**NOTICE OF INTENT TO**

**RECEIVE COMPETITIVE BIDS**

**FOR HUNTING, GRAZING, AND**

**FISHING LEASE IN ARCHER COUNTY**

Falls County, Texas, acting by and through its Commissioners Court, intends to make available certain real property owned or held by Falls County for leasing. The real property is proposed to be leased (surface lease) for hunting, grazing and fishing purposes in Archer County.

1. Prospective lessees will be required to submit sealed bids to Falls County Judge Jay T. Elliott, on or before Wednesday, December 7, 2022, at 5:00 p.m., at the office of Judge Elliott, Falls County Courthouse, 125 Bridge Street, Room 203, Marlin, TX 76661, and whose mailing address is P. O. Box 458, Marlin, TX 76661, ph. 254-883-1426.
2. Each bidder must submit proof of ability to pay the lease rentals in the form of a financial statement or other proof which establishes the bidder’s financial ability to pay the rentals when due.
3. The successful bidder will be required to execute a lease prepared by said Commissioners Court, on terms acceptable to the County and its legal counsel. Inquiries regarding the bidding procedure may be made to, and copies of the bid forms may be obtained from, Judge Elliott at the above address. The lease will provide for no warranties of any kind. The Lessee will be responsible for liability insurance which names Falls County as an additional insured and which provides coverage of at least $300,000 per person and $1,000,000 aggregate. Lessee will be responsible for all maintenance, upkeep, utilities and leasehold property taxes regarding the property. The Lessee will be required to hold harmless and indemnify the County against any claims arising from the use or condition of the property during the term of the lease.
4. There is no minimum bid per acre for the 7,050 acre tract, for a five year lease which begins on March 15, 2023, with an option to renew for an additional five years on the mutual agreement of the parties. The rental for any renewal term will be negotiated between the parties, but may not be less than the rental for the original term. Each bid on the hunting, grazing, and fishing rights lease shall clearly set out the amount of the rental bid.
5. The real property available for leasing is composed of approximately 7,050 acres, more or less, in Archer County, Texas, which land is more particularly described by metes and bounds by field notes in the patent recorded in Volume 30, Page 539, of the Deed Records of Archer County, Texas.
6. The County reserves the right in its sole discretion to reject any and/or all bids.
7. Bids will be opened at the meeting of the Commissioners Court on December 12, 2022, to be held at the Falls County Courthouse, 125 Bridge Street, Room 201, Marlin, Texas, at 9:00 a.m. The bids will then be viewed and evaluated by the Commissioners Court, which shall make its decision at an open meeting.