



Tender

UTRCA Agricultural Properties

Agricultural Property Land Leases in Middlesex, Oxford, and Perth Counties

Upper Thames River Conservation Authority (UTRCA)

1424 Clarke Road, London, Ontario, N5V 5B9

Contact: belfryj@thamesriver.ca (519) 451- 2800 Ext 280

UTRCA Agricultural Properties

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UTRCA AGRICULTURAL PROPERTIES BIDDING INSTRUCTIONS

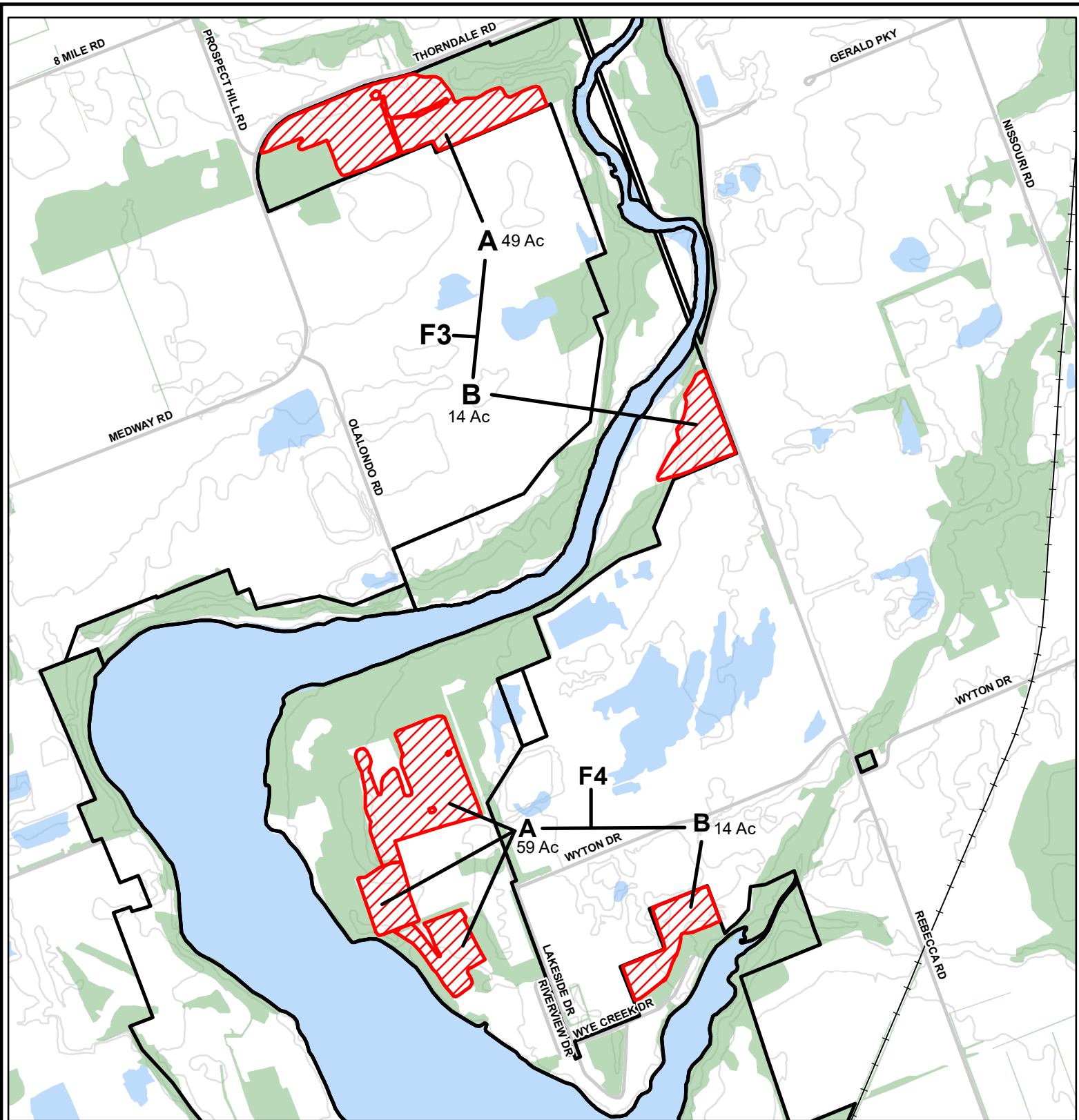
1. The Upper Thames River Conservation Authority (UTRCA) welcomes tenders for the UTRCA Agriculture Properties for a five-year term from 2027 – 2031.
2. Tender bids will be submitted to the Upper Thames River Conservation Authority in person or mailed to:

