



Appendix D

Request for Proposal Examples

This includes multiple examples of our widely advertised RFPs, including one translated into Japanese and Spanish.

KAWAMOTO FARM PURCHASE—REQUEST FOR PROPOSALS 2021



Jefferson LandWorks Collaborative seeks qualified farmer to purchase historic Kawamoto Farm and house for active agricultural use

Photos by NWMLS

The historic Japanese-American Kawamoto Farm in Quilcene's Leland Valley will be for sale at an affordable agricultural price. The farm is located next to Lake Leland, alongside Highway 101, with moderately-sloped rolling topography.

The property will be permanently protected with a conservation easement by Jefferson Land Trust this year, conserving the property's agricultural and forestry values. Jefferson LandWorks Collaborative is working to find a buyer or buyers to purchase the farm after the easement is in place to bring the land back into active agriculture and contribute to the local economy.

THE FARM:

- Located at 289274 Hwy 101 Quilcene, WA.
- 148-acre property: approximately 40 acres of farmland, 108 acres of forestland.
- Historic agricultural uses include dairy farm and cattle grazing, with minimal crop production.
- Domestic and livestock water source is an onsite stream. Dept. of Ecology records indicate a surface water right to Lake Leland for 48 acre feet/year from 1963; continued and future uses of this right to be verified by buyer(s).
- Infrastructure includes:
 - House built in 1938, 2,100sqft, likely needs improvements; LWC is pursuing house inspection to determine condition—information can be shared with applicants.
 - Barn & loafing shed (operational); Derelict milking parlor and shed.
 - Potential buyer will be responsible for conducting due diligence investigations.
- Open market price was \$965,000. As a result of the conservation easement, **the chosen farmer will purchase the property from the Kawamoto Family for under \$500,000.**



THE PERMANENT CONSERVATION EASEMENT:

- Property will have two residential development rights (one is currently utilized), limited to within two contained zones of 1.8 and 0.8 acres.
- 40 acres of farmland will be permanently preserved for farming activities.
- The forestland must be managed with a forest stewardship plan approved by Jefferson Land Trust, which prohibits clear-cut harvesting.
- Project partners retain the right to develop an on-site interpretive display to honor the Japanese-American history of the farm.

THE PROCESS:

- 1) Interested applicants will provide a one page letter of interest **by Sept. 30, 2021** to Jefferson LandWorks Collaborative describing their farming background, why they are interested, and proposed use of the property. Please contact info@jeffersonlandworks.org for acceptable alternative formats to a written letter.
- 2) Following submission of interest, there is an opportunity to visit the farm in person (or virtually) in mid-October prior to submitting the full proposal. Out of respect to the current landowner, please do not visit the farm outside of our scheduled farm visits.
- 3) Second phase: applicants will submit a full proposal which will include a business plan and farm plan; financing plan for purchase of the property; and references. Due by November 19th, 2021. Interviews will be conducted in early December for top proposals.

We encourage Socially Disadvantaged Farmers and Ranchers to apply (defined by USDA as African Americans, American Indians, Alaskan Natives, Hispanics, Asians, and Pacific Islanders).

We will do our best to accommodate non-English applications, including by offering translation services whenever possible.

Applicants who may want assistance putting together an application, please see references listed below.



PLEASE CONSIDER THESE COMMUNITY RESOURCES WHEN PLANNING YOUR PROPOSAL:

- North Olympic Development Council (Farm Business Advising) [REDACTED]
- Craft 3 (Financing) [REDACTED]
- Jefferson County Conservation District (Farm plans) [REDACTED]
- Port Townsend Food Coop (Market demands) [REDACTED]
- Jefferson Land Trust (Farmland preservation information) [REDACTED]
- WSU-Extension Office (Small Farms Info) [REDACTED]



Please send letter of interest to:

LandWorks Collaborative

info@jeffersonlandworks.org

On or before Sep. 30, 2021

KAWAMOTO FARM 年の購入プロポーサルに関して 2021



Jefferson LandWorks Collaborative は ヒストリックなKawamoto Farm の農地と住宅を農業を目的として購入を希望する農業従事者を求めています。

Photos by NWMLS

Quilcene のLeland Valleyに位置するヒストリックな日系アメリカ人のKawamoto Farm が 手頃な農業価格で売りに出されます。この農地はLake Leland に隣接していてHighway 101のなだらかな傾斜に位置しています。

