

Agricultural Leases Available
Western Pennsylvania Conservancy's Uber Rd. Farm

1. **Location:** 218 Uber Rd, Findley Township, Mercer County, PA
2. **Available acreage:** Approximately 18.5 acres of agricultural fields will be divided between two farmers, each with 8-10 acres.
3. **Soil types & tests:** A map and soil test results are available upon request.
4. **Date available:** The farm will be available soon, pending some repairs to the houses and barn.
5. **Existing buildings:**
 - a. **Bank barn** – A bank barn is available to be shared by the farmers and WPC.
 - b. **Houses** – Two houses (one with large detached garage, one with small shed) are available to lease under separate agreements with WPC.All existing buildings and other improvements will remain the property of WPC.
6. **New buildings and improvements:** New structures may be developed with approval of WPC.
7. **Required certification:** Certified Naturally Grown or USDA Certified Organic or a closely related set of standards approved by WPC
8. **Water:** Water will be available at the barn.
9. **Marketing methods:** The primary market will be the Pittsburgh regional food supply. Methods may include: pick-your-own, CSA, roadside stands, farmers markets, or direct sales. A portion of the products are to be supplied within the City of Pittsburgh.
10. **Tools & equipment:** The farmers will provide their own equipment and tools. A tractor (27-HP diesel 4x4 with front-end loader with bucket, rotary mower, and box scraper) will be available for shared-use by the farmers and WPC under a separate agreement.
11. **Lease:** The initial lease term will be 5 years, with the potential to renew for a maximum of 15 more years.
12. **Public access:** The non-leased areas of the property may be managed as a nature reserve open to the public via designated rights-of-way. The WPC shall have the right to access the leased areas so long as it does not interfere with the agriculture activities.
13. **Outreach/events:** Each farmer will be required to host at least one educational program/tour each year, possibly in collaboration with WPC. Up to six farm-to-table or similar events may be held each year.
14. **Required farm plans:** Agricultural Erosion and Sedimentation Plan; Conservation Plan; Manure Management Plan and Grazing Plan (if applicable)
15. **Insurance requirements:** Commercial General Liability (\$1,000,000 minimum); Automobile Liability (\$1,000,000 minimum); Workman's Compensation (per Pennsylvania statutory limits). Western Pennsylvania Conservancy must be listed as an "additional insured" on all policies.
16. **Application:** Please submit a 3-year business plan, a resume, and a one-year budget including all farm income and expenses involved in the proposed farming operation. Include your proposed rental rate for fields, barn, and housing (if applicable).

For more information or to submit a proposal, contact Andrew Zadnik at 412-586-2318 or azadnik@paconserve.org.