

LAND FOR RENT  
CROPLAND, PASTURE, HAY LAND

Excellent opportunity to lease easily accessed, quality land of 78 ready-to-farm acres, the DePaoli Ranch, offered on a five (5) year lease for 2018 through 2022. The land is located in Wadsworth, Nevada between I-80 Exit 43 and 46 on Main Street to the North and South. Inspect the property from the road, at your convenience.

LAND LEASE BID INSTRUCTIONS

Instructions:

1. The lease term is for a five (5) year term for the 2018-2022 crop years.
2. Submit your bid amount in total dollars based on the amount of a single years rent. The amount bid shall represent the total annual rent due for the respective lease year for each respective tract.
3. Cara Tibaduiza, Pyramid Lake Realty Department, must receive bids no later than 4:30pm, April 27, 2018.
4. Prospective bidders should make their highest and best bid when submitting. There will be no bid off.
5. The winning bidder will be notified by May 1, 2018.
6. Tribal members will be given preference for the winning bid, however, should a tribal member not be willing to pay fair market value for the property, an outside party will be considered.
7. Owner/Lessor reserves the right to accept or reject any or all bids.

The sale of dry land farming and/or grazing leases on trust or restricted Indian land is authorized by Title 25, Code of Federal Regulations, Revised, Part 162 LEASES AND PERMITS, effective March 23, 2001.

IMPORTANT TERMS

- a. Leases will be made for an initial term not to exceed five years with the first year beginning May 1, 2018.
- b. Bids will be based on fair market value.
- c. The land is being leased on an AS-IS basis.
- d. All lands are being offered for the highest annual consideration. Major and minor improvement proposals will not be considered as part of the bid.
- e. The lessee will be responsible for all utility costs associated with the pumping of the water from the agriculture and domestic wells located on the property.
- f. All leases will convey farming and grazing rights, subject to the reserved right of the lessor to grant business leases, oil and gas leases, seismic activity, rights of way and other legal grants as provided in the prescribed lease forms.
- g. Leases approved pursuant to this notice will be executed and granted by the Owner/Lessor having jurisdiction over the land in accordance with applicable rules and regulations.
- h. The successful bidder may be required to provide insurance in an amount adequate to protect any improvements on the leases premises.
- i. The successful bidder shall complete and return the leases and ALL supporting documents within thirty (30) days on notification of lease award, together with the filing fee.
- j. Prior to the approval of any lease contract a non-refundable filing fee based on the amount of the annual rental will be required on each lease. The fee will be three (3) percent of the annual payable rent, including any percentage based rent that can be reasonably estimated.
- k. Rentals are due and payable to the Pyramid Lake Realty Department annually, as provided in the lease.

NOTE: Farming and grazing leases are accepted and approved for specific purposes. Without prior consent of the property owner, and approval by the Owner/Lessor, timber cutting, hunting, dumping of trash, subleasing, etc., is strictly prohibited. Any woodcutting would be in consultation and mandated by the Pyramid Lake Paiute Tribe.