この物件は今年 Jefferson Land Trust の地役権 (easement) により恒久的に農業および林業が保護されます。JLCは地役権が実施された後にここで積極的な農業を営み地域経済の活性に貢献するバイヤーまたは複数のバイヤーを求めています。

THE FARM:

- 所在地 289274 Highway 101, Quilcene, Washington
- 148エーカー、農地は約40エーカー、森林地は108エーカー
- ヒストリック農業というのは多少の農作物生産を含む酪農と放牧
- 家庭用と家畜用の水源は農地内の水源。環境庁の記録によると1963年から Lake Leland のsurface water の権利は 年間 48エーカーフィートと示されています。これを継続し将来的な使用の権利に関しては買い手が確認する
- インフラストラクチャーに含まれる物
 - 1938年に建てられた2100平方フィートの家で改善が必要。LWCは家の調査を進めています。購入希望者はその情報が入手できます。
 - 納屋とローフ小屋(使用可)と荒廃している搾乳パーラーと小屋
 - 購買希望者は調査(デューデリジェンス)をする責任があります。
- 公開市場価格は\$965,000 ですが地役権の結果、購入が認められた農業従事者はKawamoto family から \$500,000 以下で購入



恒久的保全緩和:

- この物件は1.8エーカーと0.8エーカーの二つの土地での住居建築(一つは現在使用されている)の権利がある。
- 40エーカーの農地は永久的に農業活動が保護されている。
- 森林地帯は Jefferson Land Trust が承認する森林計画で管理されなければならない。伐採は禁止
- プロジェクトパートナーは日系アメリカ人の農業の歴史を称える現場通訳ディスプレイ の開発の権利を保持

プロセス:

- 1) 応募者は2021年9月30日までに農業の経験、この物件を希望する理由、この物件の使用目的を1ページの書面で説明。その他の書式については info@jeffersonlandworks.org に問い合わせてください。
- 2) 書類提出後、最終的な申請をする以前に10月中旬に実際(またはヴァーチャルで)に農地を見に行ける。
3. 第二段階: 申請者は事業計画、農業計画、不動産購入の資金調達計画及び参照を提出。締め切りは2021年11月19日。トップのプロポーザルに対して 12 月初旬にインタビューを行う。

我々は社会的に不利な立場にある農業従事者、牧場主(USDA によってアフリカ系アメリカ人、アメリカンインディアン、アラスカ原住民、ヒスパニック、アジア人、太平洋諸島人と定義されている)が申請する事を奨励します。

英語以外の申込者に対しては翻訳サービスを提供するなどに対応するように最善を尽くします。

申請書に関する手伝いの希望者は下記の参考文献を御覧下さい。



提案を計画する際には、以下のコミュニティリソースを考慮してください。

- North Olympic Development Council (Farm Business Advising) [REDACTED]
- Craft 3 (Financing) [REDACTED]
- Jefferson County Conservation District (Farm plans) [REDACTED]
- Port Townsend Food Coop (Market demands) [REDACTED]
- Jefferson Land Trust (Farmland preservation information) [REDACTED]
- WSU-Extension Office (Small Farms Info) [REDACTED]



お知らせは以下の宛先までお送りください

LandWorks Collaborative
info@jeffersonlandworks.org

2021年9月30日以前

COMPRA DE LA GRANJA KAWAMOTO- SOLICITUD DE PROPUESTAS 2021



La colaborativa de Jefferson LandWorks busca un agricultor calificado para comprar la histórica granja y casa Kawamoto para el uso agrícola.

Fotos de NWMLS

La histórica granja Japones-americana Kawamoto ubicada en Quilcene's Leland Valley va a estar a la venta a un precio agrícola económico. La granja está ubicada a lado del lago Leland, a lo largo de la autopista 101, con una topografía ondulada moderadamente inclinada.

La propiedad será protegida permanentemente con una servidumbre de conservación por Jefferson Land Trust este año, conservando los valores agrícolas y forestales de la propiedad. La Colaborativa de Jefferson Landworks está trabajando en encontrar un comprador o compradores para comprar la granja después de que la servidumbre esté en su lugar para traer la tierra de nuevo a la agricultura activa y contribuir a la economía local.

