

# McHenry County, ND | Farmland for Rent

All proposals must be received no later than 5:00PM on Friday, April 12 at Steffes Group, 2000 Main Avenue East, West Fargo, ND 58078

## request for PROPOSAL

Due by Friday, April 12, 2024



**DIRECTIONS TO LAND:** from Granville, 4-1/2 miles northeast on Hwy. 2/57th St. N to 7th Ave. N or the northwest corner of the subject property.

**MCHENRY COUNTY, ND - RIGA & ROSE HILL TOWNSHIPS**  
Gov't Lots 3 & 4 Section 5-155-78 & S1/2SW1/4 Section 32-156-78

Steffes Group, Inc. | 2000 Main Avenue East, West Fargo, ND 58078

**SteffesGroup.com**

**For a detailed RFP packet including complete terms and conditions,  
please contact Martin Peterson, 320.905.5325**

**Terry & RoJean Wentz are seeking proposals to enter into a Tenant/Landlord relationship for the following described farmland located near Granville, ND.**

**Length of Agreement: 2024, 2025, 2026 Crop Years (3 years)**

**MCHENRY COUNTY, ND - RIGA & ROSE HILL TOWNSHIPS**  
Gov't Lots 3 & 4 Section 5-155-78 / S1/2SW1/4 Section 32-156-78

**DIRECTIONS TO LAND:** From Granville, 4-1/2 miles northeast on Hwy. 2/57th St. N to 7th Ave. N or the northwest corner of the subject property.

**RENTAL PAYMENTS:** Due upon signing rental agreement for the 2024 crop year and April 1st of 2025 & 2026

**TERMS & REQUIREMENTS:**

- Proposal should be submitted on a whole dollar basis
- All proposals must be received by **5:00PM Friday, April 12, 2024 at West Fargo Steffes Office**
- Notification and award of the farm will be given once evaluations have been completed on or before 5:00PM, Monday, April 15, 2024.
- Contract signing will take place at the Steffes Group office in West Fargo, on or before Friday, April 19th, 2024. Contract year 2024 due at signing.
- There will be no oral bidding/raise opportunity. Interested parties should submit their highest and best bid.

**CONSIDERATIONS:**

- While price is a significant factor, it will not be the only criteria to award the final rental agreement.
- Stewardship of the land, excellent farming practices, quality equipment, capacity and resources will all be factors.
- Interested parties should present a proposal in a professional manner that proves and demonstrates these abilities. The proposal might include timelines of farm histories, inventories of equipment available, projected crop rotations, letters of recommendations from other landlords/vendors or lenders.
- Demonstration or proof of financial stability/position will also be considered.
- All positive criteria will be evaluated so any pertinent data, pictures, history and qualifications will be helpful.
- The proposals must be in the form of a written document. An oral presentation will not be considered.