Upper Thames River Conservation Authority
1424 Clarke Road
London, ON
N5V 5B9

Or

by email to: purchasing@thamesriver.ca

3. Tenders will be received in-person, mail or email no later than 3:30 pm eastern standard time on Friday, July 31, 2026
4. Tender package includes:
 - a. **Schedule A:** Reference maps identifying agricultural properties for lease
 - b. **Schedule B:** Table identifying all agricultural properties for lease by tender with corresponding lot/concession information and acreage to be used when completing the Schedule D bid form.
 - c. **Schedule C:** Recommended cropping and tillage practices for specific properties and/or field units.
 - d. **Schedule D:** Bid form to be completed and returned in a sealed envelope or by email, as directed above.
5. All tender bid forms (Schedule “D”) received in person or by mail, are required to be in a sealed envelope clearly marked as **“UTRCA AGRICULTURAL PROPERTIES”**
6. The lowest bid or any bid will not necessarily be accepted. Payments are due annually on April 30th for each year of the term.
7. For more information or assistance, please contact Jason Belfry, Land Management Supervisor at 519-451-2800 ext. 280 or belfryj@thamesriver.ca

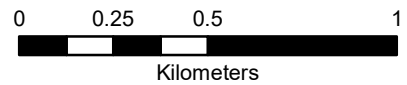


Fanshawe Conservation Area

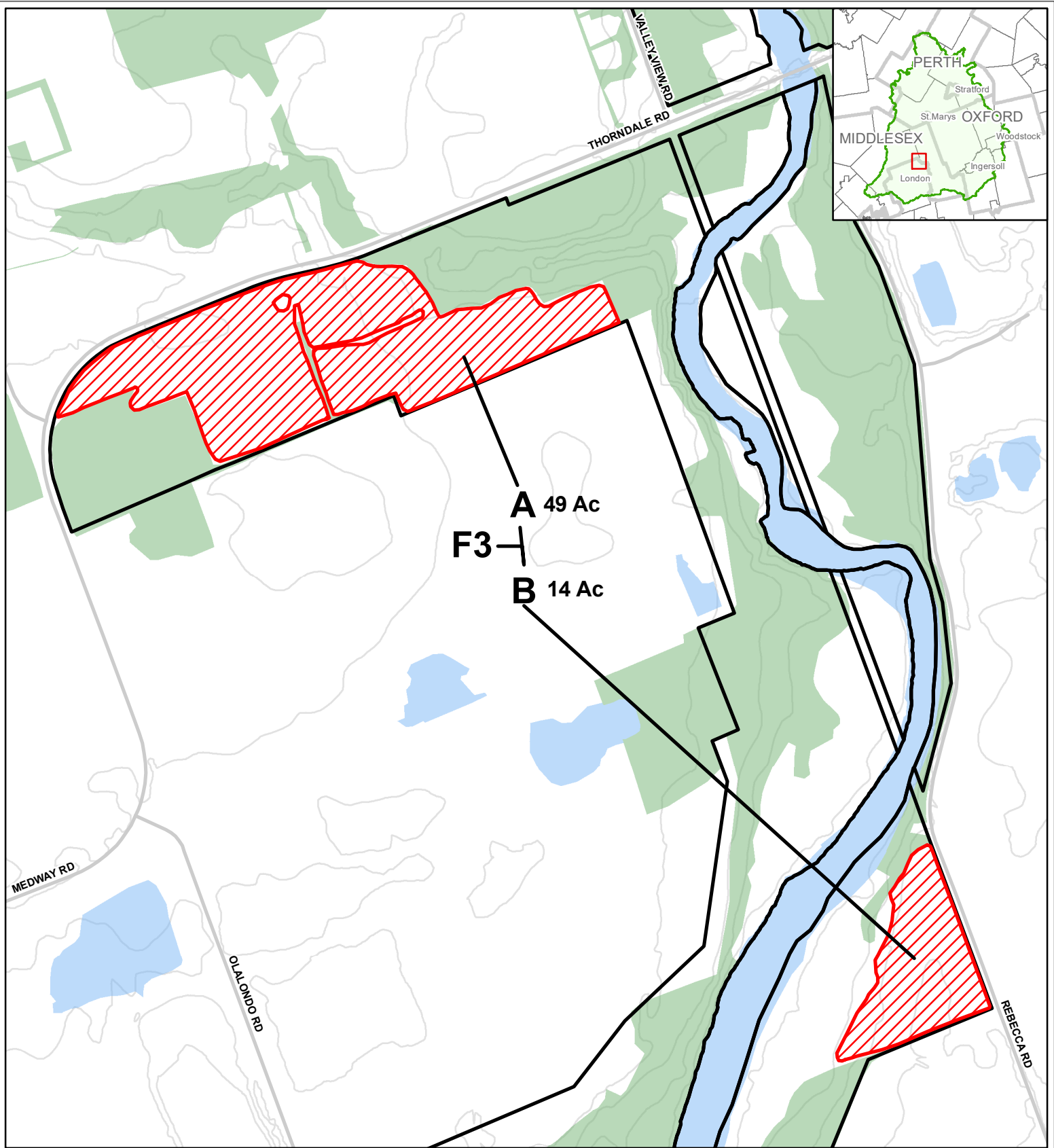
Schedule A: Agricultural Property - F3 & F4 136 Ac

Legend

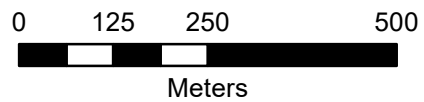
 UTRCA Agricultural Leased Property  UTRCA Property



