containing 160 acres.

The lease term will be for one year, with tenant having the option to renew at the same terms for up to four additional years. Lease will be for cash rent, to be paid by the tenant on an annual basis, with first years' rent due upon execution of the lease. Thereafter, the annual lease payment will be due at the start of each successive year tenant exercises his or her option to renew. The state has the option of canceling the lease upon 30 days' notice prior to the annual renewal date.

Tenant shall not commit or permit waste upon the property. Tenant will not be allowed to assign, sublet, or alter the property without the prior written consent of the Lessor.

Tenant agrees to maintain any fencing on the property and to control noxious weeds.

At any time during the term of the lease, NDDOT or its assigns shall retain the right to enter the leased tract for the purpose of surveying, prospecting for, and/or removing subsurface sand and gravel.

The tenant will be required to have commercial general liability insurance in the amount of \$500,000 per person and \$2,000,000 per occurrence. Tenant may substitute farm liability insurance, renter's insurance, or homeowner's insurance in the amount of at least \$500,000. If an automobile will be used, tenant must secure automobile liability insurance with a minimum limit of liability of at least \$500,000. The state of North Dakota, its agencies, officers, and employees (State) shall be endorsed as an additional insured on the above policies. A certificate of liability insurance will be required.

Interested parties are invited to submit a bid for the leasing of this land. Bidders are advised that the property is being offered for lease as-is. All bidders should inspect the property, inform themselves of existing conditions, and be familiar with the terms of the lease before bidding.

Only mail-in bids, postmarked on or before December 20, 2024 will be accepted. To obtain a bid package, visit our website at [www.dot.nd.gov](http://www.dot.nd.gov). To place a bid,

1. Complete the bid sheet provided in the bid package, following the directions provided on the bid sheet. State the total amount of the rent you are bidding per year, and provide bidder's full name, e-mail and mailing addresses, and telephone number on the bid sheet. Then,

2. Place the completed bid sheet, along with a certified check made payable to NDDOT for the full amount of your bid (one year's rent), in an envelope plainly marked in the lower left-hand corner with "DO NOT OPEN -- BID FOR STATE LAND – RICHLAND COUNTY". Then,
3. On the back of the envelope, legibly print bidder's name, mailing address, and the telephone number bidder can be contacted at the time of bid opening.
4. Mail the bid to Maintenance Division, c/o Joe Snustad, North Dakota Department of Transportation, 608 East Boulevard Avenue, Bismarck, ND 58505.

NDDOT's Maintenance Division will conduct the bid opening at 12:00PM (CST), Wednesday, January 8, 2025 by telephone conference call. Each bidder will be contacted at the phone number provided on the back of their bid envelope. Bids will then be opened and announced, and the three highest bidders will be afforded the opportunity to orally raise their bids. NDDOT reserves the right to reject any or all bids, to waive technicalities, or to accept such bids as may be in the interest of the state.

High bidder's check will be retained pending award of a lease contract, the final decision to be made by the Director. Final decision is anticipated within approximately one week. With award of contract, the successful bidder will have until January 31, 2025 to submit a certified check for any balance owed on first year's rent. If no award is made, bidder's check will be returned. Possession of the property, upon award and final payment, will be February 1, 2025.

Checks from unsuccessful bidders will be returned by mail to the address each bidder specified on his or her bid sheet.

The information contained in this advertisement may be revised prior to the auction upon further review by the North Dakota Department of Transportation. Any such revisions will be announced at the auction and will be binding upon the bidders. Please visit our website at [www.dot.nd.gov](http://www.dot.nd.gov) for more information and any late developments regarding this event.

The NDDOT will consider every request for reasonable accommodation to provide:

- an accessible facility or other accommodation for people with disabilities,
- language interpretation for people with limited English proficiency (LEP), and
- translations of written material necessary to access NDDOT programs and information.

Appropriate provisions will be considered when the Department is notified at least 10 days prior to the Bid Opening date.

For more information, contact Joe Snustad, Maintenance Division, NDDOT, 608 East Boulevard Avenue, Bismarck, ND, 58505 (701-328-2613) or Brad Darr, Maintenance Division (701-328-4443).