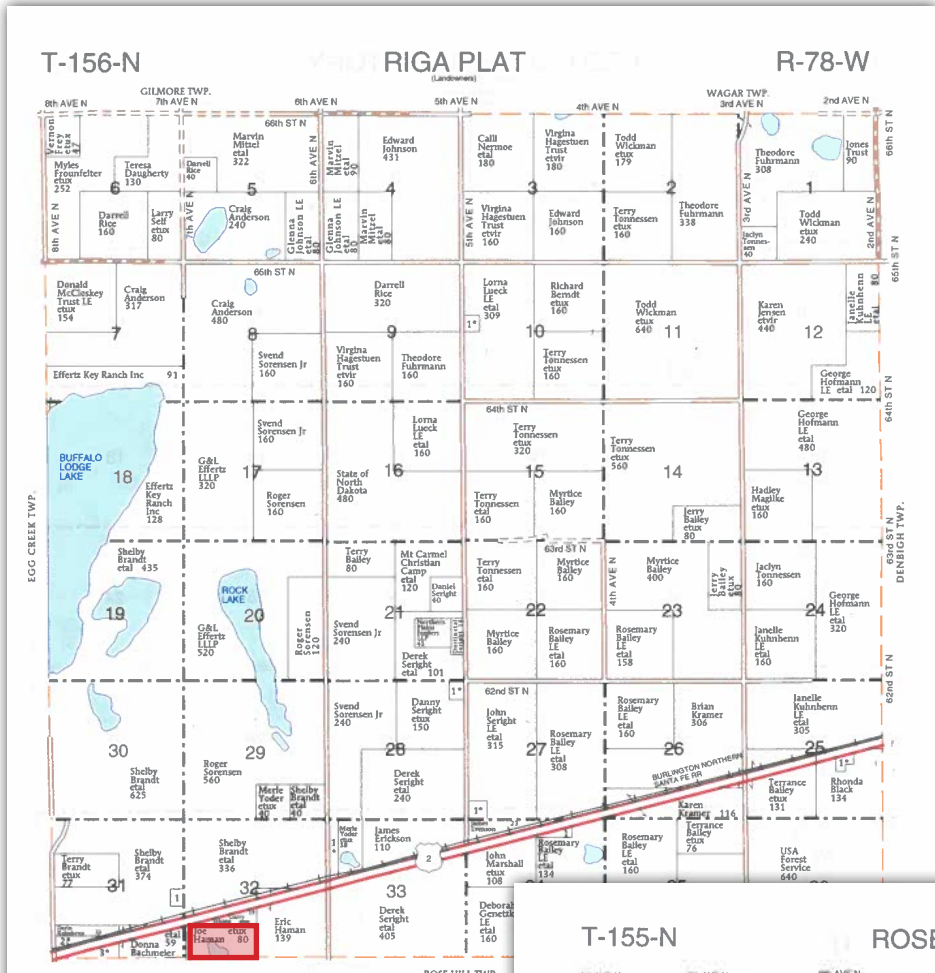
**For details, please contact Martin Peterson, 320.905.5325.**

**All proposals must be received no later than 5:00PM on Friday, April 12, 2024.**

**Deliver or Mail to:** Steffes Group, Inc. 2000 Main Avenue East West Fargo, ND 58078

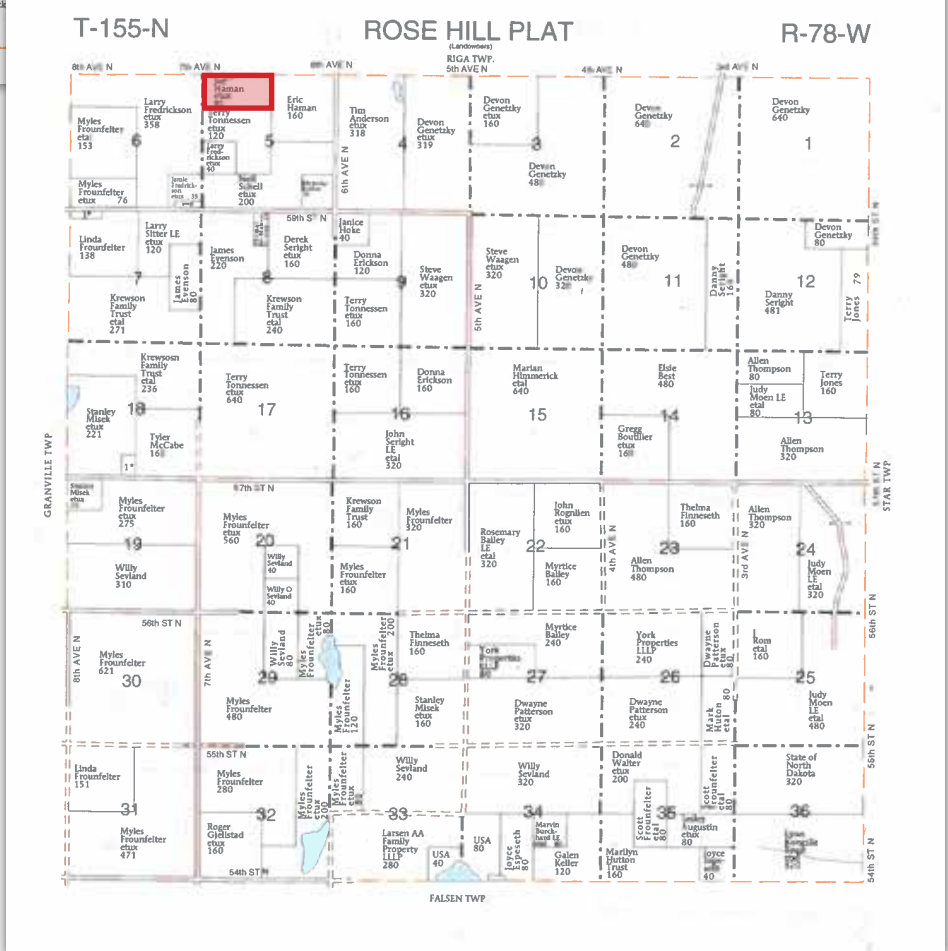
**OR Email:** Martin Peterson at [Martin.Peterson@SteffesGroup.com](mailto:Martin.Peterson@SteffesGroup.com)