UPPER THAMES RIVER
CONSERVATION AUTHORITY



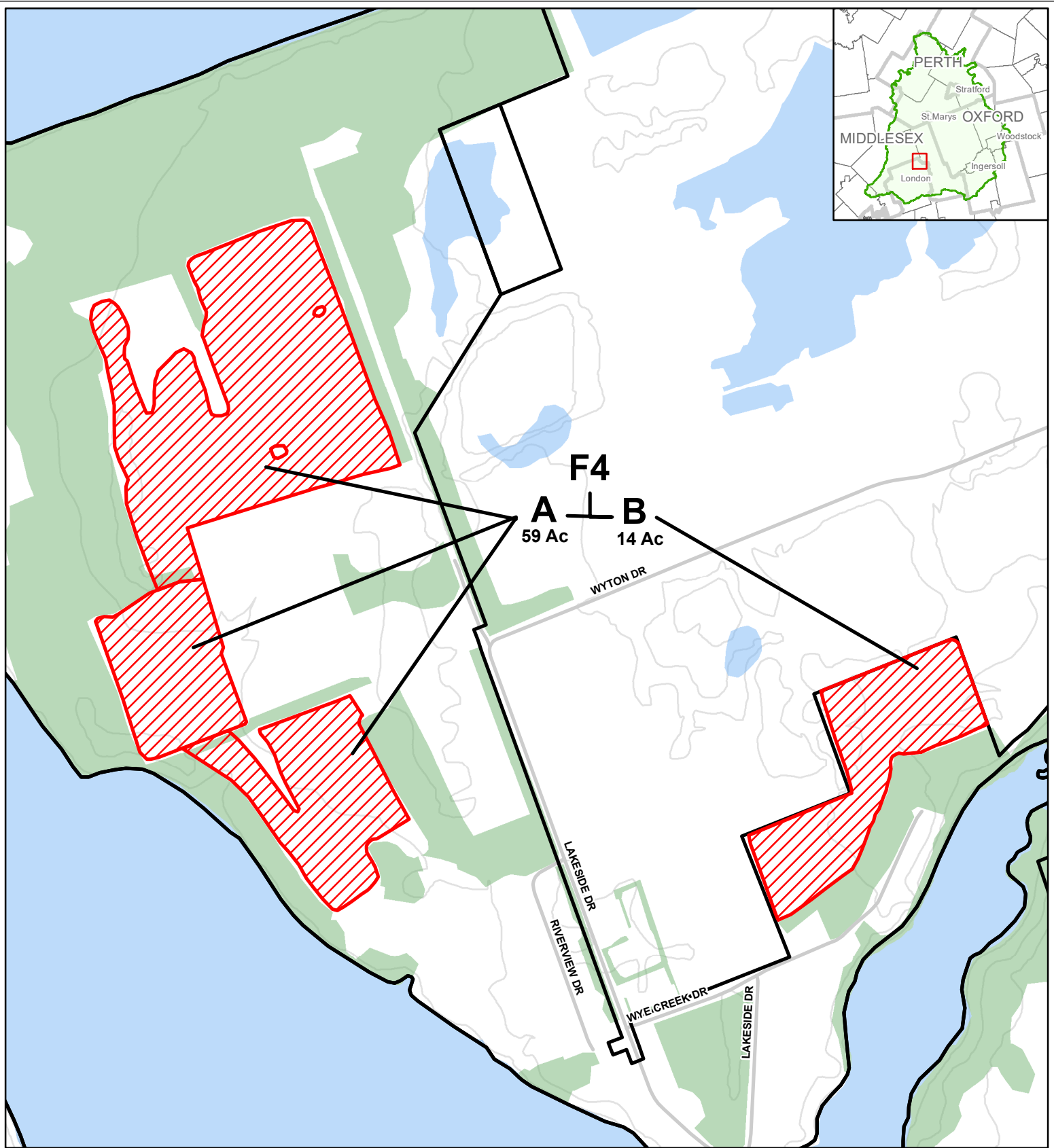
Fanshawe Conservation Area
 Schedule A: Agricultural Property - F3 63 Ac



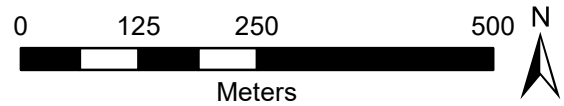
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-  UTRCA Agricultural Leased Property
-  UTRCA Property

