

Request for Proposals: Cash Rent Farm Lease

Evansville Vanderburgh Airport Authority

Public Announcement

NOTICE OF REQUEST FOR PROPOSALS — CASH RENT FARM LEASE

The Evansville Vanderburgh Airport Authority District (EVAAD) invites sealed proposals to cash-rent approximately 165.8 acres of Authority-owned farmland at Evansville Regional Airport, Vanderburgh County, Indiana. The lease runs five crop years, January 1, 2027 through the 2031 harvest, with an option to extend up to five more years by mutual agreement.

Only low-growing crops (hay, wheat, oats, soybeans) are allowed; corn and any crop that attracts birds or wildlife are prohibited. Proposals must use the Authority's Bid Proposal Form and include the signed Non-Collusion Affidavit.

The RFP packet (proposal form, draft lease and field map) will be posted on November 4, 2026 at flyevv.com/about-evansville-regional-airport/news. **Sealed proposals are due December 4, 2026 at 2 pm local time at which time a public opening will occur.** The Authority reserves the right to accept or reject any or all proposals and to waive informalities.

Questions: **Nate Hahn, nhahn@flyevv.com, 812-421-4401**, by November 16, 2026.

1. Overview

EVAAD, which owns and operates Evansville Regional Airport (EVV), seeks one or more qualified farm operators to cash-rent its agricultural ground for crop years 2027–2031. The selected bidder will sign the Authority's Cash Rent Farm Lease Agreement (attached), which governs all farming on the property. This RFP summarizes the key terms; where it and the lease differ, the lease controls.

2. Property

The offering is 19 fields totaling about 165.8 acres in the Airport's North Area: 153.8 acres currently farmed and 12.0 acres of potential new ground. Field locations are shown on the Agriculture Exhibit – North Area (Exhibit A). All acreages are approximate.

Field Acres (+/-) Status

1	5.5	Existing
2	8.1	Existing

3	5.3	Potential
4	6.3	Existing
5	1.4	Existing
6	6.7	Existing
7	4.7	Existing
8	27.7	Existing
9	7.2	Existing
10	8.5	Existing
11	3.8	Existing
12	4.8	Existing
13	6.9	Existing
14	11.8	Existing
15	1.9	Potential
16	4.8	Potential
17	6.4	Existing
18	33.8	Existing
19	10.2	Existing
Total 165.8		153.8 existing / 12.0 potential

The property is leased "as is." Bidders are encouraged to inspect the fields before submitting; contact the Authority to arrange access to any field inside the airport perimeter.

3. Key Lease Terms

Term	Requirement
Lease term	Jan 1, 2027 through the 2031 harvest, no later than Dec 31, 2031
Extension	Up to 5 additional years by mutual agreement; notice at least 180 days before expiration
Rent	Annual cash rent per acre, set by the winning proposal (Schedule 1)
Payment due	On or before August 31 each year; late rent accrues 18% annual interest
Taxes	Tenant pays real property taxes beginning with the May 2027 installment, plus all other taxes on the property
Costs	Tenant pays all production costs: labor, equipment, seed, fertilizer, chemicals

Insurance	General liability at limits set by the Authority, naming EVAAD as additional insured
Government programs	Tenant keeps program payments; no enrollment that encumbers the land beyond the term without consent
Withdrawal of acreage	Authority may remove land for airport or development use on 30 days' notice; planted input costs reimbursed and rent reduced
Assignment	No assignment or subletting without written consent
Default	30-day cure period after written notice

Tenant must also farm to good husbandry standards, control noxious weeds, maintain field tile and outlets, and protect waterways and ditches.

4. Airport Operating Requirements

Because the fields sit on an active commercial airport, these conditions are strictly enforced:

- **Low crops only:** hay, wheat, oats and soybeans. Corn and any crop that attracts birds or wildlife are prohibited.
- **Wildlife control:** plow in post-harvest crop residue.
- **Crop farming only:** no livestock, hunting, recreation, buildings, structures, signs or advertising.
- **No interference with aircraft:** follow all FAA and Authority rules; no activity that creates a hazard to flight or ground operations.
- **Zero tolerance:** no alcohol or illegal drug use on Airport property or while operating equipment.
- **Federal provisions:** the lease is subject to FAA grant obligations, aviation easements, non-discrimination requirements (14 CFR Part 152) and federal rights in a national emergency.
- **Authority access:** EVAAD may enter the fields at any reasonable time.

5. Proposal Requirements

Each proposal must include:

1. **Bid Proposal Form**, completed and signed, stating:
 - Price per acre and acres bid on the 153.8 existing acres
 - Price per acre and acres bid on the 12.0 potential acres
 - Any alternate bid method, if offered
 - The crops the bidder intends to plant
2. **Non-Collusion Affidavit**, signed by the bidder.

3. **Bidder information:** legal name, address, phone, email and a brief summary of farming experience in the area.
4. **Proof of insurability** for general liability coverage.

By submitting, the bidder agrees to farm under the terms of the attached lease. Any later change in crops requires the Authority's prior written approval.

6. Evaluation and Award

The Authority will award to the proposal it judges most advantageous, weighing:

- Rent offered per acre and total acres bid
- Proposed crops and fit with airport safety requirements
- Farming experience and record of good husbandry
- Completeness of the proposal

The Authority may award the existing and potential acreage separately, negotiate with the top bidder, reject any or all proposals, and waive informalities. Award is final upon execution of the lease by both parties.

7. Schedule and Submission

Milestone	Date
RFP opens; packet posted online	November 4, 2026
Written questions due	November 16, 2026
Addendum answering questions posted	November 20, 2026
Proposals due	December 4, 2026
Airport Board approval; lease signed after approval	December 14, 2026
Lease effective	January 1, 2027

The RFP packet and any addendum will be posted at flyevv.com/about-evansville-regional-airport/news. Bidders are responsible for checking for addenda before submitting.

Submit proposals in a sealed envelope marked "**Farm Lease Proposal – 2027**" to:

Evansville Vanderburgh Airport Authority District Attn: Executive Director Evansville
Regional Airport 7801 Bussing Dr. Evansville, IN 47725

Late proposals will not be considered. Direct all questions in writing by November 16, 2026 to **Nate Hahn, nhahn@flyevv.com, 812-421-4401**.

Attachments: (A) Bid Proposal Form and Non-Collusion Affidavit; (B) Cash Rent Farm Lease Agreement; (C) Agriculture Exhibit – North Area.