



Farm Operator Application

Explanation: In selecting farm operators, Kuperland takes several factors into consideration. These include, but are not limited to, the cash rent bid, the financial condition of the operator, farming experience, other land farmed, operator's business character and integrity, etc.

Instructions:

- a) If you are applying to cash rent this farm, please complete the CASH RENT BID FORM on the next page.
- b) Along with the CASH RENT BID FORM also include a short letter with your farming experience along with three references and your lender's contact information.
- c) Return all information to: Reed Kuper, Farm Manager, by email or USPS mail by December 20, 2024. Operator will be notified by December 23, 2024.

Telephone: Cell (641) 425-8617. Email: reed@kuperland.com

Special Provisions:

- a) The winning bidder will enter into a 1-year Farm Lease agreement after receiving notice of being deemed winning bidder.
- b) Real Estate taxes will be the responsibility of the landowner.
- c) The CRP is not included as part of the Landlord Tenant Lease Agreement. Landlord will get paid for CRP land. Tenant receives 100% farm program payments.
- d) Tenant agrees to provide \$1M Certificate of Liability Insurance on farm with Landlord as an additional insurer.
- e) Farm rent payments shall be paid ½ on March 1, 2025 and ½ December 1, 2025.
- f) The Landowner reserves the right to reject all bids and modify the bidding requirements at the Landowner's sole discretion.

***This information has been gathered from reliable sources but, Kuperland, LLC does not guarantee the accuracy. All prospective bidders should do their own research and independently verify any information on which they are going to base their decision to rent farm.**

KUPERLAND

AGRICULTURAL INVESTING

CASH RENT BID FORM

139.3 Tillable Acres

The Little Brown Church in the Vale Charitable Trust

**LEGAL DESCRIPTION: E ½, NE ¼; N ½, SE ¼; Section 27, T-95-N, R-17-W
of the 5th P.M. Floyd County, Iowa**

I hereby offer \$_____ per tillable acre multiplied by 139.3 tillable acres for a total
annual payment equaling \$_____.

I agree to sign the standard farm lease within the next business day after being notified
that I am the successful bidder. I agree to make 1/2 rent payment on or before March
1, 2025 and second half payment December 1, 2025 for the 2025 farm year.

SIGNED _____ DATE _____

Print Name _____

Address _____

City _____ State _____ ZIP Code _____

Telephone # _____ Cell phone # (if different) _____

Email _____

Return no later than Friday, December 20, 2024 to:

618 Main Street – Osage, IA 50461

Email – reed@kuperland.com - cell – (641) 425 – 8617

References: Include name, address and phone number.

1) Name: _____
Company: _____
Phone: _____
Address: _____
Email: _____

2) Name: _____
Company: _____
Phone: _____
Address: _____
Email: _____

3) Name: _____
Company: _____
Phone: _____
Address: _____
Email: _____

Lender:

1) Name: _____
Company: _____
Phone: _____
Address: _____
Email: _____