UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS
Yakima Indian Agency
Toppenish, Washington

INVITATION FOR BIDS LEASING OF LANDS FOR ORCHARD PURPOSES YAKIMA INDIAN RESERVATION

Sealed bids subject to the following conditions, will be received by the Superintendent, Yakima Indian Agency, Toppenish, Washington until 1:00 P.M., P.S.T., January 15, 1963, and at that time publicly opened, for leasing of lands for orchard purposes.

The listed tracts, lying within an established orchard area on the Yakima Indian Reservation and suitable for orchard use, are available for lease. They are situated North of Jones Road and West of Highway 3-A within an area some five to ten miles South of the City of Yakima, Washington, and are accessible over blacktopped county roads. All normal public utilities are available. The land is generally level and irrigation water is available under the Wapato Irrigation project. Current annual irrigation operation and maintenance assessment averages $7.25 per acre.

The soils are predominantly water deposited, with gravel or cobbles underlying a soil layer at varying depths. These vary from a depth of over three feet to gravel and cobbles and some with gravel and cobbles on the surface. Gravels and cobbles on the surface are not necessarily a limiting layer for root penetration, especially orchard, because of a high percentage of soil mixed with the gravel. Many of the tracts require a sprinkler system, some can be leveled for rill irrigation, and a few are optional. Surrounding areas in this community are established to orchard, principal fruits being apples, peaches, pears, cherries and apricots.

INSPECTION OF PREMISES

Prospective bidders are urged to inspect the premises on which they wish to bid and are invited to check with the Leasing and Soil Conservation Departments of the Agency for information concerning necessary improvements, irrigation, individual soil types, adaptability, etc. A conducted tour may be arranged by writing the Superintendent, Yakima Indian Agency, Toppenish, Washington, Attention: Leasing; or calling Phone No. 865-6505, Extension No. 42. No representation and no guarantee is made as to soil conditions, acreage, availability of water, access, etc.

TERM OF LEASE

Leases may be approved for a maximum term of 25 years. Unless consideration for the lease is based primarily on percentages of the crop or income produced by the land, the lease shall provide for periodic review of lease rentals at not less than five-year intervals, concerning the equities involved. Such review shall give consideration to the economic conditions as exemplified by agricultural and land values, land rentals and the conditions obtaining in the orchard industry in the Yakima Valley at the

time, exclusive of improvement or development required by the contract or the contribution value of such improvements. All leases will include applicable conservation plans.

LEASE PAYMENTS

Fixed annual rentals and related fees are payable in advance on or before December 1. Irrigation operation and maintenance assessments are also payable annually in advance on or before April 1. Rentals resulting from percentage of crop will be paid as specified in individual leases.

SUBMISSION OF BIDS

A. A separate bid, on the attached bid form, must be submitted for each tract.

B. Bids will be considered on a tract basis for either cash or crop share with the following options:

1. Percentage of gross crops (cash equivalent) delivered at marketing point mutually agreed upon by and between the contracting parties.

2. Royalty per standard box, orchard run.

(Options #1 and #2 must carry a minimum guarantee of not less than $5.00 per acre.)

3. Cash.

(Option #3 may be as a fixed rate or on a step-up-basis)

In all cases, lessee assumes responsibility for payment of irrigation O&M assessment in addition to rentals and related fees.

C. All bids must be submitted in a sealed envelope, addressed to the Superintendent, Yakima Indian Agency, Toppenish, Washington and plainly marked:

"BID TO LEASE - TO BE OPENED 1:00 P.M., January 15, 1963."

DEPOSIT WITH BID

Each bid shall be accompanied by a Cashier's Check, Certified Check or Postal Money Order made payable to "Bureau of Indian Affairs" for not less than $200.00. Deposits with unsuccessful bids will be promptly returned to the bidder.

AWARD

Awards shall be made to the qualified bidder submitting the highest acceptable bid, as soon as practicable after bid opening.

BOND:

Bonds will be required in amounts that will reasonably assure performance of the contractural obligations under the lease.

RIGHTS RESERVED

The right is reserved to reject any or all bids and to waive any informality in bids received whenever such rejection or waiver is in the interest of the Indian owner(s); to call for additional information desired to carry out the regulations; or to effect a lease by readvertising or negotiation in those cases where no satisfactory bids are received or the accepted bidder fails to complete the lease.

November 29, 1962

Melvin L. Robertson
Superintendent

Yakima Indian Agency
Toppenish, Washington

Tract#	Allot.#	Description	Acreage	Acres O&M	Remarks
1	1717	W½SE¼, Sec.30, T12N, R19E.	80	40A, 40B	Improvements: I. Irrigation System - Sprinkler required. A. Permanent system (sump, shelter, screen box & transite mainline with valves) Estimate - - - - -$5,000.00 B. Smoothing - - - - - - - - - 500.00 C. Brush & tree removal - - - 500.00 $6,000.00
2	1188	N½NE¼, Sec.32, T12N, R19E. (less 15 acres out for gravel pit in NE corner)	65	40A, 25B	Improvements: I. Irrigation System - Sprinkler required. A. Permanent system (sump, shelter, screen box & transite mainline with valves) Estimate - - - - $4,500.00 B. Smoothing - - - - - - - - - 300.00 $4,800.00
3	1698	E½NW¼, Sec.32, T12N, R19E.	80	40A, 40B	Improvements: I. Irrigation System - Sprinkler required. A. Permanent System (sump, shelter, screen box & transite mainline with valves) Estimate - - - - $5,000.00 B. Smoothing & Clean-up - - 500.00 $5,500.00

