



Request for Qualifications

Pearl Jensen Farm RFQ/RFP



Introduction

The City of Boise Parks and Recreation Department is offering a cash rent lease for irrigated agricultural properties in Ada County, Idaho, intended for agricultural production and land maintenance. Leases are available as annual or multi-year agreements (up to five years) with renewal options.

The department seeks qualified tenants to continue agricultural operations on properties previously used for row crop farming, ensuring proper land maintenance and utilization of existing irrigation infrastructure.

Interested parties must submit all qualification materials as outlined above. The lease term begins in July 2025 to allow for overwinter cropping and preparation for 2025 operations. The annual lease term runs from October 1 to September 30, with full payment due in advance on October 1, including anticipated irrigation fees subject to adjustment based on actual water bills.

Each qualification criterion will be scored on a scale from 1 to 10 to evaluate the suitability of applicants for the leasing opportunity.

Land Owner:

The City of Boise

Sara Arkle (she/her)

Parks Resource Supt/SrMgr

Parks and Recreation Department

cityofboise.org

Please Submit Questions & RFQ responses to:



Patrick Chetwood

Land Associate

+1 208 761 3054

patrick.chetwood@colliers.com



John Starr

Land Brokerage Services

+1 208 871 0546

john.starr@colliers.com

RFQ/RFP submittal deadline July 15, 2025

The City of Boise Parks and Recreation Department intends to lease Irrigated Agricultural Properties located in Ada County, Idaho to qualified parties for the purpose of agricultural production and land maintenance. The lease will be a cash rent lease for either annual or multi-year (up to five years) with renewal options. The properties in question were actively operated and managed for row crop farming through the 2025 growing season. Irrigation is from surface water via a local irrigation district; and field irrigation accomplished through gravity ditches and gated pipe. The term of the lease will begin in September 2025 for over-winter cropping and preparation for 2026 operations. The annual lease term will run from October 1 to September 30 and the entire annual lease payment will be due in advance on October 1. The lease payment will include the anticipated irrigation fees for the year which may be adjusted per the actual water bill received by the City of Boise.

Pearl Jensen Farm

The Pearl Jensen Farm in Ada County, Idaho, is an urban farm with residential development on all sides. The 65 acre property includes 43.96 acres of gravity/rill-irrigated row crop farm ground; and 20+ acres of waste ground. The Pearl Jensen Farm address is 9920 W Lake Hazel Rd, Boise, ID 83706. Previously a local dairy operated the Farm to raise feed crops for dairy cattle. There is no residence associated with the Farm.

Qualification Criteria

Applicants must:

- Demonstrate sufficient current and past farming experience, especially in urban environments
- Provide evidence of at least \$75,000 in available funds or bank approval for leasing and operating the farm
- Show proof of labor and equipment availability for farm operations
- Present appropriate insurance coverage, including Worker's Compensation and Liability
- Submit a current Applicator's License
- Offer examples of similar current and past operations
- Provide communication from the New York Irrigation District confirming water delivery to the location

Property Tour/Property Information

Tours of the property may be arranged with Colliers International Tuesdays, Thursdays or Saturdays during daylight hours from July 13, 2025 to July 15, 2025. Please contact John Starr by phone at 208-871-0546 or email john.starr@colliers.com, or Patrick Chetwood by phone at 208-761-3054 or email patrick.chetwood@colliers.com.

Due diligence information for the Pearl Jensen Farm is available upon request by physical pick up at Colliers (see street address above), by mail upon request.

Some Details To Consider

The RFQ response should include a brief discussion of the respondents' proposed uses for the farm. This response should include both a discussion of the respondent's proposed initial lease term, options for extension, and cash rent amount. Any capital improvements the respondent intends to make to the Property should be outlined as well. Capital improvements regarding irrigation and security should be included in this section. A successful respondent will be responsible for maintenance of existing fences, establishing additional fencing as the respondent deems necessary, and weed control of all non-farmed portions of the Property. Once qualified candidates have been identified, a separate Request for Proposal will be solicited by the City of Boise and Colliers International.

