

**NOTICE OF AVAILABILITY**  
**FOR LEASING REAL PROPERTY OF UNITED STATES**  
**AT SARDIS LAKE, MS**

Vicksburg District, Corps of Engineers  
Vicksburg, Mississippi 39183-3435  
October 16, 2024

Sealed bids, in duplicate, subject to the conditions contained herein, will be received at Vicksburg, Mississippi, until 1:30 p.m., Wednesday, November 20, 2024, and then publicly opened for the leasing of property of the United States Government as follows:

**1. Property to be Leased:**

**a. Location.** Sardis Lake, MS

**b. Map.** A map showing the locations and layout of our lands for lease at Sardis Lake, Mississippi, and any additional information may be obtained by contacting **Mr. Houston Hartley, Land Use Specialist, Sardis Lake Field Office, 2400 Highway 315 Scenic Route, Sardis, Mississippi 38666, (662) 712-1171, or Ms. Angela Williams, Real Estate Division, 4155 Clay Street, Vicksburg, Mississippi, 39183-3435 at (601) 631-5230.**

**2. Purpose of Leasing.** These properties will be leased for crops, HEL, pasture, hay, pond, and grazed woods purposes.

**3. Authority of Law.** The authority of law for the granting of this lease is Title 10, United States Code, Section 2667.

**4. Terms and Conditions of Leasing.**

**a. Form of Lease.** The successful bidder will be required to enter into a lease entitled "Department of the Army Lease for Agricultural and Grazing Purposes" to be kept on file in **Real Estate Division, 4155 Clay Street, Vicksburg, MS, 39183-3435.** A copy of the Agricultural Lease may be obtained from Real Estate Division or the Sardis Lake Field Office. **EACH BIDDER SHOULD CAREFULLY STUDY THE PROVISIONS OF THE LEASE FORM PRIOR TO SUBMITTING A BID.**

**b. Soil Test.** It is understood and agreed and will be made a part of the lease contract that soil tests will be taken on each field within the first two (2) years of the lease term, and if requested, a copy of the results will be sent to this office. These tests can be run by Mississippi State University in conjunction with the County Extension Service. Reasonable adherence to the test recommendations is required.

c. **Term.** The term of the lease will be **five (5) years, beginning January 1, 2025 and ending December 31, 2029, with the privilege of noncompetitive renewal by way of supplemental agreement for an additional five-year term ending December 31, 2034.** Review of the subject property, update of the rental and where applicable, execution of the supplemental agreement will take place during the fifth year of the lease term.

d. **Payments of Rentals.** All rental due under leases acquired through this Notice of Availability must be paid on or before the date they are due in order to avoid late charges imposed by the Debt Collection Act of 1982. This statute requires an interest charge for the late payment of debts owed to the United States, an administrative charge to cover costs of processing and handling delinquent debts, and an additional penalty charge on any portion of a debt that is more than ninety (90) days past due. **THE RESPONSIBILITY OF TIMELY RENTAL PAYMENTS RESTS WITH THE LESSEE.**

e. **Warranty.** The property described herein will be leased subject to the conditions of this Notice of Availability and the lease form discussed in paragraph 4a. The property is now subject to inspection. Bidders are expected to inspect the property and form their own conclusion as to its suitability for their purposes. The failure of any bidder to make such inspection will not constitute grounds for any claim for adjustment or for the withdrawal of their bid after the time of opening bids. **EQUIPMENT ACCESS AND SURFACE DRAINAGE ARE THE RESPONSIBILITY OF THE LESSEE.** It is to be understood and agreed that there is no warranty of any character other than that expressly stated in this Notice of Availability.

f. **Deposit Required-No Personal or Company Checks.** No bid will be considered unless it is accompanied by a deposit in an amount equal to and not less than **fifty (50) percent** or more of the annual rental offered to guarantee that the bidder will enter into a written lease agreement and pay a **\$50.00 Environmental Condition of Property (ECP) report fee** and the balance of the rental due within ten (10) days after the date of receipt of written notice of acceptance of the bid and the original lease for execution. **THE DEPOSIT MUST BE IN THE FORM OF A BANK CHECK, OFFICIAL CHECK, MONEY ORDER, OR CASHIERS CHECK, payable to "FAO, USAED."** The deposit of the successful bidder will be retained by the Government to apply against payment of the balance of the annual rental offered. Deposits of unsuccessful bidders will be returned, without interest, as promptly as possible after rejection, provided, however, that in the event of default by any bidder hereunder, the bidder's deposit may be applied by the Government to any loss, cost, or expense to the Government.

