

# CROP LEASE



## For More Information

State of Tennessee  
Real Estate Asset Management  
312 Rosa L. Parks Ave., Nashville, TN 37243  
Brannon Butler – (615) 354-3448  
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## Property Information

- Henderson County, TN
- Tax ID#: 022 005.01
- Land Size: +/- 40.66

# INVITATION TO BID

## **Portion of Parcel ID# 022 005.01**

The State of Tennessee is seeking bids for an Agricultural Lease for the period of March 01, 2025, through December 31, 2025, with four (4), one (1) year extension options beginning January 1, 2026, for the property having the parcel address noted above. Enclosed with this Invitation to Bid are documents with the following titles: "Bid Process", "Formal Bid for Leasing Real Property" and "Crop Farm Lease".

If you need further clarification, please contact us below:

**Brannon Butler** | Real Estate Manger  
State of Tennessee Real Estate Asset Management (STREAM)  
Tennessee Tower, 22nd Floor  
312 Rosa L. Parks Ave., Nashville TN 37243  
615-354-3448  
[brannon.butler@tn.gov](mailto:brannon.butler@tn.gov)

## CONFIDENTIALITY AND DISCLAIMER AGREEMENT

**CONFIDENTIALITY** - The enclosed information ("Presentation") is provided to you, strictly for **your own personal use** in determining whether to pursue negotiations to enter into an agricultural lease or leases (defined as "**Lease**") on certain properties (defined as the "**Property**") in which The State of Tennessee, on behalf of its Agencies (both defined as "**State**") own. **Further distribution** of the information contained herein without **prior written permission** from State **is strictly prohibited**. If you decide not to pursue a Lease of the Property, please return this Presentation immediately to State.

**INFORMATION DEEMED CORRECT, THOUGH NOT WARRANTED** - This Presentation contains select information that State believes to describe the Property adequately. We do not present this information as being all-inclusive or as containing all pertinent information necessary to make a prudent decision. Interested parties are advised to confirm all facts, figures, and representations contained herein for themselves. **Any prudent party should include an independent investigation of this Presentation and the Property.**

**INDEPENDENT INVESTIGATION REQUIRED** - This Presentation should not be considered an all-inclusive representation of the state of affairs of the Property. The fact that errors, omissions, and changes are possible requires that a prudent party **MUST** independently confirm all information pertinent to the condition and affairs of the Property.

# **BID PROCESS**

**Leases:** Agricultural leases may not exceed five (5) years.

**Submission:** It is the duty of each bidder to see that only one bid is delivered, either by hand or by mail, to the prescribed place by the bid opening time listed in this packet. All bids will be disqualified from any bidder who submits more than one bid.

**Forms:** Sealed bids must be submitted on the Bid Form included in this packet.

**Marking and Sealing:** Bid forms must be enclosed in a sealed envelope marked "Lease Bid" and delivered or mailed. If mailing, the sealed envelope marked "Lease Bid" must be enclosed in a mailing envelope and addressed as follows: State of Tennessee Real Estate Asset Management - WRS Tennessee Tower 22<sup>nd</sup> Floor - 312 Rosa L. Parks Ave. Nashville, TN 37243 (Registered or certified mail is recommended.)

**Bid Due Date:** Bid must be received no later than 2:00 p.m. CST on January 29, 2025. Late bids will be returned unopened.

**Bid Opening:** Sealed bids will be opened within two (2) business days after the Bid Due Date.

**Withdrawal:** Bids may be withdrawn before the bid opening time. Bids may not be withdrawn after bid opening.

**Award:** Leases will be awarded to the highest bidder complying with the conditions of this invitation, provided that the bidder is responsible, the bid is reasonable, and it is in the interest of the State to accept it. The State reserves the right to refuse and/or reject any and all bids.

**Ties:** In the event two or more bids are tied, a coin toss or similar unbiased method will be used to break the tie.

**Notice of Acceptance:** A notice of acceptance will be provided to the successful bidders in person, or by mailing such notice to the address indicated on the bid.

**Default:** If the successful bidder fails to enter into a lease within 5 business days after awarding of bids, the bidder will be declared in default. A bidder declared in default will be ineligible to bid on future agricultural leases. If a successful bidder, for whatever reason, does not follow through with their obligation to enter into the agricultural lease or does so and subsequently defaults, it is the State's prerogative to do any of the following:

- Award the bid to the second highest bidder
- Re-bid the lease
- Remove the property from the lease program

**FORMAL BID FORM  
FOR LEASING REAL PROPERTY  
(CROP LEASE)**

<b>Portion of Parcel ID#</b>	<b>Tillable Acres (+/-)</b>	<b>Annual Rent*</b>
022 005.01	40.66	

The bidder hereby acknowledges that it has read the Crop Farm Lease, attached as Exhibit B, and hereby agrees that same shall be executed in form and content commensurate with its bid.

**Signed:**

\_\_\_\_\_

**Date:**

\_\_\_\_\_

**Address:**

\_\_\_\_\_

**City / State / Zip:**

\_\_\_\_\_

**Phone Number:**

\_\_\_\_\_

**E-mail Address:**

\_\_\_\_\_