City of Iowa Park, Texas

Request for Proposal (RFP)

2024-2029

Five-Year Grazing Lease of City Pastureland

Lake Buffalo and Wigley Properties

July 22, 2024

The City of Iowa Park, Texas (the "City") is requesting proposals for five-year grazing leases of two distinct City-owned properties:

1. Lake Buffalo Grazing Lease. Public recreation property (approximately 826 acres) located around the North Fork Buffalo Creek Reservoir located in Wichita County, Texas, between Harmony Road and Burnett Ranch Road. This property is open to the public for recreational use, including, but not limited to, bird hunting with shotguns during hunting seasons.

2. Wigley Property Grazing Lease. Fenced property (approximately 136 acres) at 2100 & 2600 NW Access Rd, Iowa Park, Texas, on northwest corner of Wigley Road and US Highway 287 in the East-Half of the South-Half of Block 8 of the Tarrant County School Lands, Wichita County, Texas.

Sealed Proposals will be accepted in the office of the City Secretary located in City Hall at 103 N Wall in Iowa Park, Texas until 2:00 p.m. on Monday, August 5, 2024, at which time proposals will be opened and read. Proposals must be submitted in sealed envelopes clearly labeled "Lake Buffalo Grazing Lease" or "Wigley Property Grazing Lease."

A pre-proposal meeting will be conducted at the Economic Development Conference Room at 107 W Cash St, Iowa Park, at 2:00 p.m. on Wednesday, July 31, 2024. Attendance is NOT mandatory.

A copy of the request for proposal (RFP) can be obtained by contacting City Hall at 103 N Wall in Iowa Park, Texas, by telephone at (940) 592-2131, by e-mail at JNewman@IowaPark.com. Or online at https://iowapark.com/rfp-lease-of-pastureland/. Technical questions may be directed to the City Manager located at 103 N Wall in Iowa Park, Texas, by telephone at (940) 592-2131 or by e-mail at JFlemming@IowaPark.com. The City of Iowa Park reserves the right to reject any, and all, proposals.

SCOPE OF WORK

The intent of this RFP is to have prospective lessors provide well-considered proposals with reasonable rent to lease either pastureland, or both pasturelands, described in this RFP. The City desires a lease with a short term (not to exceed five years). The City desires that the property will be used for agriculture or similar land use; however, other land uses will be considered. Any proposed improvements and/or modifications of the property should be specified in the proposal. The City will

select the proposal which provides the best combination of land-use, improvements and revenue, and enter into a formal lease agreement with the selected Lessor.

PROPOSAL FORMAT

At a minimum, the proposal should include:

1. Lessor Information: Name of individual, address, telephone number and other contact information.
2. General statement of proposed land use.
3. Detailed description of proposed improvements or modifications to the property, and which party (or parties) will be responsible for implementation of proposed improvements or modifications.
4. Any exclusions or special considerations.
5. Proposed term(s) of lease.
6. Proposed rental payment and frequency of payment.