Tract#	Allot.#	Description	Acreage	Acres O&M	Remarks
4	1697	W½NW¼, Sec.32, T12N, R19E.	80	40A, 40B	Improvements: I. Irrigation System - Sprinkler required. A. Permanent System (sump, shelter, screen box & transite mainline with valves) Estimate - - - - $5,000.00 B. Smoothing - - - - - - - - - 500.00 C. Brush, tree & homesite cleanup and removal - - - 500.00 $6,000.00
5	1775	N½SE¼, Sec.32, T12N, R19E	80	40A, 40B	Improvements: I. Irrigation System - Sprinkler required. A. Permanent System (sump, shelter, screen box & transite mainline with valves) Estimate - - - - $4,500.00 B. Smoothing - - - - - - - - - 500.00 $5,000.00
6	1577	N½SE¼, Sec.5, T11N, R19E	80	40A, 40B	Improvements: I. Irrigation System - Sprinkler required. A. Permanent system (sump, shelter, screen box & transite mainline with valves) Estimate - - - - $5,000.00 B. Smoothing - - - - - - - - - 500.00 C. Remove buildings & trees & cleanup area - - - - - - - 500.00 D. Furnish material for delivery relocation - - - - - - - - 200.00 $6,200.00

Tract#	Allot.#	Description	Acreage	Acres O&M	Remarks
7	1473	W½SW¼, Sec.4, T11N, R19E	80	40A, 40B	Improvements: I. Irrigation System Optional A. Sprinkler Irrigation 1. Permanent System (sump, shelter, screen box & transite mainline with valves) Estimate- - $5,000.00 2. Smoothing - - - - - - 600.00 3. Cleanup old homesite area (buildings, trees, weeds, etc.) - - - - - - - - - - 600.00 $6,200.00 OR B. Leveling (entire acreage) 1. Rill irrigation - - - - $6,000.00 2. Clean-up old homesite area - - - - - - - - - 600.00 $6,600.00
8	1576	S½SE¼, Sec.5, T11N,R19E (less house & ½ acre in SE¼, SW¼SW¼, RESERVED)	79.75	40A, 40B	Improvements: I. Irrigation System - Sprinkler required A. Sprinkler System 1. Permanent System (sump, shelter, screen box & transite mainline with valves) Estimate - $4,500.00 2. Smoothing & cleanup of homesite area & boundary fences - - - - 800.00 3. Furnish material for delivery relocation - - 200.00 $5,500.00

Tract#	Allot.#	Description	Acreage	Acres O&M	Remarks
9	T-1499	E½ NE¼ Sec.6, T11N, R19E, W.M. (less approximately 7 acres in center of tract reserved for landing strip)	73.74	35.24 - A 38.5 - B	Improvements: I. Irrigation System Optional. A. Sprinkler System 1. Permanent system (sump, shelter, screen box & transite mainline with valves) Estimate - $4,500.00 2. Smoothing - - - - - - - - 300.00 $4,800.00 OR B. Leveling 1. Rill irrigation (Approximately 50 acres) - - - - - - - $3,600.00
10	1500	Lot 2 & SW¼NE¼ Sec. 6, T11N, R19E, W.M.	80.5	40.54 - A 40 - B	Improvements: I. Irrigation system optional A. Sprinkler system 1. Permanent system (sump, shelter screen box & transite mainline with valves)Estimate - $4,500.00 2. Smoothing - - - - - - - 100.00 3. Cleanup old homesite area (old buildings, trees, weeds, etc.) - 500.00 $5,100.00 OR B. Leveling 1. Rill irrigation (Approx. 35 acres)- - $2,450.00 2. Cleanup old homesite area - - - - - - - - - 500.00 $2,950.00

Tract#	Allot.#	Description	Acreage	Acres O&M	Remarks
11	T-1504	E½ SW¼, Sec.6, T11N, R19E,W.M.	80	40 - A 40 - B	Improvements: I. Irrigation System Optional A. Sprinkler System 1. Permanent system (sump, shelter, screen box & transite mainline with valves) Estimate - $4,500.00 2. Smoothing - - - - - - - 500.00 3. Furnish materials for delivery relocation - - 200.00 4. Cleanup old homesite area, including all old buildings, trees, etc.- - 600.00 $5,800.00 OR B. Leveling & Drainage 1. Rill irrigation (Entire Acreage) - - $6,000.00 2. Cleanup old homesite area, etc. - - - - - 600.00 $6,600.00
12	T-1505	W½ SE¼, Sec. 6, T11N, R19E	80	40 - A 40 - B	Improvements: I. Irrigation System Optinnal A. Sprinkler System 1. Permanent System (sump, shelter, screen box & transite mainline with valves) Estimate - $4,500.00 2. Smoothing - - - - - - - 600.00 3. Furnish material for delivery relocation - - 200.00 $5,300.00

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Tract#	Allot#	Description	Acreage	Acres O&M	Remarks
12	T-1505	W½ SE¼, Sec. 6, T11N, R19E	80	40 - A 40 - B	Improvements: (CONTINUED FROM PAGE 5) OR B. Leveling 1. Rill Irrigation: (entire acreage) - - - $6,000.00

BID FORM

Superintendent
Yakima Indian Agency
Toppenish, Washington

Pursuant to your Invitation dated _____, I submit the following bid:

Tract No._____ Allot. No._____

Tenure:_____
(Years)

Orchard Proposed:_____
Fruit(s) to be grown

TERMS: Option #1_____

Option #2_____

Option #3_____

IMPROVEMENTS:

(a) As required by terms of Advertisement, costing $_____

(b) Additional improvements costing $_____

_____
(date)

_____
(Signature)

_____

_____
(Address)

YAKIMA INDIAN AGENCY
POST OFFICE BOX 632
TOPPENISH, WASHINGTON

Official Business

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