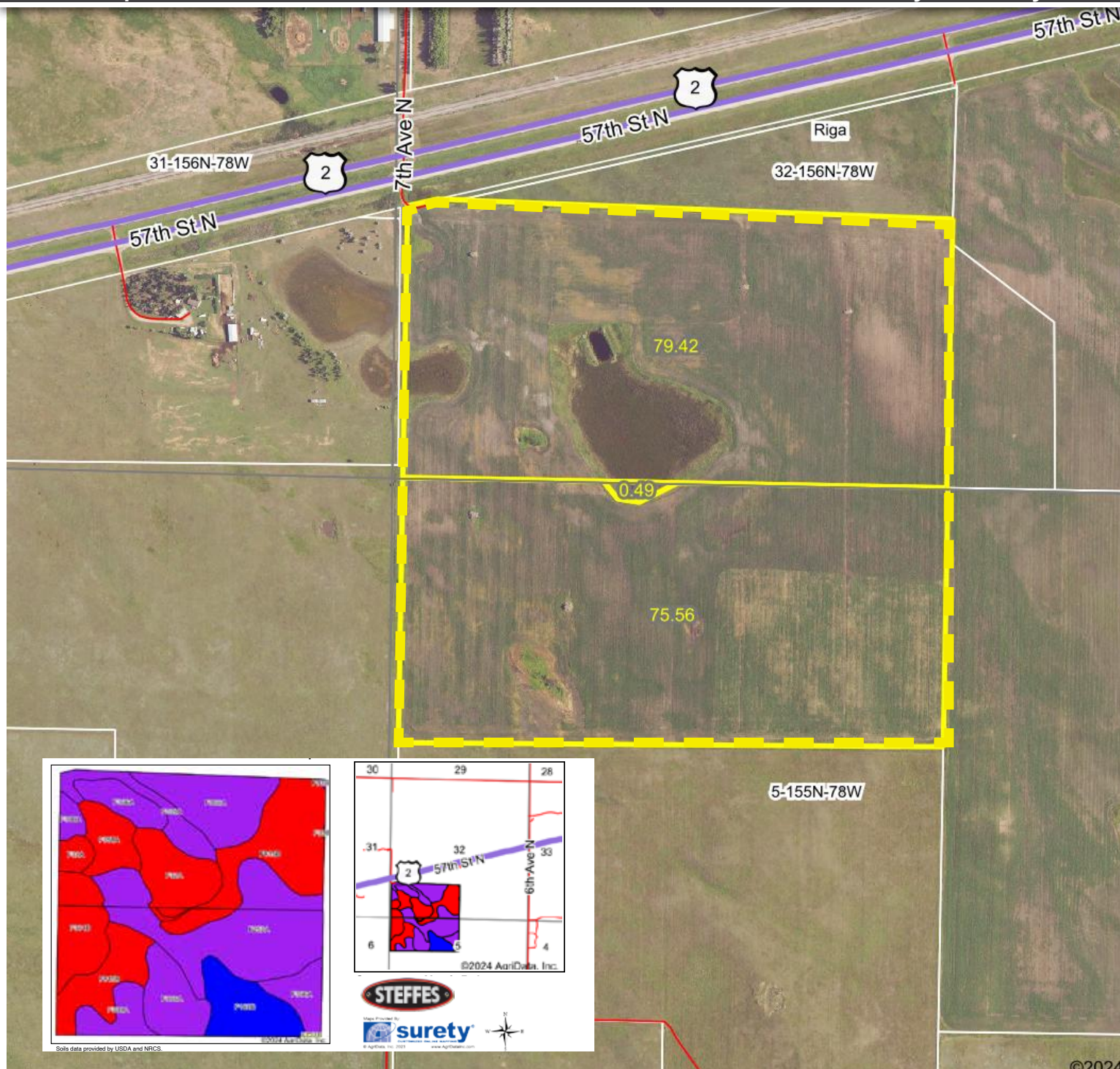




← Riga Township  
S1/2SW1/4 Section 32-155-78

Rose Hill Township →  
Gov't Lots 3 & 4 Section  
5-155-78





Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
F366A	Hecla loamy fine sand, 0 to 2 percent slopes	36.51	23.5%		IVe	53
F252A	Wyrene sandy loam, 0 to 2 percent slopes	32.43	20.9%		IIIe	54
F815B	Lohnes-Claire coarse sands, 0 to 6 percent slopes	31.43	20.2%		VIe	19
F32A	Fossum fine sandy loam, 0 to 1 percent slopes, frequently ponded	13.72	8.8%		Vw	21
F339A	Ulen fine sandy loam, 0 to 2 percent slopes	12.22	7.9%		IIIe	58
F160B	Hamlet-Souris loams, 1 to 5 percent slopes	11.29	7.3%		Ile	81
F381B	Aylmer-Bantry fine sands, 0 to 6 percent slopes	10.86	7.0%		VIe	29
F358A	Letcher fine sandy loam, 0 to 2 percent slopes	6.82	4.4%		IVs	47
F737B	Towner-Barnes complex, 3 to 6 percent slopes	0.19	0.1%		IIIe	65
<b>Weighted Average</b>					<b>4.20</b>	<b>44</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

NORTH DAKOTA  
MCHENRY  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

FARM : 10064  
Prepared : 3/13/24 1:18 PM CST  
Crop Year : 2024

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name  
CRP Contract Number(s) : None  
Recon ID : 38-049-2024-110  
Transferred From : None  
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
159.29	158.80	158.80	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	158.80	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	7.75	0.00	83	0
<b>TOTAL</b>	<b>7.75</b>	<b>0.00</b>		

