

SEALED BIDS FOR LAND LEASE

The Township of Strasburg is seeking sealed bids for the lease of 18 acres, more or less, of agricultural land located in the vicinity of 1323 Beaver Valley Pike, Willow Street, PA 17584. The bid shall be submitted on the bid proposal forms supplied by Strasburg Township. The lease shall commence on March 1, 2025 and terminate on February 28, 2028. The bid proposal packet may be obtained in the Strasburg Township building vestibule at any time, on the township website homepage www.strasburgtownship.com or by appointment by contacting Mark Deimler, Township Administrator at 717-786-0355. Bid proposals must be submitted to Strasburg Township, 400 Bunker Hill Road, Strasburg, PA 17579, no later than 9 am Monday, December 2, 2024. The bid proposals will be opened at the duly advertised meeting of the Strasburg Township Board of Supervisors on Monday, December 2, 2024 at 7:30 pm.

BID PROPOSAL

THIS BID made this _____ day of _____, _____, by
_____, with an address of _____
_____, Pennsylvania, hereinafter referred to as the "Bidder".

NOW, THEREFORE, intending to be legally bound hereby, the Bidder agrees as follows:

1. Bidder hereby agrees to pay a rental of \$_____ per month for the "Field Area" of the Property identified as a portion of Lancaster County Tax Account No. 580-47803-0-000 and as shown on attached Exhibit "B".
2. I acknowledge that I have included bid security in the amount of one (1) month's rent or \$_____ with this bid.
3. I agree that I will pay such rental [check as applicable]:
 on the first day of each month
 in full upon acceptance of this proposal
4. I acknowledge that I will be bound by the terms attached hereto as Exhibit "A" concerning the use of the Property if I am the successful bidder.

IN WITNESS WHEREOF, Bidder has executed this bid on the day and year first written above.

(Individual or Husband and Wife Bidder)

_____(SEAL)
(Signature of Individual)

_____(SEAL)
(Signature of Spouse if Husband and Wife are
Co-Bidders)

Contact information: Email: _____

Cell: _____

Home or Business Phone: _____

EXHIBIT A

1. This Lease shall extend from March 1, 2025 to February 28, 2028.
2. During the term of this Lease, Bidder shall be permitted to farm the Property and harvest all crops on the Property. Bidder shall conduct all of the Bidder's activities in accordance with the following requirements:
 - a. Bidder, if required to do so by state regulations, shall prepare an Agricultural soil erosion plan and shall at all times comply with the approved soil erosion plan.
 - b. If Bidder will apply manure to the property, Bidder shall prepare and obtain approval of a Manure Management Plan. Bidder shall at all times comply with the Manure Management Plan.
 - c. Bidder shall use the Property only for the growing and harvesting of hay.
 - d. Bidder shall furnish all seed, labor, machinery and chemicals and shall plant, raise, cultivate and harvest all hay grown on the Property at the Bidder's sole cost and expense.
 - e. Bidder shall cultivate the Property in a good and husband-like manner in accordance with the best methods of cultivation practiced in Lancaster County, PA.
 - f. Bidder shall comply with all applicable statutes, rules, regulations and ordinances relating to the use of the Property.
 - g. Bidder shall maintain a minimum fifty (50) foot wide undisturbed grass buffer along the watercourse extending from the top of the creek bank.
3. Bidder shall not deposit or store any hazardous waste upon the Property
4. Bidder shall not commit or permit to be committed any waste of the Property.
5. Bidder shall not sublet the Property, or any portion of the Property, or assign this Lease, or any portion of interest in this Lease, without the prior, express and written consent of the Township. It is expressly agreed that any subletting, assignment, or assignment for the benefit of creditors of the Bidder, or any sale of this Lease or any interest in this Lease by the Bidder, whether voluntary or involuntary, shall constitute a termination of this Lease.
6. Should the Bidder fail in any manner to comply with any of the terms, covenants and conditions of this Lease to be kept and/or performed by the Bidder, or should the Bidder by any act of negligence or carelessness, or through an act of commission or omission, permit or suffer to be permitted damage to the Property in any substantial manner, the Township may notify the Bidder of such default. In the event the Bidder shall fail to immediately take proper steps to remedy the default, then the Township may terminate this Lease and take possession of the Property without the necessity of giving further notice. The notice required by this paragraph shall be in writing and shall be sent by certified mail, return receipt requested, and first-class mail to the Bidder's address set forth above.
7. The failure of either party to this Lease to insist on the performance of any of the terms and conditions of this Lease, or the waiver of any breach of any of the terms and conditions of this Lease, shall not be construed as subsequently waiving any such terms and conditions. All terms and conditions of this Lease shall continue and remain in full force and effect as if no forbearance or waiver had occurred.
8. It is understood and agreed that the Bidder is an independent contractor and shall not be considered an employee of the Township for any purpose whatsoever.
9. It is expressly agreed that this Lease is one of lease and not of partnership, and the Township shall not be or become responsible for any debts of the Bidder.