UPPER THAMES RIVER
CONSERVATION AUTHORITY



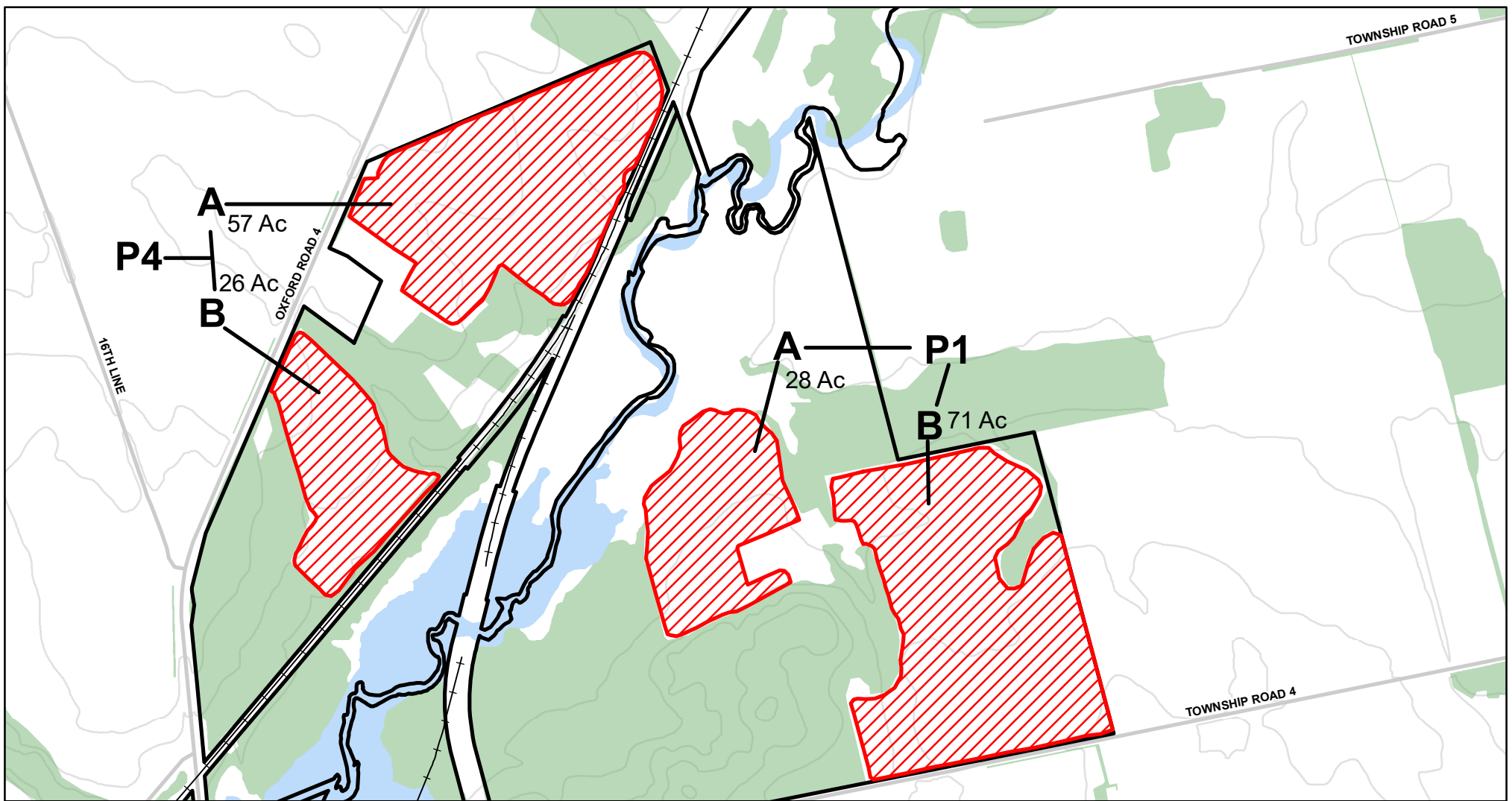
Fanshawe Conservation Area
 Schedule A: Agricultural Property - F4 73 Ac



