Bayer Property Questions

1. How much acreage is the farmer using now? **Approx. 175 acres**
2. What part could be rented and what part does 4-H need to maintain? Cultivated area could be rented out. The acreage that the buildings, barn, pond, driveway is on should be maintained by 4-H.
3. More detailed toxicology report of Phase 1. This won't be revealed until there is intent to purchase.
5. If it will be leased what are the liabilities? Person renting it not a 4-H leader, etc. Background screened? Should be answered by County/IFAS legal
6. How old are the buildings? The oldest structure was built in 1977 and the most recent was built in 2004.
7. Could the lease agreement state that the person who leases out the farm land be subjected to the 4-H volunteer background check? This should be obtainable, the same way the caregiver is now at the 4-H Langley Bell Center.
8. Does the county rent out property now? How does the school board do it now? Able to lease it out for a profit? Yes, the county does rent out property. Walnut Hill Ruritan building is County owned, managed by the Ruritan club, and is rented out through the Ruritan club.
9. Who does the money go to when we rent out the property? Money can be kept by organization, however, it would depend on how the management agreement.
10. Will the county cover the liability insurance? County could cover liability insurance.

**Pros**
Sell acreage that you don’t need or don’t use
Multifaceted. Lots of possibilities things on the land
Complete package deal
Handicapped Accessible
Paved Roads
Turn-key operation
Fenced and gated in
Closest replacement to Langley Bell
Comparable size/facilities
Conference room seats 75
Helps other parts of extension
Potentially expand 4-H – youth expansion that reaches who we don’t reach now.
Central to the county – 2 miles of the fastest growing area.

**Cons**
Has to be sold in its entirety, but could be split
Duplication of buildings
Environmental things unknown
Not the population center