THE GRANJA:

- Ubicado en 289274 Hwy 101 Quilcene, WA.
- Una propiedad de 148 acres: Aproximadamente 40 acres de tierra de cultivo, 108 acres de tierra forestal.
- Los usos históricos de agricultura incluyen el pastoreo de ganado, y granjas lecheras, con una producción de cultivos mínima.
- La fuente de agua para uso doméstico y ganadera viene por medio de un arroyo ubicado en la granja. Los récords del Departamento de ecología indica un derecho al agua de superficial al lago Leland por 48 pies de acre/año desde el año 1963; Continuo y usos futuros de este derecho serán verificados por los compradores.
- La infraestructura incluye:
 - Casa construida en 1938, 2,100 pies cuadrados. La infraestructura necesita mejoramientos; LWC está llevando a cabo la inspección de la casa para determinar la condición- la información se puede compartir con los solicitantes.
 - El ganadero y cobertizo (operativo); Salón de ordeño abandonado y cobertizo
 - El comprador potencial será responsable de llevar a cabo las investigaciones de diligencia debida.
- El precio de mercado abierto fue de \$965,000. Como resultado de la servidumbre de conservación, **el agricultor elegido compara la propiedad de la familia Kawamoto por menos de \$500,000**



LA SERVIDUMBRE DE CONSERVACIÓN PERMANENTE:

- La propiedad tendrá dos derechos de desarrollo residencial (uno se utiliza actualmente), limitado a dentro de dos zonas contenidas de 1.8 y 0.8 acres.
- 40 acres de tierra de cultivo será permanentemente preservado para actividades de agricultura.
- Las tierras forestales deben ser administradas con un plan de administración forestal aprobado por Jefferson Land Trust, que prohíbe la cosecha de corte claro.
- Los socios del proyecto se reservan el derecho de desarrollar una exhibición interpretativa en el sitio para honrar la historia japones-americana de la granja.

EL PROCESO:

- 1) Los solicitantes interesados proporcionaran una carta de interés de una página antes del 30 de septiembre de 2021 a Jefferson LandWorks colaborativa describiendo sus antecedentes agrícolas, por qué están interesados, y el uso propuesto de la propiedad. Por favor contacte info@jeffersonlandworks.org para formatos alternativos aceptables a una carta escrita.
- 2) Después de la presentación de intereses, hay una oportunidad de visitar la granja en persona (o virtualmente) a mediados de octubre antes de presentar la solicitud completa.
- 3) Segunda fase: Los solicitantes presentarán una propuesta completa que incluirá un plan de negocios y un plan agrícola; un plan de financiamiento para la compra de la propiedad; y referencias. Fecha de vencimiento: 19th de noviembre de 2021. Las entrevistas se llevarán a cabo a principios de diciembre para las principales propuestas.

Animamos a los agricultores y ganaderos socialmente desfavorecidos a aplicar (definidos por el USDA como Afroamericanos, personas Indígenas, Nativos de Alaska, Hispanos, Asiáticos, e Isleños del Pacífico).

Haremos todo lo posible para alojar a aplicaciones que no sean en inglés, incluso ofreciendo servicios de traducción siempre que sea posible. Los solicitantes que deseen obtener ayuda para la creación de una solicitud, por favor consulten las referencias que se están a continuación.



CONSIDERE ESTOS RECURSOS DE LA COMUNIDAD AL PLANIFICAR SU PROPUESTA:

- North Olympic Development Council (Consejo de negocios Agrícolas) [REDACTED]
- Craft 3 (Financing) [REDACTED]
- Jefferson County Conservation District (Planes agrícolas) [REDACTED]
- Port Townsend Food Coop (demandas del mercado) [REDACTED]
- Jefferson Land Trust (preservación de tierras agrícolas) [REDACTED]
- WSU-Extension Office (Información de granjas pequeñas) [REDACTED]



Manden su carta de interés a:

LandWorks Collaborative

info@jeffersonlandworks.org

Antes de o el día de 30 de septiembre, 2021



Request for Proposals:
**Opportunity to Purchase
Protected Farmland**
“North Beaver Valley Farmland”
October 2024



Opportunity:

Jefferson Land Trust seeks a qualified farmer or farming collaborative to purchase 47 acres of easement-protected farmland in the Beaver Valley of Chimacum, WA.

Before the property is sold, it will be protected with a conservation easement that permanently conserves the property's prime agricultural soils and ecological habitat values. The conservation easement will reduce the market value of the property and the property will be sold to the next farmer at its reduced appraised value. The original fair market value before the conservation easement is \$935,000. The property will be

offered for sale at or below \$400,000, and Jefferson Land Trust is also exploring the opportunity for long term lease options that may be an additional choice for acquisition by farmers.

