

**CITY OF DUFUR**  
**REQUEST FOR PROPOSALS**  
**Lease of Farm Property**

The City of Dufur, Oregon, is the owner of approximately 12.1 acres of tillable land that it will make available to the highest qualified Proposer for farm use, subject to the following criteria:

**Description of Land:** The land is located adjacent to the City of Dufur sewage treatment facility; tax lot 1S 13E 36 102. It involves approximately 12.1 acres of tillable land within Wasco County in and around the City of Dufur.

**Delivery and Use of Reclaimed Water:** The City shall supply reclaimed water for crop irrigation purposes, subject to the available supply of such reclaimed water from the City's wastewater treatment facility. The water shall be supplied and used in accordance with Oregon Department of Environmental Quality and other applicable governmental standards for the use of reclaimed water. The Proposer shall not use reclaimed water in violation of such standards. The Proposer shall plant alfalfa or other suitable crop which will be subject to City approval and may change from year-to-year. The City may supply seed for initial planting, and Proposals must indicate whether City-supplied or Proposer-supplied seed will be used. City may pay for utilities, and proposals shall indicate who is responsible for such costs.

**Return of Possession:** At the conclusion of the lease, the condition of the property shall be as good or better as it was upon the commencement of the lease.

**Farmer's Qualifications:** To qualify as a Proposer, a farmer shall demonstrate an ability to pay an annual rent for the property, including the initial lease payment on the date of execution of the lease, and the ability to pay each succeeding annual payment for renewal terms each year thereafter. To qualify, a Proposer must agree to comply with the following terms, which shall become part of the Lease between the Proposer and the City. Those terms include an obligation:

1. To cultivate, operate, and farm the land in a responsible and reasonable manner, including operation of an irrigation pivot in coordination with City staff.
2. To ensure fences and improvements thereon are in good condition and repair, as the same exist or as either party may construct.
3. To prohibit at all times the presence of noxious weeds on the land.
4. To ensure that no burning of any straw or crop residues occur, except as permitted by law, and then only with the City's permission.
5. To investigate for crop diseases and immediately employ standard treatment procedures for diseases of any crop on the land and to pay the cost thereof.
6. To keep all ditches clean, open and free from brush and growth.
7. To hold the City harmless for all loss of equipment or crops on the land.
8. To indemnify the City for any damage to the land, the City's sewage treatment facility, or any adjacent land that results from or is caused by the Proposer.
9. To maintain general liability insurance with limits suitable to protect the City.
10. To prohibit or prevent any encumbrance of the land or cause or allow any liens to be placed upon it.

**Farming Requirements:** To qualify as a Proposer, the farmer shall agree to the following:

1. The Proposer shall be responsible for and pay all costs of materials, labor, equipment, utilities, and other expenses necessary to farm the property and raise the crops.
2. The City shall have access to and across the leased land for the operation, repair, maintenance and expansion of the sewage treatment facility operated by the City. The City will take reasonable precautions in exercising this right of access to and across the leased land so as to minimize any damage to the farmer's crops.
3. The Proposer will restrict the use of the land for growing a crop or crops. No livestock shall be on the land, except for temporary crop maintenance as the City may authorize.
4. The City reserves the right to prohibit certain crops as it determines in its sole discretion.
5. No assignment of the lease or sublease of the property shall be allowed without the written approval of the City Council of the City of Dufur.

**Any eligible farmer who is interested in leasing the involved land must provide a written letter of interest to the City Recorder, City of Dufur, 175 NE Third Street, Dufur, OR 97021, by 1:00 p.m. on or before April 30, 2024.**

If you have any questions, contact Brandon Beachamp at the City of Dufur at (541) 993-9057.