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TOWN OF
CLARENCE
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Request for Proposals

Properties for Resale/Purchase/Lease

The Town of Clarence currently owns several parcels of conserved farmland that are available for purchase. The opportunity to purchase conserved agricultural land to farmers represents an effort by the Town to make farmland available to farmers and to further promote sustainable agriculture practices. The Town of Clarence is accepting requests for proposals for these properties.

The goals for these protected parcels include:

- Keeping agriculture land actively farmed.
- Supporting sustainable and viable farm operations.
- Creating opportunities for start-up farmers to start or grow their agricultural business.
- Promoting the diversity of farming and farmers in the community.
- Ensuring that these properties stay available and affordable for farmers.
- Protecting scenic view sheds for public benefit purposes.

Price and Term of the Purchase:

Price and term of the purchase vary by property. Below is a list of current available properties. Please contact the Town of Clarence Planning and Zoning Department (716) 741-8933 with any questions.

Selection Criteria:

The Town of Clarence will select proposals that best fit each location based on the following criteria:

- Proposals should include an acceptable business plan and land use management plan for the farming operations.

- The farming enterprise described in the proposal should a) be well suited to the size, soils, and configuration of the farmland; b) contribute to the local farm economy; c) be economically feasible; and d) promote sustainable agricultural practices.

- A description of your qualifications and experience to execute your business and management plans should be included. An income verification acceptable to the Town of Clarence shall be provided to ensure that the interested parties have the financial ability to complete the proposal as identified.

- Proposals should identify proposed use of any structure(s) existing on the property and the proposed maintenance/upgrades required to bring the land to viable agricultural production. Costs and timeframes should be included for these items.

- A minimum bid proposal of $155,000.00 will be required for Town Board consideration.

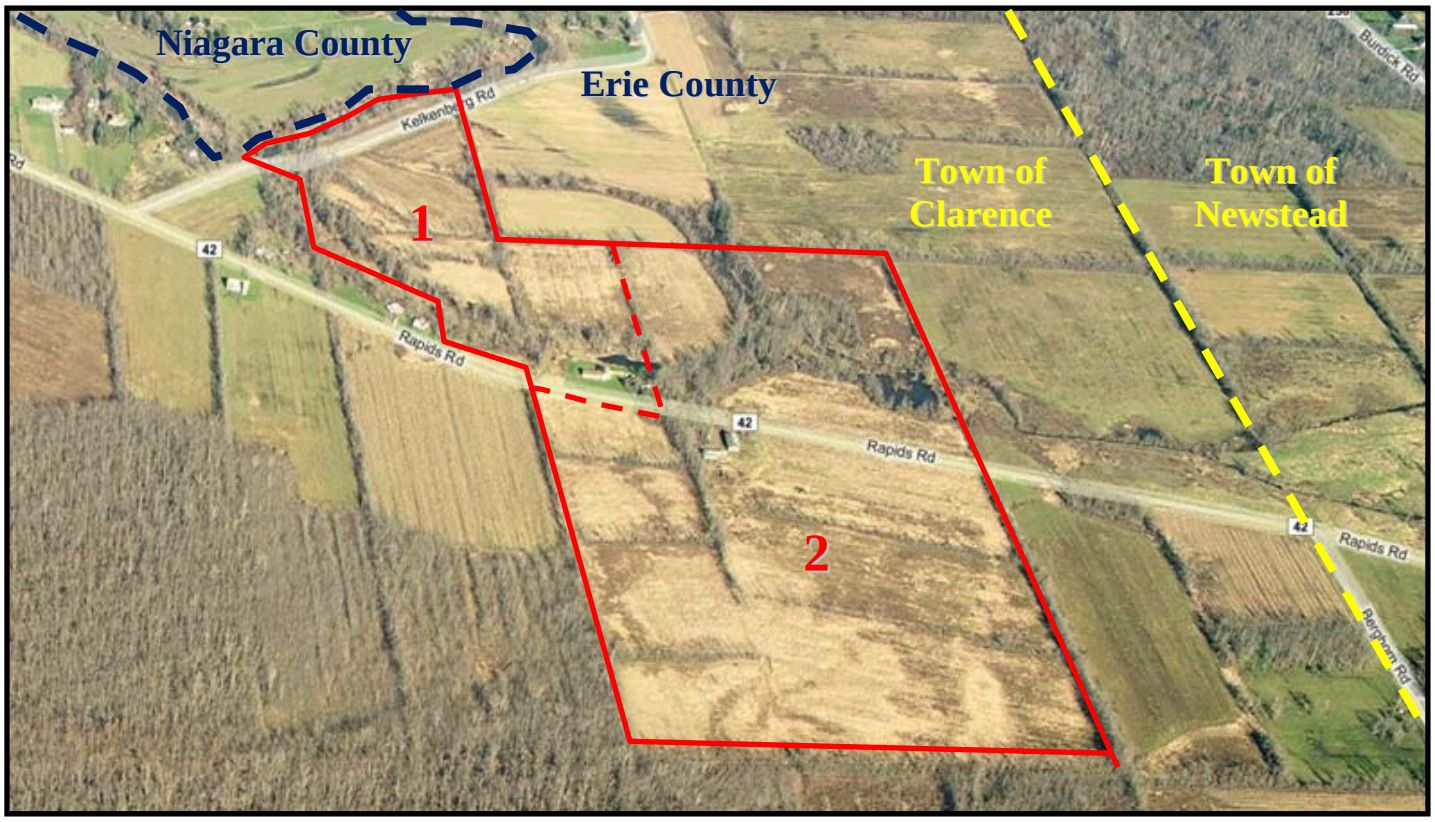
If you are interested in purchasing conserved property, please provide us with a **written proposal** that addresses each of the aforementioned criteria and includes a detailed acquisition cost. We are happy to schedule visits to the properties for any applicants interested in purchasing.

The Town of Clarence will acknowledge receipt of all proposals, to be reviewed by the Farmland Protection Committee and approved by the Town Board. The Town of Clarence reserves the right to reject any and all proposals. Proposals should be forwarded in a sealed envelope to the Clarence Town Clerk's Office, 1 Town Place, Clarence, New York 14031 and received no later than 10:00 A.M. on April 13, 2012. Please be advised that the Town will require a right of reversion clause in any land use contract and deed, identifying that the property will revert back to Town of Clarence ownership, without reimbursement from the Town of Clarence, should the terms of the Purchase Agreement; deed and subsequent conservation easement not be met within the first two years of ownership by the applicant.

If you have further questions about the properties or process, please contact the Town Planning and Zoning Office at (716) 741-8933.

Available Properties for Purchase/Lease

Owen Farm: 89.9 acres located on two (2) sides of Rapids Road, includes a home and two (2) barns.



Parcel Data

2 parcels consisting of 89.9 acres under the ownership of the Town of Clarence.

Parcel 1

Location:	10800 Rapids Road
SBL #:	19.00-3-2.1
Owner:	Town of Clarence
Total Acreage:	21.9
Frontage:	1,396'
Depth:	1,500'
Land Assessed Value:	$58,700
Total Assessed Value:	$194,000
Sewer District:	No
Zoned:	Agricultural-Floodzone
Agricultural District:	Yes (Clarence-Newstead)

Parcel 2

Location:	10881 Rapids Road
SBL #:	19.00-3-5
Owner:	Town of Clarence
Total Acreage:	68
Frontage:	1,450'
Depth:	2,700'
Land Assessed Value:	$117,200
Total Assessed Value:	$126,000
Sewer District:	No
Zoned:	Agricultural-Floodzone
Agricultural District:	Yes (Clarence-Newstead)