Suitable agricultural pursuits on the Properties include Row Crop, Agri-Tourism/Agri-Education, CSA Operations, Fresh Produce Production and On-Site and/or Farmers Market or other Local Sales, and other crop pursuits. The Farm Tenant will be responsible for any permitting and I The Properties are in an urban environment and discouraged uses include intensive farming requiring:

- Night-time operations
- Use of toxic or impactful insecticides or fertilizers (no aerial spraying, no chemicals resulting in harm to animals or people)
- Livestock and Poultry (except as incidental to Agri-Tourism/Agri-Education)

Submission Requirements/Selection Process

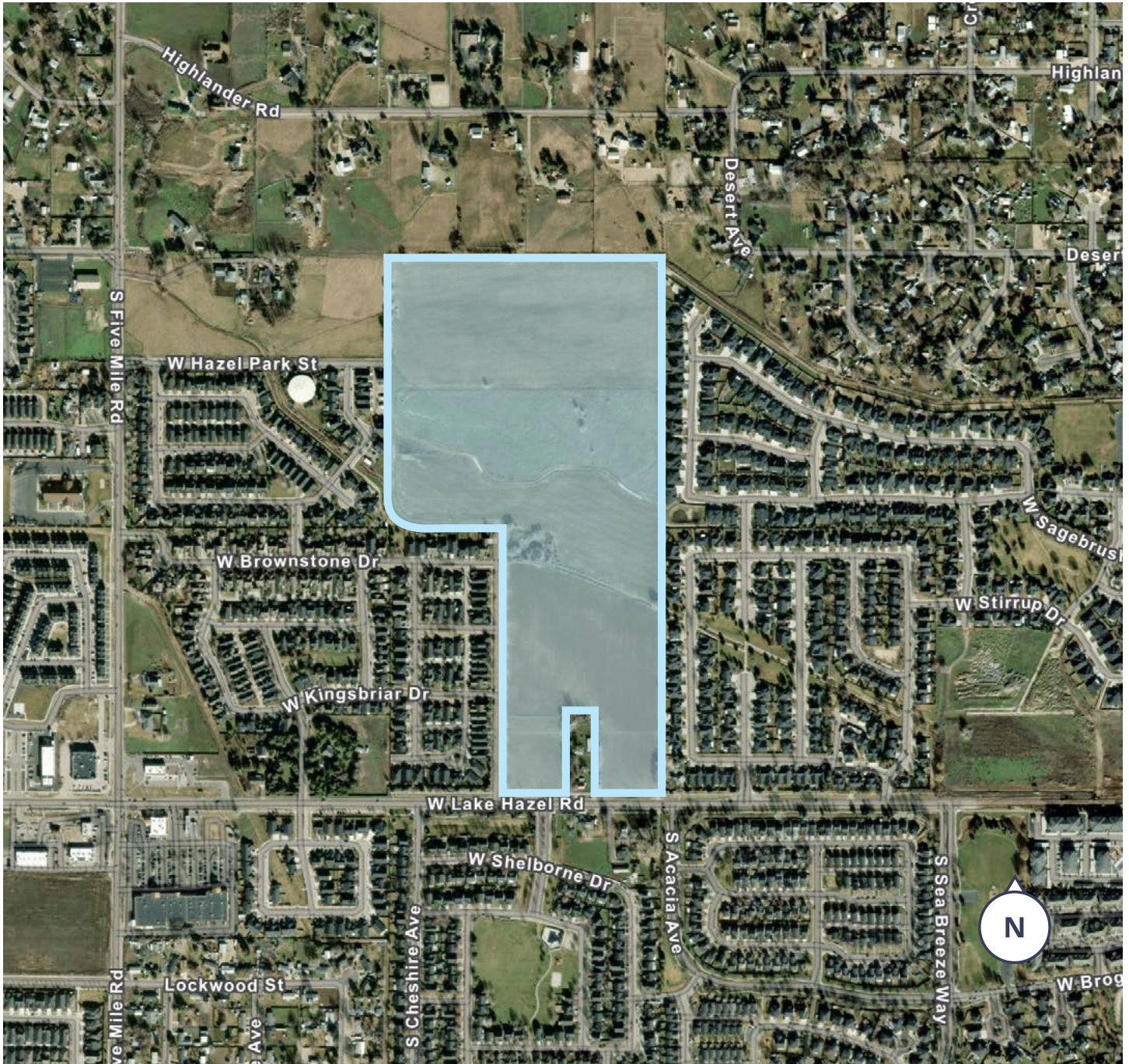
RFQ/RFP respondents can deliver their qualifications list and discussion to Colliers in care of John Starr and/or Patrick Chetwood. Via email (see above) or in person, US Mail or other carrier (see street address above) no later than July 15, 2025. Candidate scores will be rank-ordered and the top four candidates will be provided with a proforma lease to review. Upon receipt and review of the RFQ, qualified parties will be provided the opportunity to submit a detailed Request For Proposal.

Pearl Jensen Farm

9920 W Lake Hazel Rd,

Boise, ID 83706

65 Acre Urban farm with residential development on all sides



[Aerial Map](#)



[Topo Map](#)



[FSA Map](#)



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