

ATTACHMENT NO. X-B: Farmland Rental Agreements 2021

Potential motion: Move to continue the rental of two district farmland properties for 2021

Recommended action: Approve the motion

It is recommended that the Board continue the rental agreements established for the rental of the Central Campus Farmland (46 acres) at the rate of \$215 per acre and the Poplar Grove Road farmland (25 acres) at the rate of \$215 per acre. Total rental income for the two properties for the district is \$15,265. Both properties have been maintained by local families for several years with positive partnerships with the district.

The rates for the last three years have been \$215 per acre for both rentals. Proposed rates from the University of Illinois Extension office for average cash county rental rates for cropland range throughout the state but currently for Boone County the rate falls around \$227 per acre. This figure is related to soil predictability and trend yield. The trend in cash rent however across the state has a great deal of variability which ranges from a high of \$294 to a low of \$50 per acre with the average at \$222 per acre. It is recommended that the rates mentioned above be established for the 2020-2021 fiscal year.

North Boone

Community Unit School District 200

Dr. Michael Greenlee, Superintendent
Ms. Melissa Geyman, Director of Business Services

January 19, 2021

Mr. Gail Worley
Worley Farms
7093 Route 173
Poplar Grove, IL 61065

Re: Rental of 12950 Poplar Grove Road – 25 Acres

Dear Mr. Worley:

The Board of Education has approved the farmland rental of 25 acres for 2021-2022 at a rate of \$215 per acre, in the amount of \$5,375 for the Poplar Grove Road farmland. Please note your intent to continue your rental agreement with the District by completing the bottom of the form. The District will continue to review the current lease on an annual basis.

We value our relationship with you and are very appreciative of your care to the property.

Please indicate your intentions and return to the District office no later than Friday March 19, 2021.

Sincerely,

Dr. Michael Greenlee
Superintendent

I, Gail Worley, hereby ____ accept/ ____ decline to continue the rental of the farmland located at 12950 Poplar Grove Road, and acknowledge the attached lessee-tenant agreement.

Signature

Date

A. The Lessee-Tenant agrees:

1. To cultivate the farm in a timely, thorough, and businesslike manner, including (a) Preventing, so far as reasonably possible, noxious weeds (defined by Illinois) and other weeds from going to seed and (b) Preventing unnecessary waste, loss, or damage.
2. To maintain the soil pH at 6.0 or higher (not to exceed a pH of 6.8) and to maintain soil fertility levels. Lessee-Tenant will apply limestone as appropriate to maintain this minimum pH level and will apply N, P, and K fertilizers at rates that, at a minimum, will replace the net N, P, and K expected to be used by the crops to be grown.
3. To implement soil erosion control practices and other conservation measures as may be necessary to comply with any soil loss standards mandated by the local, state and federal agencies and other conservation compliance requirements of federal farm programs.
4. Insurance: For the term of the lease, Lessee-Tenant shall maintain insurance with a carrier and provide upon request certificate of coverage.
5. To fulfill all other requirements necessary to qualify current and future farm operators to participate in federal farm programs.

North Boone

Community Unit School District 200

Dr. Michael Greenlee, Superintendent
Ms. Melissa Geyman, Director of Business Services

January 19, 2021

Mr. Richard Britton
Britton Farms
5810 North Boone School Road
Poplar Grove, IL 61065

Re: Rental of 6200 North Boone School Road (Central Campus Farmland)

Dear Mr. Britton:

The Board of Education has approved the farmland rental of 46 acres for 2021-2022 at a rate of \$215 per acre, in the amount of \$9,890 for the Central Campus farmland. Please note your intent to continue your rental agreement with the District by completing the bottom of the form. The District will continue to review the current lease on an annual basis.

We value our relationship with you and are very appreciative of your care to the property.

Please indicate your intentions and return to the District office no later than Friday March 19, 2021.

Sincerely,

Dr. Michael Greenlee
Superintendent

I, Richard Britton, hereby ____ accept/ ____ decline to continue the rental of the farmland located at 6200 North Boone School Road, and acknowledge the attached lessee-tenant agreement.

Signature

Date

A. The Lessee-Tenant agrees:

1. To cultivate the farm in a timely, thorough, and businesslike manner, including (a) Preventing, so far as reasonably possible, noxious weeds (defined by Illinois) and other weeds from going to seed and (b) Preventing unnecessary waste, loss, or damage.
2. To maintain the soil pH at 6.0 or higher (not to exceed a pH of 6.8) and to maintain soil fertility levels. Lessee-Tenant will apply limestone as appropriate to maintain this minimum pH level and will apply N, P, and K fertilizers at rates that, at a minimum, will replace the net N, P, and K expected to be used by the crops to be grown.
3. To implement soil erosion control practices and other conservation measures as may be necessary to comply with any soil loss standards mandated by the local, state and federal agencies and other conservation compliance requirements of federal farm programs.
4. Insurance: For the term of the lease, Lessee-Tenant shall maintain insurance with a carrier and provide upon request certificate of coverage.
5. To fulfill all other requirements necessary to qualify current and future farm operators to participate in federal farm programs.