10. The Township reserves the right to enter upon the Property at reasonable and proper times for the purpose of inspecting the Property.
11. It is understood and agreed that this Agreement sets forth all of the promises, agreements, conditions and understandings between the Township and the Bidder, and no alteration, change or addition to this Agreement shall be binding upon the Township or the Bidder unless reduced to writing and signed by both parties.

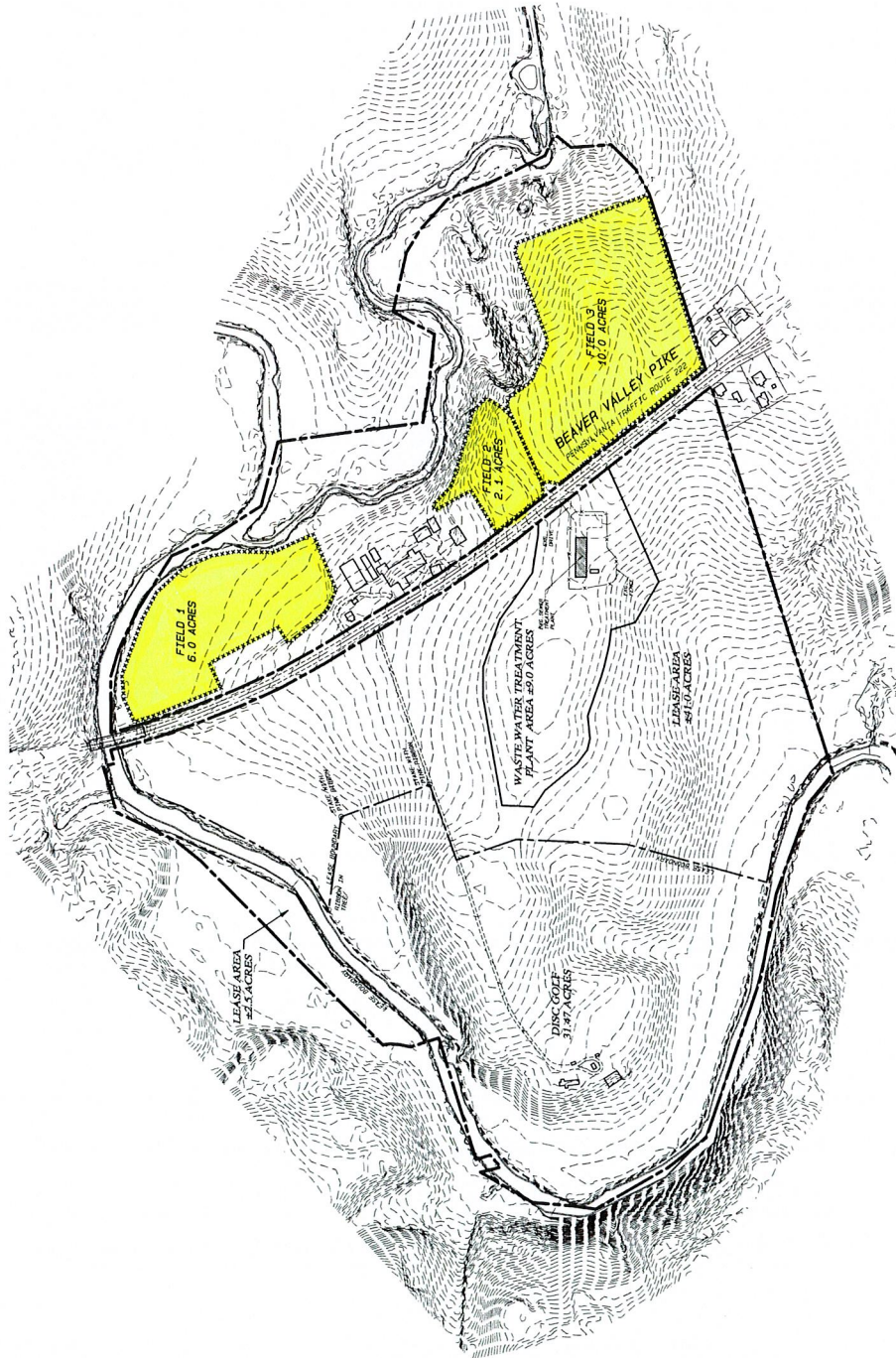
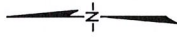


EXHIBIT "B"
STRASSBURG TOWNSHIP LEASE AREA
SEPTEMBER 23, 2014

SCALE: 1" = 200'

REVISED: 09.23.14 - CORRECT AREA MEASUREMENTS