

INVITATION TO BID (ITB)

LEASE OF SURPLUS AGRICULTURAL LAND FOR MORGAN COUNTY SCHOOL DISTRICT

ISSUED BY:

Morgan County School District
67 N 200 E
Morgan, UT 84050

ISSUE DATE: August 21, 2026

SUBMISSION DEADLINE: September 8, 2026, at 2:00 PM MDT

PUBLIC BID OPENING: September 8, 2026, at 2:15 PM MDT

1. Purpose & Scope of Bid

The Morgan County School District ("District") is soliciting sealed, written bids to lease approximately **12 acres** of agricultural land.

The successful bidder ("Lessee") will have the right to use the property solely for agricultural purposes (e.g., crop cultivation, livestock grazing, or harvesting hay) in accordance with local zoning ordinances and the terms outlined in this Invitation.

2. Property & Lease Specifications

- **Property Location:** 12-acre parcel located in Morgan County, Utah at approximately 955 Island Road (see Appendix A). Specific property boundaries are available upon request. The District will be excluding approximately 2.5 acres of the 14.5 acre parcel that has the barn and unirrigated land for District purposes.
- **Lease Term:** Five (5) years, beginning **November 1, 2026**, and terminating **October 31, 2031**.
- **Irrigation Water:** The lease will include the use of **12 shares of the South Morgan Water Ditch Company** for irrigation use on the property during the lease term. The Lessee is responsible for managing the water delivery. The District will pay the annual assessments.
- **Utilities & Maintenance:** The Lessee shall be solely responsible for all fencing and land maintenance required for their operations. No permanent structures may be built on the property. There are no utilities available on the property.
- **Property Inspection:** Bidders interested in an onsite inspection of the property can coordinate that by texting Scott McMillan at 801-430-5619.

3. Submission Requirements & Process

Bidders must submit their proposals in accordance with the following guidelines. Failure to comply may result in the bid being rejected.

A. Bid Format

Bids must be submitted in a **Price per Acre per Year** format using the bid form below.

B. Sealed Envelope Requirements

Bids must be sealed in an envelope clearly marked on the outside:

"SEALED BID: AGRICULTURAL LAND LEASE"

The envelope must also display the bidder's name, address, and phone number.

C. Delivery Instructions

Sealed bids must be delivered to the Morgan County School District office no later than **September 8, 2026, at 2:00 PM MDT**:

Attn: Business Administrator

Morgan County School District Office

67 N 200 E

Morgan, UT 84050

Late bids, verbal bids, or bids submitted via email/fax will not be accepted under any circumstances.

D. Public Bid Opening

All timely received sealed bids will be publicly opened and read aloud on **September 8, 2026, at 2:15 PM MDT** in the District Office Board Room. Bidders and members of the public are invited to attend.

4. Selection Criteria & Award

The District intends to award the lease to the highest responsive and responsible bidder whose bid meets the requirements set forth in this ITB.

The District reserves the right to:

1. Reject any or all bids, or waive any informality or technicality in any bid, if it is deemed in the best interest of the District.
2. Request clarification or additional financial/operational capability information from any bidder prior to award.
3. Terminate the lease early with 12 months' written notice if the District determines the land is needed early for school development purposes (subject to prorated reimbursement of the annual lease payment).

BID SUBMISSION FORM

Bidders must complete and return this section in their sealed envelope.

Item	Specification
Bidder / Entity Name	
Contact Person	
Mailing Address	
Phone Number & Email	
Proposed Use of Land	

Financial Bid:

- **Bid Price per Acre per Year:** \$ _____ / Acre
- **Total Annual Bid (Bid Price x 12 Acres):** \$ _____ / Year

By signing below, the bidder certifies that they have inspected the property, understand the terms of the lease, and agree to enter into a 5-year lease agreement starting November 1, 2026, if awarded.

Signature of Bidder: _____

Date: _____

APPENDIX A – Red indicates the school legal property line. Area in blue is excluded from the lease.