NOTES

Tract Number : 4432  
Description : 243/LOTS 3,4-5-155-78  
FSA Physical Location : NORTH DAKOTA/MCHENRY  
ANSI Physical Location : NORTH DAKOTA/MCHENRY  
BIA Unit Range Number :  
HEL Status : HEL field on tract.Conservation system being actively applied  
Wetland Status : Tract does not contain a wetland  
WL Violations : None  
Owners : TERRY WENTZ, ROJEAN WENTZ  
Other Producers : None  
Recon ID :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.87	79.38	79.38	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	79.38	0.00	0.00	0.00	0.00	0.00

NORTH DAKOTA MCHENRY Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 10064</b> Prepared : 3/13/24 1:18 PM CST Crop Year : 2024
--	--	---

**Tract 4432 Continued ...**

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	3.78	0.00	83
<b>TOTAL</b>	<b>3.78</b>	<b>0.00</b>	

NOTES

<b>Tract Number</b>	:	4435
<b>Description</b>	:	243/S2SW 32-156-78
<b>FSA Physical Location</b>	:	NORTH DAKOTA/MCHENRY
<b>ANSI Physical Location</b>	:	NORTH DAKOTA/MCHENRY
<b>BIA Unit Range Number</b>	:	
<b>HEL Status</b>	:	HEL field on tract.Conservation system being actively applied
<b>Wetland Status</b>	:	Tract contains a wetland or farmed wetland
<b>WL Violations</b>	:	None
<b>Owners</b>	:	ROJEAN WENTZ, TERRY WENTZ
<b>Other Producers</b>	:	None
<b>Recon ID</b>	:	None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
79.42	79.42	79.42	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	79.42	0.00	0.00	0.00	0.00	0.00