g. **Acceptance of Bids.** Notice of awards will be given to successful bidders as soon after the date of opening bids as practicable. Notice by the Government of the acceptance of a bid, if not given to the successful bidder personally or to a duly authorized representative of such bidder, will be deemed to have been sufficiently given when mailed in a postpaid envelope to the bidder at the address indicated in his bid.

h. **Rejection of Bids.** The right is reserved to reject any and all bids, and to waive any informality in bids received.

i. **Award of Lease.** Leases will be awarded to the highest bidder complying with conditions of this Notice of Availability, provided that the bidder is responsible, the bid is reasonable, and it is in the best interest of the United States to accept it.

j. **Agricultural Chemicals.** The lessee must obtain approval in writing from the lessor before any pesticides or herbicides are applied to the premises.

5. **Instruction for Bids.**

a. **Bid Form.** Bids must be submitted in duplicate (2) on the bid form attached hereto. It will only be necessary to return the sheet or sheets upon which the item or items are bid on plus the signature sheets.

b. **Execution of Bids.** The bid must be submitted in the name desired on the lease, example: Individual, Partnership, Corporation, etc. The person having signature authority must sign for the entity. A bid executed by an attorney or agent on behalf of the bidder shall be accompanied by two authenticated copies of Power of Attorney, or other evidence of authority to act on behalf of the bidder.

c. **Submission of Bids.** It will be the duty of each bidder to ensure that the bid is delivered by the time and at the place prescribed in the Notice of Availability. Bids received prior to the time of opening will be securely kept unopened. The person whose duty it is to open them will decide when the specified time has arrived. If a bid is delayed in the mail by occurrences beyond control of the bidder, it may be considered if written certification to that effect is furnished by authorized postal authorities. No responsibility will be attached to an officer for the premature opening of a bid not properly addressed and identified. All modifications of a bid or withdrawals of a bid must be in writing.

d. **Opening of Bids.** At the time fixed for the opening of bids, their contents will be made public for the information of bidders and others properly interested, who may be present, either in person or by representative. **THE BIDS WILL BE PUBLICLY OPENED ON WEDNESDAY, NOVEMBER 20, 2024, BEGINNING AT 1:30 P.M., AT THE VICKSBURG DISTRICT HEADQUARTERS, 4155 CLAY STREET, ROOM 203, VICKSBURG, MISSISSIPPI.** All interested persons are invited to attend.

e. **Marking and Sealing Bids.** Each bid must be enclosed in a sealed envelope, marked, and addressed as follows:

**SEALED BID FOR LEASE OF REAL PROPERTY**

**TO BE OPENED:**

Time: 1:30 p.m.  
Date: Wednesday, November 20, 2024  
Place: USAED, Vicksburg  
Real Estate Division, Room 203  
4155 Clay Street  
Vicksburg, MS 39183-3435  
Notice No. DACW38-9-25-2

**TO:**

USAED, Vicksburg  
Attention: Real Estate Division  
4155 Clay Street  
Vicksburg, MS 39183-3435

**BID FOR LEASING UNITED STATES REAL PROPERTY AT  
SARDIS LAKE, MS**

**f. Executive Order.** This document is subject to Executive Order 13658 and Executive Order 13706.

To: Real Estate Division  
USAED, Vicksburg  
4155 Clay Street  
Vicksburg, Mississippi 39183-3435

In accordance with your Notice of Availability, dated October 16, 2024, inviting bids for leasing lands located at Sardis Lake, Mississippi, subject to all the conditions and requirements thereof, which, so far as they relate to this bid, are made a part of it. I propose to enter into a lease for the property bid on below and hereby agree to pay the rental set out below:

Item No.	Description of Land to be Leased	Use	Total Acres	Bid Per Annum
1.	<b>Sardis Lake, MS, Tract No. P-7 Pt. 3</b> Sec. 24, T8S, R6W, Panola County, MS, containing 57.08 acres, more or less.	Pasture Grazed Woods  TOTAL	24.79 32.29  57.08	   \$ _____
2.	<b>Sardis Lake, MS, Tract Nos. P-84, &amp; P-85A Pt. 1</b> Secs. 22 & 23, T8S, R5W, Lafayette County, MS, containing 89.25 acres, more or less.	Crops HEL  TOTAL	64.27 24.98  89.25	   \$ _____
3.	<b>Sardis Lake, MS, Tract No. P-85-A Pt. 2</b> Sec. 23, T8S, R5W, Lafayette County, MS, containing 58.52 acres, more or less.	HEL  TOTAL	58.52  58.52	  \$ _____
4.	<b>Sardis Lake, MS, Tract No. P-85-B</b> Sec. 25, T8S, R5W, Lafayette County, MS, containing 19.97 acres, more or less.	Hay  TOTAL	19.97  19.97	  \$ _____
5.	<b>Sardis Lake, MS, Tract Nos. P-94 &amp; P-200 Pt. 1,</b> Sec. 25, T8S, R5W, Lafayette County, MS, containing 62.19 acres, more or less.	Crops HEL  TOTAL	53.53 8.66  62.19	   \$ _____

