

Request for Qualifications – November 2015

FARM OPPORTUNITY

LEASE OR SALE

Hoffmann Farm
Richmond Township, Illinois
McHenry County



openlands
conserving nature for life

As part of Openlands' continuing effort to assist local food farmers in finding access to farmland, we are seeking a Request for Qualifications from sustainable farmers who may be interested in farming the Hoffmann Farm, a 153-acre property located on Route 12 in McHenry County, Illinois. All or a portion of the Hoffmann Farm will be available to a qualified farmer as part of an effort to ensure that local food farmers in the region have access to affordable land.

1. Openlands' Goals

- A. Raise the standard of soil and water conservation practices on the farm
- B. Identify a qualified farmer or farmers to cultivate the property and utilize it at the full agricultural potential for sustainable food production
- C. Identify a qualified tenant/s or buyer/s to enter into a lease; lease/purchase; or purchase for the farmland and farmhouses

2. Property Description

- A. **The Land:** The Property consists of three (3) tax parcels with a total site area calculated to be 153.39 acres. The Property is located north and east of State Route 12, south of Hill Road, and west of Vista Drive, in the Richmond area of McHenry County.

Approximately 75 acres of the Property are tillable. Another approximately 75 acres of the property contain a forested wetland, moderate slopes and riparian areas adjacent to the north branch of Nippersink Creek. The remainder of the land contains two houses and several outbuildings. Non-farm vegetation is characteristic of a Midwestern roadside and riparian wetland floodplain and includes oak savanna. Agricultural production will not be permitted within the critical buffer areas around Nippersink Creek.

The entire 75 tillable acres have prime farmland soils, the majority of which are either Fox, Grundelein, Kidami, or Troxel silt loam with portions of Dunham silty clay loam and Kidami loam. The tillable acres of the Property have been in conventional production in recent decades. Prior to that, the farm was in dairy production. Due to the soils and location, this land likely has the highest potential for vegetable production or diversified operations, but the farming regime shall be open to the farmer.

The Property location offers excellent market access in a growing region with strong support of local, sustainable food, as well as access to the 12 million people living in the metropolitan areas of Chicago, Rockford, Milwaukee and Madison – all of which are within a 1.5-2 hour drive. U.S. Route 12, which borders the property, Illinois Route 31 and Illinois Route 173 are the major highways in the area. The closest interchanges with the interstate highway system are Route 173 and I-294 in Lake County, Illinois, and U.S. Route 12 and I-43 in Walworth County, Wisconsin.

B. Buildings

Two houses and four outbuildings, consisting of a pole barn, a barn with cement floor and masonry silo, and two detached storage buildings, are located at the north end of the Property, along Hill Road. Floors are either concrete or gravel with overhead sliding doors.

The Property contains two single-family residences. The larger home is currently occupied but may be available in the near future. The smaller home is currently vacant. Access to both homes is gained from Hill Road to the north.

The larger home has been built within the last ten years and is a 1,370 sq. ft. single story framed modular home with a two car oversize garage, built on a full basement with 9' clear height. This home contains six rooms, including two bedrooms, one full bathroom, and one half-bathroom. The smaller home is 1,100 sq. ft. with 3 bedrooms and 2 bathrooms and an oversized one-car garage. Both houses are fully to code and have had significant updates in the recent past. Both houses also have unfinished basement space.

C. Equipment, Infrastructure, and Utilities

The houses are serviced by private well and septic. Public utilities consist of electric, natural gas, telephone and cable. The only irrigation infrastructure in place is a well. The pole barns are a good infrastructure base requiring usual modifications and some further investment.

D. Surrounding Land Use

The surrounding land uses consist of primarily single-family residential and agricultural properties, with some limited commercial entities. U.S. Route 12 borders the Property to the west, offering excellent visibility to travelers, while Hill Road borders the property to the north. A subdivision is located adjacent to the Property on the east side, while wooded wetlands and floodplains border to the south. The subdivision is currently minimally developed. Across Hill Road is a local branch of the public library.

3. Request for Qualifications Requirements. If interested, please deliver a Statement of Qualifications in writing to Openlands by November 30, 2015. Please include with your Statement.

- i. Name, address, phone number and email
- ii. The type of enterprise proposed (e.g. pastured pork, specialty greens)
- iii. If available, a business plan that describes what you want to accomplish and a basic three-year start-up budget showing expected capital expenditures including potential infrastructure needs, annual operating revenues, and annual revenues sufficient to safely cover all expenditures. If a business plan is not available now, we will want to see it as part of the interview process.
- iv. A brief summary of qualifications, including knowledge, skills and experience.
- v. Desired land and structures for your enterprise.
- vi. Any other information that you think is important for us to consider, such as ideal rental terms or length of rental.

Considerations

- i. There are two vacant homes that will be included as part of any sale; they may be included as part of a lease or rented separately depending on outcome of negotiations.
- ii. Openlands is willing to entertain discussions regarding improvements to the infrastructure as may be necessary.
- iii. Preview tours will be available upon request. This farm is private property owned by a third party. Please do not attempt to visit the property unless accompanied by a representative of Openlands.
- iv. At this time, it is Openlands' preference to sell the property within ten years of acquisition. If the property is leased and the tenant does not indicate an intention to purchase the Property within that time, then Openlands reserves the right to seek other potential buyers.
- v. Openlands may be able to offer the property for sale at its agricultural value (a reduction off full fair market value) by placing conservation easement restrictions on the farm, limiting its use to farming and associated uses.

Please submit a Statement of Qualifications in writing by November 30, 2015 to Emy Brawley at Openlands. We may continue to accept submittals after that date until a candidate has been selected. Openlands will examine the Statement of Qualifications it receives with assistance from farm advisors and will contact several candidates for more in-depth follow-up.

Email: ebrawley@openlands.org

USPS:

Openlands
Attn: Emy Brawley
25 East Washington Street, Suite 1650
Chicago, IL 60602

If you have any further questions about the farm and our process, or would like to request additional materials, please contact Emy Brawley at (312) 863-6274 or ebrawley@openlands.org

If you cannot make the deadline but are interested in the farm, contact us anyway so that we know that you are interested. We will keep you informed of the progress of this farm and other farms we may be purchasing soon.

We look forward to hearing from you.

Supporting Materials

- A. Hoffmann Property Map
- B. Hoffmann Field Map
- C. Hoffmann Soils Map

APPENDIX A: HOFFMANN PROPERTY MAP



APPENDIX B: HOFFMANN FIELD MAP



APPENDIX C: HOFFMANN SOILS MAP

