

FARMLAND SALE

Timeline

Riverview Natural Area
Little Forks Conservancy
November 20, 2018

November

Bid packets available

November 20

January

Bid packets due

January 9, 2019

Announce bid results

January 11, 2019

January

Sign purchase agreements

2 weeks after bid accepted

March-May

Closing

90 days after purchase agreement

Farmland Bid Information

River Natural Area
Little Forks Conservancy
November 20, 2018

Land for Sale (Riverview Natural Area Sale Map-Page 7)

The Little Forks Conservancy (“Conservancy”) is currently offering approximately 100 acres of land for sale, shown in brown and identified as the sale property on the enclosed map. The land is being sold in a closed bid system and will be subject to a conservation easement which will be recorded and signed by the purchaser at the time of sale. A conservation easement is a permanent legal agreement between the landowner and Little Forks Conservancy that limit certain activities on the property in order to conserve its valuable natural resources. A draft conservation easement has been developed for the property. Bidder results will be announced on January 11, 2019 pending Little Forks Conservancy Board of Directors approval.

Appraised Value and Deposit

Based on standards and practices in our industry, we need to start at where an appraisal comes in both when we buy land and sell it. The current fair market value of the land as determined by a qualified appraisal is \$400,000. The highest and best use of the land was determined to be agricultural. Your bid must include a \$1,000 deposit. The deposit will be either fully applied to the purchase price or fully refunded if your bid is not successful. You must mark the outside of your return envelope with the words: “Farm Sales Closed Bid.”

Deadline (See timeline sheet)

Your bid form must be returned no later than **noon on January 9, 2019** to be eligible.

Conservation Easement Restrictions (Restriction Summary-Page 4)

All land will be sold subject to a conservation easement with permanent restrictions. These restrictions run with the land and will be monitored and enforced by the Conservancy. A general summary of these restrictions is enclosed. An actual copy of the conservation easement is available upon request. To request a copy contact the Conservancy.

Sale Property

The property for sale is approximately 100 acres and has no buildings or structures. The sale property will allow for a “Farm Building Envelope” up to 2 acres which will be surveyed prior to sale. Farm-related infrastructure such as subsurface tiles and fencing is generally allowed. Please review the conservation easement summary sheet for more details.

Housing

No residential housing will be allowed.

Access easements

The farmland will be sold with the Conservancy retaining an access easement to provide access to the Tittabawassee River and the grassland filter strip.

Mineral Rights

Mineral rights are not included. The Conservancy will be retaining oil and gas rights in the deed.

United State Fish and Wildlife Service Habitat Restoration Project (Riverview Natural Area Sale Map-Page 7)

Approximately two acres (shown in blue on the map) has been restored to grassland and wildflowers to restore a historical gully on the property. This area will need to remain out of agricultural production.

Temporary Right to Enter and Future Public Access

During the bid process, interested buyers may enter and inspect the farmland. A survey will be completed after the purchase offer is completed. This limited right to enter expires when you receive the bid results, unless your bid is the winning bid. **Please note: Active farming is in progress.** Please be respectful of the lease holder and avoid interfering with farm operations. Inspect the farmland solely at your own risk.

Conservancy Nature Preserve

The Conservancy owns Riverview Natural Area that will be managed as a nature preserve (shown in the red outline on the Riverview Natural Area Sale Map). This includes all of the riparian land including the grassland filter strip along the Tittabawassee River

Documents available for review

Example Conservation Easement

Questions? Contact Information

Little Forks Conservancy

Contact: Elan Lipschitz

105 Post Street

Midland, MI 48640

989-835-4886

elipschitz@litteforks.org

FARMLAND SALE

Summary of Conservation Easement Restrictions

Riverview Natural Area
Little Forks Conservancy
November 20, 2018

The farmland for sale be sold subject to a conservation easement—a set of permanent restrictions which run with the land, and will be monitored and enforced by the Little Forks Conservancy.

The final conservation easement will be negotiated prior to closing with the following terms outlined below. An example of a draft conservation easement is available at our office for review. Staff is also available to provide more information on conservation easements.

closing, and specific terms may vary slightly between final version. Below is a summary of the general restrictions for the sale property.

Division: No division rights.

Farming: Farming is allowed following GAAMPs
(Generally Accepted Agricultural Management Practices)
Agricultural activities involving animals or reshaping the topography require a plan by NRCS or similar outside group. The Conservancy gets a copy and some approval of the plan.

Buildings: Within the two acre Farm Building Envelope:
buildings can be located anywhere within the designated envelope
no approval is needed to build within an envelope, but notice is required.

No buildings shall be located within the 100 year floodplain.

Infrastructure: Wells, irrigation systems, loading areas, roads, cooling pads without roofs, trellises, temporary covers such as hoops or tunnels, utility lines and most fences are allowed within the Farmland Building Envelope.

Fences taller than 15 ft. or that block the view need approval

Solar structures are allowed, not to exceed 15 ft.

1-2 windmills less than 100 ft. are allowed.

Subsurface tiles will be permitted to assist in agricultural drainage.

Signs for property management and boundary marking are allowed, as well as a few additional signs of any content.

Subsurface drainage tile are permitted within the agricultural area.

Prohibitions: No residential housing
No farm manager or farm labor housing
No hotels or B&Bs
No mining
No industrial activity
No “Large Concentrated Animal Feeding Operations”

No campgrounds, airfields, golf courses or raceways

Conservancy retained rights:

Mineral rights

Right to enter the property to monitor and uphold the conservation easement

Access Easement for access to the filter strip and land adjacent to the Tittabawassee River.

Future conditions:

Other permitted activities

County Drain

Portions of the agricultural area include the Phillips Drain which is a subsurface drain.