6.	<b>Sardis Lake, MS, Tract Nos. P-96, P-200, &amp; P-203 Pt. 1</b> Secs. 23, 24, & 30, T8S, R4W & R5W, Lafayette County, MS, containing 249.69 acres, more or less.	Crops HEL Pasture Grazed Woods  TOTAL	75.31 89.42 44.37 40.59  249.69	\$ _____
7.	<b>Sardis Lake, MS, Tract No. P-97</b> Sec. 24, T8S, R5W, Lafayette County, MS, containing 32.51 acres, more or less.	HEL  TOTAL	32.51  32.51	\$ _____
8.	<b>Sardis Lake, MS, Tract No. P-117</b> Secs. 3 & 34, T6&7S, R5W, Lafayette County, MS, containing 12.56 acres, more or less.	Hay  TOTAL	12.56  12.56	\$ _____
9.	<b>Sardis Lake, MS, Tract Nos. P-126 &amp; P-130</b> Secs. 11 & 14&15, T6S, R2W, Marshall County, MS, containing 158.41 acres, more or less.	Crops HEL Grazed Woods  TOTAL	66.54 89.84 2.03  158.41	\$ _____
10.	<b>Sardis Lake, MS, Tract Nos. P-131 &amp; P-132</b> Sec. 11, T6S, R2W, Marshall County, MS, containing 61.68 acres, more or less.	Crops HEL  TOTAL	26.51 35.17  61.68	\$ _____
11.	<b>Sardis Lake, MS, Tract No. P-133</b> Sec. 12, T6S, R2W, Marshall County, MS, containing 87.89 acres, more or less.	Crops Wet Crops  TOTAL	50.27 37.62  87.89	\$ _____
12.	<b>Sardis Lake, MS, Tract No. P-135</b> Secs. 13 & 24, T6S, R2W, Marshall County, MS, containing 90.99 acres, more or less.	Crops HEL  TOTAL	11.45 79.54  90.99	\$ _____

13.	<b>Sardis Lake, MS, Tract Nos. P-136, P-167, &amp; P-171</b> Secs. 22&23&26, T6S, R2W, Marshall County, MS, containing 197.23 acres, more or less.	Pasture Crops Grazed Woods  TOTAL	92.77 25.11 79.35 _____ 197.23	\$ _____
14.	<b>Sardis Lake, MS, Tract Nos. P-137 &amp; P-187</b> Secs. 20 & 29, T6S, R1W, Marshall County, MS, containing 230.57 acres, more or less.	Crops HEL Grazed Woods  TOTAL	54.90 143.10 32.57 _____ 230.57	\$ _____
15.	<b>Sardis Lake, MS, Tract Nos. P-138 &amp; P-461-J</b> Sec. 28, T6S, R1W, Marshall County, MS, containing 45.33 acres, more or less.	Pasture Grazed Woods  TOTAL	33.29 12.04 _____ 45.33	\$ _____
16.	<b>Sardis Lake, MS, Tract Nos. P-139, P-140, &amp; P-194 Pt. 1</b> Secs. 26 & 27, T6S, R1W, Marshall County, MS, containing 119.14 acres, more or less.	Crops   TOTAL	119.14   119.14	\$ _____
17.	<b>Sardis Lake, MS, Tract No. P-169-A</b> Secs. 20 & 21, T6S, R1W, Marshall County, MS, containing 79.45 acres, more or less.	Pasture Grazed Woods  TOTAL	37.25 42.20 _____ 79.45	\$ _____
18.	<b>Sardis Lake, MS, Tract Nos. P-169-B, P-185, &amp; P-188</b> Secs. 28 & 29, T6S, R1W, Marshall County, MS, containing 48.03 acres, more or less.	Pasture Grazed Woods  TOTAL	41.01 7.02 _____ 48.03	\$ _____
19.	<b>Sardis Lake, MS, Tract Nos. P-184, P-471 Pt. 2, P-477-B</b> Secs. 19&24&30, T6S, R1W & R2W, Marshall County, MS, containing 226.92 acres, more or less.	Crops HEL Pond Grazed Woods TOTAL	40.15 106.54 0.86 79.37 _____ 226.92	\$ _____

