

Tribal Land Enterprise

A Sub-ordinate Organization of the
Rosebud Sioux Tribe

Incorporated Under Act of June 18, 1934, (48 Stat 984)

2443 Legion Ave P.O. Box 159
Rosebud, S.D. 57570
Telephone 605 747-2371
Fax # 605 747-2400
Website: www.rsttle.com

LEASE ADVERTISEMENT VAN EPPS PROPERTY

Sealed Bids and Business Plan for the Van Epps Property located in Todd County, South Dakota, will be accepted until 5:00 P.M., Central Standard Time, Friday, May 2, 2025, at the Tribal Land Enterprise (TLE) Office, P.O. Box 159, Rosebud, South Dakota 57570-0159. The **Sealed Bids** will be opened on May 7, 2025 and reviewed by the TLE Board of Directors during a TLE Board of Directors meeting on Tuesday, May 13, 2025, in Rosebud.

The lease on the Van Epps Property, Todd County, South Dakota contains approximately 90.00 farm acres, and 870 grazing acres which is more or particularly described as follows:

FEE: N2SW4 of Section 2 T38N., R26W.
FEE: N2SE4 of Section 3 T38N., R26W
FEE: NE4 of Section 3 T38N., R26W
FEE: NE4 of Section 10 T38N., R26W
FEE: SE4 of Section 10 T38N., R26W
FEE: SW4 of Section 11 T38N., R26W
FEE: SE4 of Section 11 T38N., R26W
6th P.M. Todd County.

The lease will be for a term of one (1) to five (5) year(s) starting from March 1, 2025.

A Stocking Rate will apply. Fencing and Improvements are the responsibility of the lessee. An agreement will be made with the successful bidder regarding the arrangement of such improvements. A lease contract will be written and must be signed by Tribal Land Enterprise and the lessee before any use of these lands.

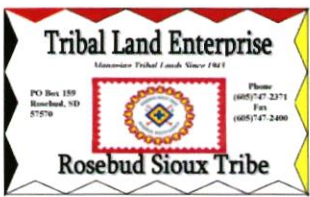
This lease contract will be issued directly through TLE and is subject to regulations in accordance with 25 Code of Federal Regulations (CFR), Part 162, Leasing and Permitting.

The Tribal Land Enterprise Board of Directors reserves the right to refuse any and all Bids and Business Plans. No Lease Bid and Business Plan will be

honored if the successful proposal has any delinquencies to the Rosebud Sioux Tribe, Tribal Land Enterprise, and/or the Bureau of Indian Affairs. All bidders will be notified, in writing, of the outcome of the bid opening.

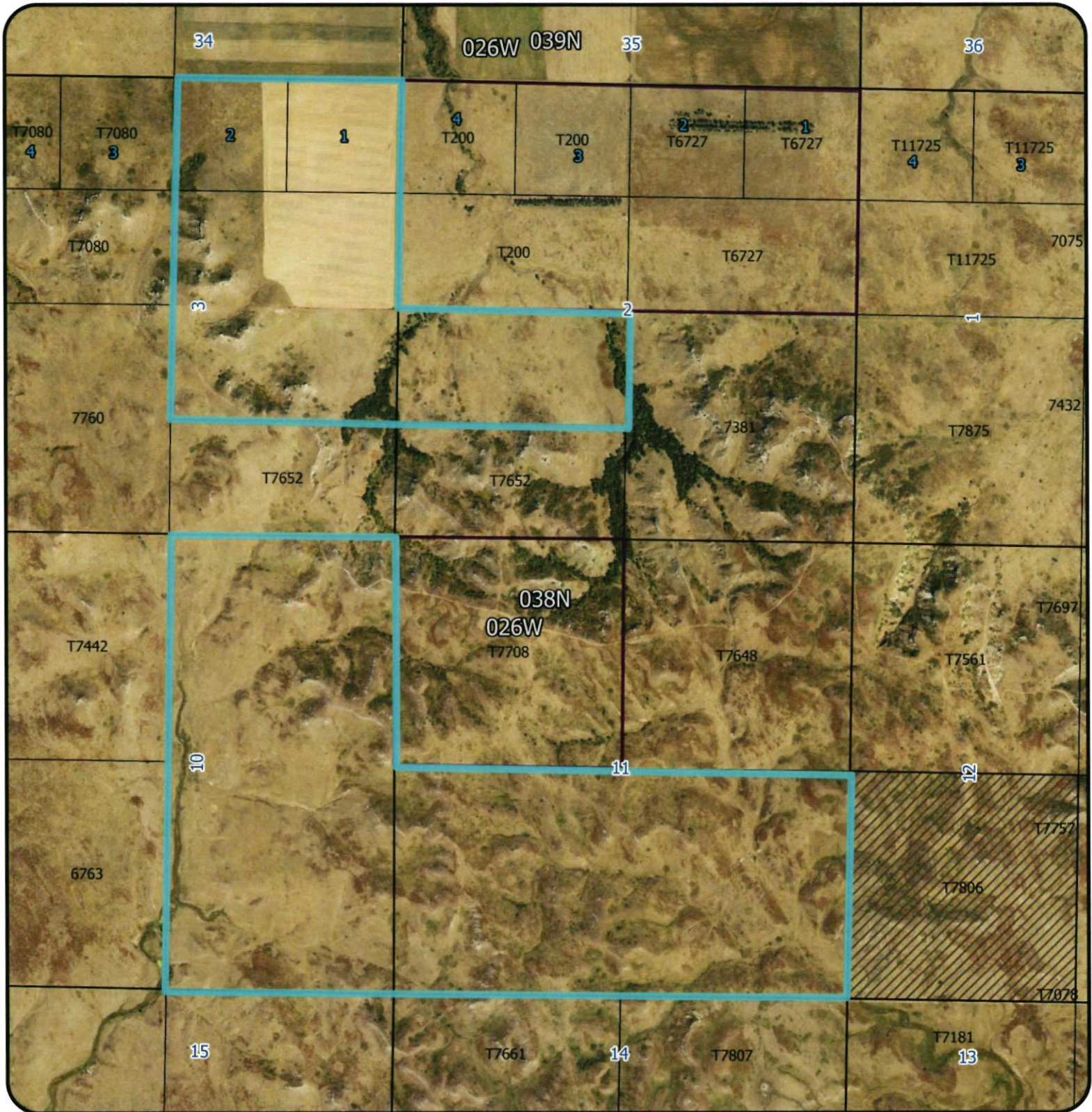
Fully complete the attached bid sheet and the address form, including your full address and zip code. Include your enrollment number and documentation if claiming Indian and/or Veteran preference. Place the bid sheet and address form in an envelope clearly marked "**Lease Bid and Business Plan- VAN EPPS PROPERTY**" and submit to Tribal Land Enterprise, P.O. Box 159, Rosebud, South Dakota 57570-0159. "**Lease Bids and Business Plan- VAN EPPS PROPERTY**" needs to be marked on the envelope to avoid being opened as mail is received at the TLE Office.

If you have questions, contact the TLE Office in person or call 1-605-747-2371.



Tribal Land Enterprise Van Epps Property

870 acres of Grazing and 90 acres of Farm



Stocking Rate 2 acres/AUM; 435 AUM/year
 Tribal Member Minimum Bid \$12,870.00
 Non-Tribal Member Minimum Bid \$20,535.00
 870 acres of grassland, 90 acres of farm

This map is for reference only
 Map Created by TLE Lease
 Manager-Alex Romero

