

NOTICE OF FARM LEASE OPPORTUNITY

NOTICE IS HEREBY GIVEN that the Board of Education of Shelbyville Community School District 4 ("District") intends to enter into a short-term lease agreement for the property described below on or after February 24, 2023, at 11:00 a.m. The intended use of the leasehold property is limited to farm operations or other agricultural production. Sealed offers for the lease of this land will be accepted at the administrative offices of the District at 720 West Main Street, Shelbyville, IL 62565 until 1:00 p.m. on February 24, 2023, at which time, the bids will be opened. This lease transaction, subject to final attorney review of the terms and conditions of the lease is scheduled for approval at a meeting of the Shelbyville Unit School District #4 Board of Education. The legal description of the property being leased is as follows:

Legal Description of Property

Lot E, 40 acres, more or less, located in the Northeast Quarter of the Northeast Quarter of Section 12, Township 11 North, Range 3 East of the Third Principal Meridian, and further described as follows: Beginning at an Iron pin, said pin is the Northwest Corner of the Northeast Quarter of the Northeast Quarter of said Section 12; thence East 1,333.60 feet to a cross on the pavement of State Bond Issue Route 128, said cross is 0.60 feet West of the centerline and is the Northeast Corner of said Section 12; thence South 221.10 feet to a cross on the pavement of State Bond Issue Route 128, said cross is 7.45 feet East of the centerline and is the Northwest Corner of Section 7, Township 11 North, Range 4 East of the Third Principal Meridian, thence South 1,085.51 feet to a cross on the pavement of State Bond Issue Route 128, said cross is 1.55 feet East of the centerline, thence West 1,333.45 feet to an iron pin, thence North 1,306.60 feet to the place of beginning, EXCEPT the North 1 acre of said tract, and FURTHER EXCEPTING those portions conveyed to the People of the State of Illinois by instrument recorded October 5, 2000 as Doc. No. 00-3972, and FURTHER EXCEPTING that portion conveyed in instruments recorded June 16, 2004 as Doc Nos. 04-2327 and 04-2328. (Except coal and other minerals previously reserved or conveyed and the right to mine and remove the same). Situated in Shelby County, Illinois.

Permanent Index Number: 1812-12-00-200-002

LEASE PROCEDURE AND GENERAL TERMS

1. All offers will be calculated and evaluated based on price per tillable acre. Preference shall be provided to those offerors currently paying property taxes to the District. All offers shall satisfy a minimum lease price of \$300 per tillable acre (32.4 acres).
2. Following receipt of the offers, the District shall review and consider offers. The District reserves the right to select an offer that is in the best interests of the District. The selected offeror shall enter into a lease agreement with the District

governing its use and occupancy of the property. The anticipated term of the lease agreement is March 1st, 2023 through February 29th, 2024.

3. The interested offeror should satisfy him or herself as to financing, zoning, and other matters of concern before making his or her offer.
4. The property is being leased in an “as is” condition. No warranties or representations are being made concerning the condition of the property nor as to compliance with any local, state or federal laws.
5. The lease shall be subject to encroachments, easements, reservations, zoning ordinances, and any other encumbrances of record.
6. KSI Laboratories completed a soil fertility analysis of the property in December of 2022. Based on the analysis, the district will apply 2.5 tons per acre of lime in February of 2023. The analysis will also establish a baseline for other soil fertility levels; and these baselines must be at or above current levels at the conclusion of the lease.
7. Copies of the December 2022 KSI Laboratories soil fertility report are available upon request at District offices.

Should any interested party want to inspect the premises or need further information on the lease before extending an offer, contact Superintendent Shane Schuricht at 720 West Main Street, Shelbyville, IL 62565, or by telephone at (217) 774-4626.