20.	<b>Sardis Lake, MS, Tract Nos. P-186, P-461-D East, P-477-A, &amp; P-511</b> Secs. 24 & 25 T6S, R2W, Marshall County, MS, containing 102.91 acres, more or less.	Crops HEL   TOTAL	28.46 74.45   102.91	\$ _____
21.	<b>Sardis Lake, MS, Tract No. P-189</b> Sec. 19, T6S, R1W, Marshall County, MS, containing 40.30 acres, more or less.	Crops HEL   TOTAL	22.25 18.05   40.30	\$ _____
22.	<b>Sardis Lake, MS, Tract Nos. P-193 &amp; P-463-D</b> Sec. 35, T6S, R1W, Marshall County, MS, containing 9.26 acres, more or less.	Crops    TOTAL	9.26    9.26	\$ _____
23.	<b>Sardis Lake, MS, Tract No. P-203</b> Sec. 30, T8S, R4W, Lafayette County, MS, containing 35.13 acres, more or less.	Crops HEL   TOTAL	31.66 3.47   35.13	\$ _____
24.	<b>Sardis Lake, MS, Tract Nos. P-206 &amp; P-206-A</b> Secs. 29 & 30, T7S, R4W, Lafayette County, MS, containing 107.68 acres, more or less.	Crops HEL   TOTAL	55.61 52.07   107.68	\$ _____
25.	<b>Sardis Lake, MS, Tract Nos. P-228 &amp; P-229</b> Secs. 32&33&34, T7S, R4W, Lafayette County, MS, containing 459.66 acres, more or less.	Crops HEL   TOTAL	249.66 210.0   459.66	\$ _____
26.	<b>Sardis Lake, MS, Tract Nos. P-230 &amp; P-231 Pt. 1</b> Secs. 29&32, T7S, R4W, Lafayette County, MS, containing 12.18 acres, more or less.	Crops    TOTAL	12.18    12.18	\$ _____
27.	<b>Sardis Lake, MS, Tract No. P-231 Pt. 2</b> Sec. 29, T7S, R4W, Lafayette County, MS, containing 8.68 acres, more or less.	HEL   TOTAL	8.68   8.68	\$ _____

28.	<b>Sardis Lake, MS, Tract No. P-257</b> Sec. 4, T8S, R4W, Lafayette County, MS, containing 156.06 acres, more or less.	Crops  TOTAL	156.06  156.06	  \$_____
29.	<b>Sardis Lake, MS, Tract No. P-262</b> Secs. 28 & 33, T6S, R4W, Lafayette County, MS, containing 10.07 acres, more or less.	HEL  TOTAL	10.07  10.07	  \$_____
30.	<b>Sardis Lake, MS, Tract Nos. P-267, P-506, &amp; P-507</b> Sec. 34, T7S, R4W, Lafayette County, MS, containing 55.59 acres, more or less.	Pasture Grazed Woods  TOTAL	34.51 21.08  55.59	   \$_____
31.	<b>Sardis Lake, MS, Tract No. P-278</b> Sec. 27, T6S, R4W, Lafayette County, MS, containing 5.38 acres, more or less.	HEL  TOTAL	5.38  5.38	  \$_____
32.	<b>Sardis Lake, MS, Tract Nos. P-281 &amp; P-305</b> Secs. 23 & 24, T6S, R4W, Lafayette County, MS, containing 56.84 acres, more or less.	HEL Grazed Woods Pasture  TOTAL	33.30 16.94 6.60  56.84	   \$_____
33.	<b>Sardis Lake, MS, Tract No. P-283</b> Sec. 22, T6S, R4W, Lafayette County, MS, containing 45.62 acres, more or less.	Hay  TOTAL	45.62  45.62	  \$_____
34.	<b>Sardis Lake, MS, Tract No. P-285</b> Sec. 15, T6S, R4W, Marshall County, MS, containing 4.26 acres, more or less.	Pasture  TOTAL	4.26  4.26	  \$_____
35.	<b>Sardis Lake, MS, Tract No. P-286</b> Sec. 15, T6S, R4W, Marshall County, MS, containing 7.66 acres, more or less.	Crops HEL  TOTAL	5.27 2.39  7.66	  \$_____