Please remember this is intended as a general summary. If you plan to submit a bid, please review the example draft conservation easement. To receive an example of the conservation easement or if you have additional questions, contact Elan at the Conservancy at (989) 835-4886

FARMLAND SALE

Bid Form

Riverview Natural Area
Little Forks Conservancy
November 21, 2018

Bids are due no later than noon on January 9, 2019. Bids will be opened at 1pm that day.

My offer is: _____

I am a farmer and my primary operation is located in Midland counties: _____ (yes/ no)

Name: _____

Company: _____

Address: _____

City/ State/ Zip: _____

Home phone: _____

Work / cell phone: _____

Email: _____

The Conservancy will inform all bidders no later than January 11, 2019 whether the bid is:
1) the winning bid; or 2) rejected.

I understand I will be required to sign a Purchase Agreement within 14 days of Conservancy acceptance of my bid. My offer price on this bid form will become the purchase price in the Purchase Agreement. Closing will take place approximately 90 days from the date of the Purchase Agreement.

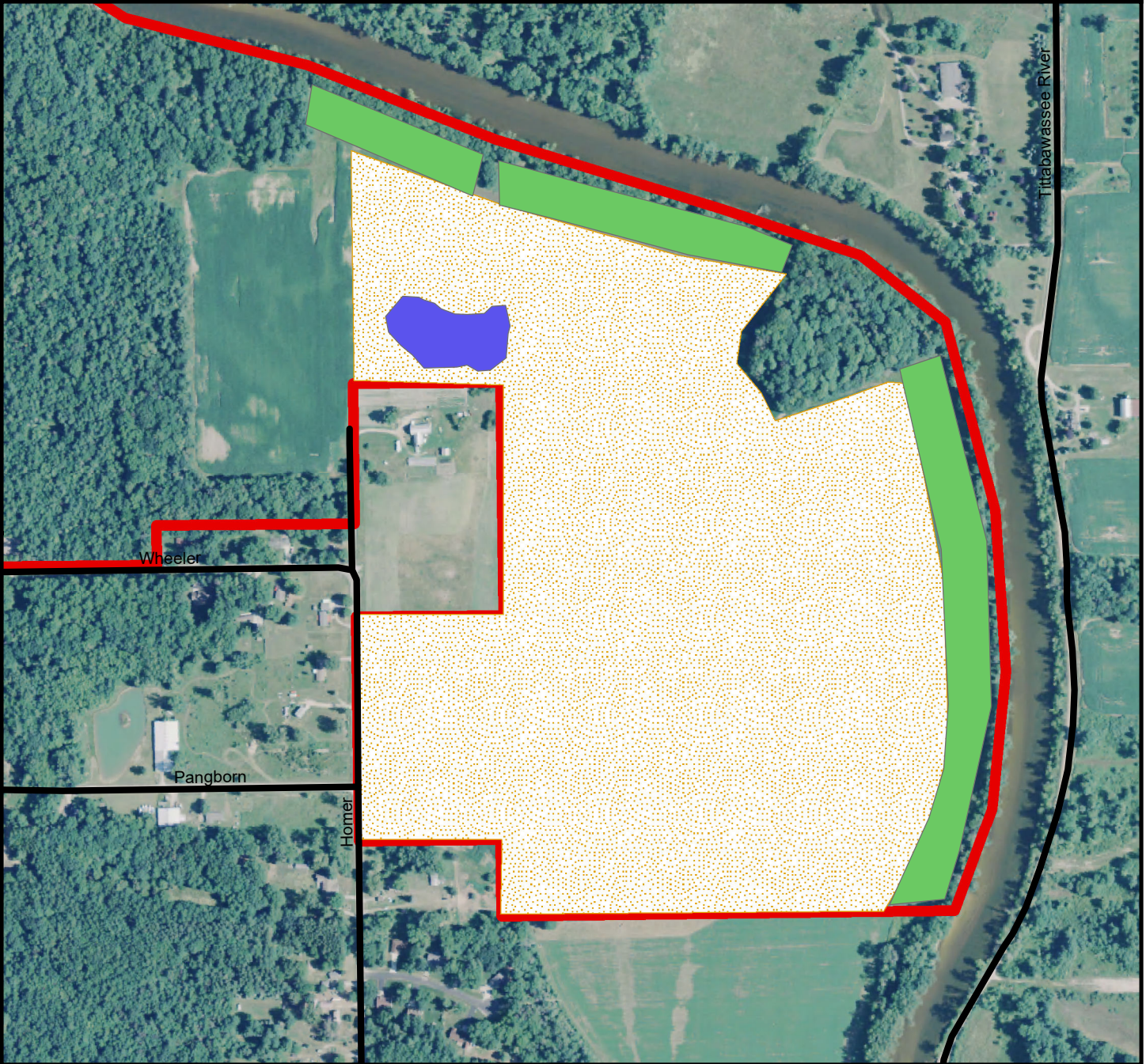
Enclosed is a check for \$1,000 as an earnest money deposit made out to "Little Forks Conservancy." I understand this bid is not valid without this deposit. I understand my deposit will be refunded in full if I am not the successful bidder on this parcel.

Signature

date

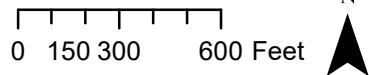
The Conservancy reserves the right to accept or reject any bid for any reason.

Riverview Natural Area Sale Map



This map depicts the portion of Riverview Natural Area that is for sale. The area has frontage on Homer Road and includes a two acre restored grassland area through the USFWS Partners for Wildlife Program. The grassland filter strip is not part of the land to be sold.

APPRAISED VALUE: \$400,000



Legend

Restoration Practice

-  Grassland Filter Strip
-  USFWS Restoration Area
-  Sale Area
-  Riverview Natural Area