Overview:

Jefferson Land Trust has been protecting farmland in Jefferson County since 1992. One of our goals with this farmland protection focus is to keep local farmland in active production. To promote and encourage this, the Land Trust, other local service providers, and WA State agencies have created initiatives to support the Buy+Protect+Sell model of farmland protection. This model is beginning to be used by land trusts across the nation and helps to ensure that protected farms stay in production, while also helping farmers access more affordable farmland.

This “Buy+Protect+Sell” opportunity began with the Land Trust buying farmland in 2023 and 2024 that was at risk of being sold and taken out of agricultural production. Before reselling the farmland, the Land Trust will place a conservation easement upon it that establishes a building envelope and protects its prime agricultural soils and ecological habitat values. These restrictions will lower the fair market value of the land, making it more affordable for purchase.

This opportunity is open to all. Funding for this project comes in part from two Washington State programs (the Farmland Protection and Affordability Investment program and the Farmland Protection and Land Access program) that aim to lower barriers to land access for farmers and ranchers who are “Limited Resource, Socially Disadvantaged, Veteran, or New and Beginning” as defined by the [USDA](#).



Property Details:

- 47 acres located at 7903 Beaver Valley Road - access to the property by invitation only. Jefferson County tax parcel numbers: 901133005, 901242002, and 901242006.

- Certificate of water right provides for irrigation of 40 acres.
- Infrastructure includes: driveway, functioning well pump, pump house, buried irrigation mainline, and some boundary fencing.
- Historic agricultural uses include growing sweet corn, corn silage, cannabis, and hay.
- The soils are predominantly Semiahmoo muck and San Juan gravelly sandy loam. These are hydric soils with existing drainage ditches. Agricultural cultivation is possible on a majority of the property, except for the wetland conservation zone, described below.
- The existing well on the south end of the property appears to have adequate flow for future domestic use, and the Land Trust is scheduling a water quality test for domestic uses. Domestic uses are limited to the northeast Building Envelope, described below.
- A septic feasibility study has shown that multiple types of systems are feasible within the building envelope.

Conservation Easement Information:

The property will be subject to an agricultural conservation easement held by Jefferson Land Trust that runs with the land in perpetuity. This means that the property will always be available for agricultural use. Under the terms of the easement the property cannot be subdivided and will also retain one development right (there are no home structures on site at this time). Future residential and nonagricultural structures and improvements will be limited to a 1.8-acre building envelope in the NE corner of the property.



The conservation easement also protects a 3.5-acre Wetland Conservation Zone (WCZ) in the northwest portion of the property. Jefferson Land Trust will retain a 20-year right to access and enhance the wetland habitat values in the WCZ. Agricultural cultivation is not permitted in the WCZ.

Application Instructions and Process:

All applicants must complete a [pre-application questionnaire](#), which will be accepted through **November 17, 2024**. Submitting through the google form is preferred. If you cannot use google forms, please request a Word document version from info@saveland.org and return it to Jefferson Land Trust at 1033 Lawrence Street, Port Townsend, WA 98368. Mailed forms must be postmarked by November 17, 2024 to be accepted. Please check back for any updates at: www.saveland.org/beaver-valley-farmland-RFP beginning October 9th.

A volunteer Community Selection Committee will review pre-applications in November and invite up to 10 applicants to submit full proposals that will be due in late February 2025. The applicants invited to submit a full proposal will be notified the first week of December and have the option to visit the property on Saturday, December 7, 2024. Please hold this date in case you are invited to submit a full proposal.

Both the pre-applications and the full proposals will be evaluated based on the criteria of:

- Whole Farm Planning Use and Operations,
- Business Planning, Financing Feasibility, Preparation and Achievability,
- Land Stewardship and Conservation, and
- Equitable Opportunity.

Resources:

A virtual information meeting with the opportunity for Q&A is being hosted on Thursday, October 10, 2024 at 4:30 pm. The recording will be added to the Jefferson Land Trust website after this date. The recording will include some video footage of the property.

For a list of agricultural support resources or to get connected with local agricultural service providers, please contact Jefferson LandWorks Collaborative: www.jeffersonlandworks.org/contact.

For questions about the property or the conservation easement, please contact Jefferson Land Trust: info@saveland.org.

Funding for this opportunity comes in part from: the [Farm Protection & Affordability Investment](#) program and the [Farmland Protection and Land Access](#) program.

[USDA Resources](#) for Historically Underserved Farmers & Ranchers.