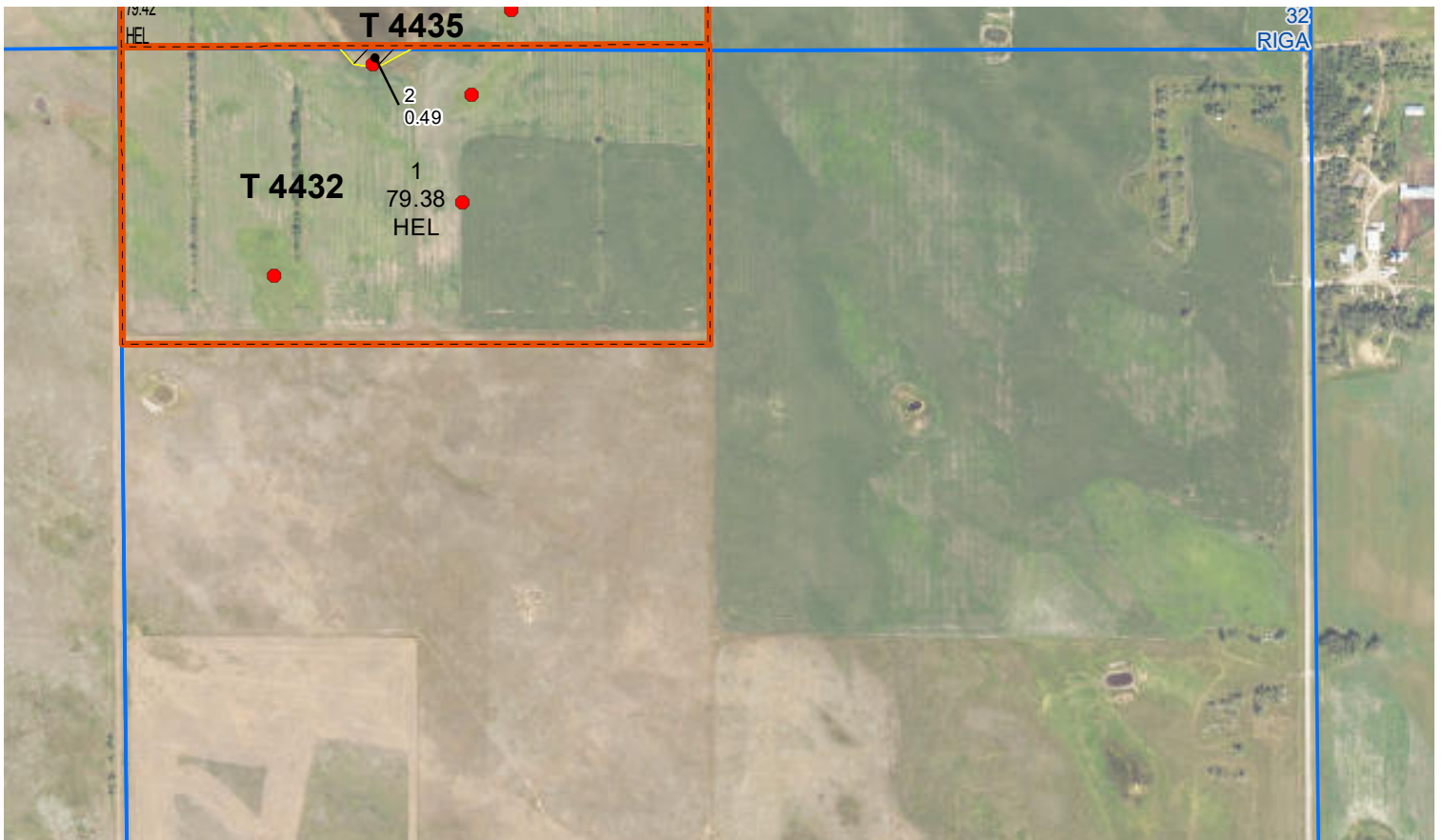
DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	3.97	0.00	83
<b>TOTAL</b>	<b>3.97</b>	<b>0.00</b>	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) e-mail: [program.intake@usda.gov](mailto:program.intake@usda.gov). USDA is an equal opportunity provider, employer, and lender.



request for  
**PROPOSAL**  
McHenry County, ND



2000 Main Avenue East, West Fargo, ND 58078  
SteffesGroup.com | 701.237.9173