36.	<b>Sardis Lake, MS, Tract No. P-288</b> Sec. 15, T6S, R4W, Marshall County, MS, containing 102.7 acres, more or less.	Pasture Grazed Woods  TOTAL	21.49 81.21  102.7	\$_____
37.	<b>Sardis Lake, MS, Tract No. P-289</b> Sec. 10, T6S, R4W, Marshall County, MS, containing 20.44 acres, more or less.	Pasture Grazed Woods  TOTAL	5.11 15.33  20.44	\$_____
38.	<b>Sardis Lake, MS, Tract Nos. P-302, P-306, &amp; P-308</b> Secs. 23 & 26, T6S, R4W, Lafayette County, MS, containing 144.57 acres, more or less.	Hay Pasture Grazed Woods  TOTAL	26.42 43.90 74.25  144.57	\$_____
39.	<b>Sardis Lake, MS, Tract Nos. P-304 &amp; P-309</b> Secs. 23 & 24, T6S, R4W, Lafayette County, MS, containing 45.55 acres, more or less.	Crops HEL Grazed Woods  TOTAL	10.23 30.77 4.55  45.55	\$_____
40.	<b>Sardis Lake, MS, Tract Nos. P-319-B, P-320, P-321, P-327, P-339, P-340, P-341, &amp; P-342</b> Secs. 1 & 6, T7S, R3W & R4W, Lafayette County, MS, containing 205.62 acres, more or less.	Crops HEL Grazed Woods  TOTAL	148.25 49.74 7.63  205.62	\$_____
41.	<b>Sardis Lake, MS, Tract Nos. P-328 &amp; P-343</b> Sec. 6, T7S, R3W, Lafayette County, MS, containing 98.89 acres, more or less.	Pasture Grazed Woods  TOTAL	54.28 44.61  98.89	\$_____
42.	<b>Sardis Lake, MS, Tract No. P-387 Pt. 1</b> Sec. 9, T6S, R3W, Marshall County, MS, containing 6.01 acres, more or less.	HEL   TOTAL	6.01   6.01	\$_____

43.	<b>Sardis Lake, MS, Tract No. P-391</b> Secs. 34 & 35, T6S, R3W, Lafayette County, MS, containing 8.84 acres, more or less.	Pasture Grazed Woods  TOTAL	6.82 2.02  8.84	\$_____
44.	<b>Sardis Lake, MS, Tract No. P-400</b> Sec. 14, T6S, R3W, Marshall County, MS, containing 11.33 acres, more or less.	Crops HEL  TOTAL	7.35 3.98  11.33	\$_____
45.	<b>Sardis Lake, MS, Tract No. P-401</b> Sec. 14, T6S, R3W, Marshall County, MS, containing 17.56 acres, more or less.	HEL  TOTAL	17.56  17.56	\$_____
46.	<b>Sardis Lake, MS, Tract No. P-403</b> Sec. 14, T6S, R3W, Marshall County, MS, containing 76.65 acres, more or less.	Crops HEL  TOTAL	6.59 70.06  76.65	\$_____
47.	<b>Sardis Lake, MS, Tract Nos. P-461-D West &amp; P-461-N</b> Secs. 24 & 25, T6S, R2W, Marshall County, MS, containing 29.83 acres, more or less.	Crops HEL  TOTAL	3.27 26.56  29.83	\$_____
48.	<b>Sardis Lake, MS, Tract No. P-463-E</b> Sec. 35, T6S, R1W, Marshall County, MS, containing 24.74 acres, more or less.	Crops  TOTAL	24.74  24.74	\$_____
49.	<b>Sardis Lake, MS, Tract No. P-464-B</b> Sec. 1, T7S, R1W, Marshall County, MS, containing 11.10 acres, more or less.	Crops  TOTAL	11.10  11.10	\$_____
50.	<b>Sardis Lake, MS, Tract No. P-471 Pt. 1</b> Sec. 19, T6S, R1W, Marshall County, MS, containing 119.45 acres, more or less.	Pasture Grazed Woods Pond  TOTAL	86.79 26.19 6.47 119.45	\$_____

Enclosed is a bank check, official check, cashier's check, or money order **(NO PERSONAL OR COMPANY CHECKS)** payable to "FAO, USAED," in the amount of \$\_\_\_\_\_ to cover the required deposit (not less than **50 percent** of the annual rental bid).

I/we make this bid with full knowledge of all the conditions and requirements hereinbefore set forth, and will enter into a written lease within **10 days** after the date of receipt of written notice of the acceptance of the bid and a draft of lease for execution.

Name (Print):	_____
Signature:	_____
Tax ID No.:	_____
Address:	_____ _____ _____
Telephone/Cell Phone No.:	_____
Email:	_____