Legend

-  UTRCA Agricultural Leased Property
-  UTRCA Property

UPPER THAMES RIVER
CONSERVATION AUTHORITY

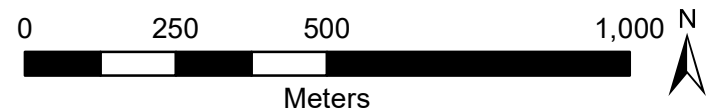


Pittock Conservation Area

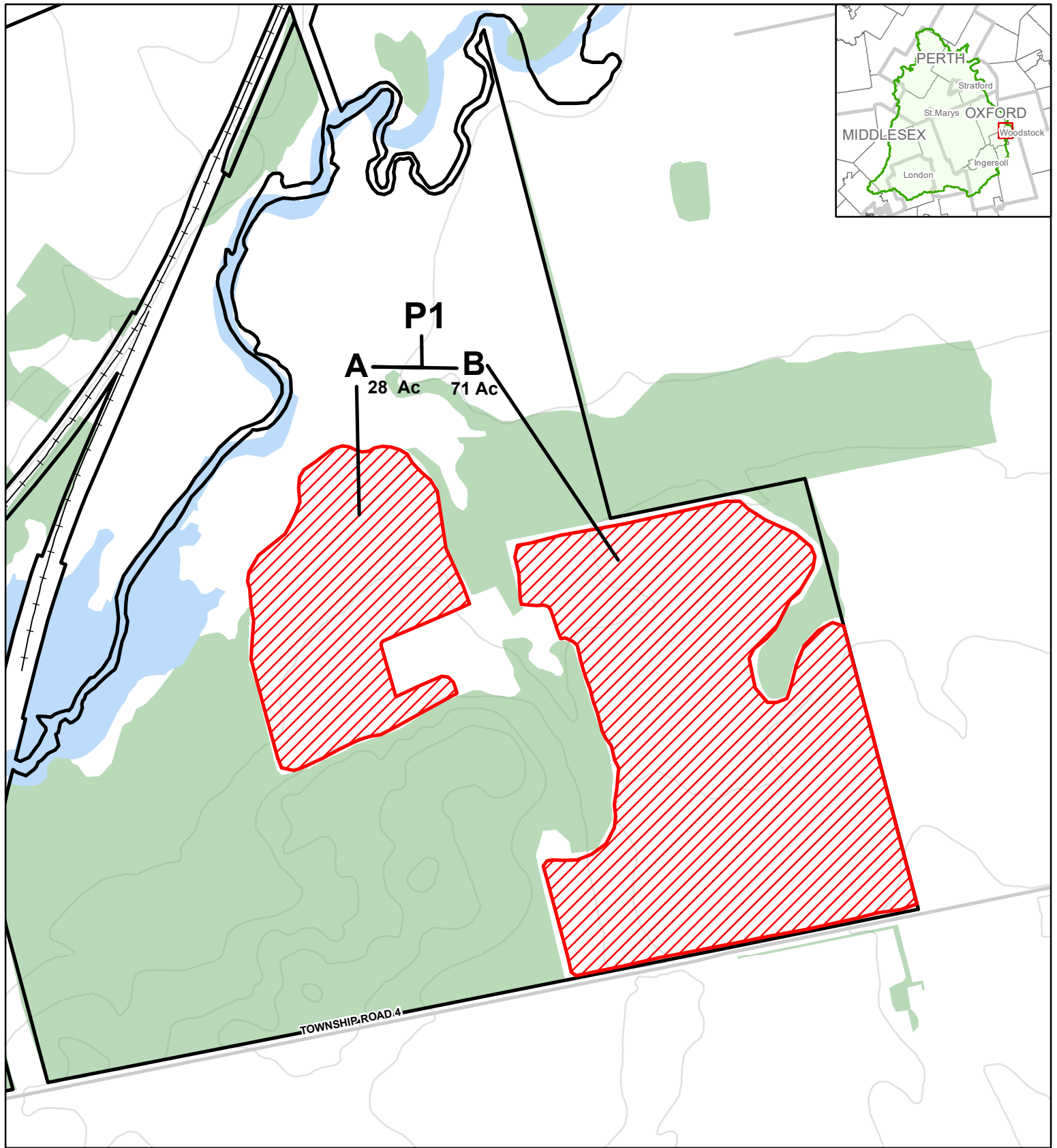
Schedule A: Agricultural Property - P1 & P4 182 Ac

Legend

 UTRCA Agricultural Leased Property  UTRCA Property

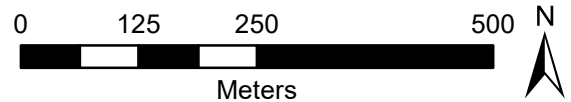


UPPER THAMES RIVER
CONSERVATION AUTHORITY



Pittock Conservation Area

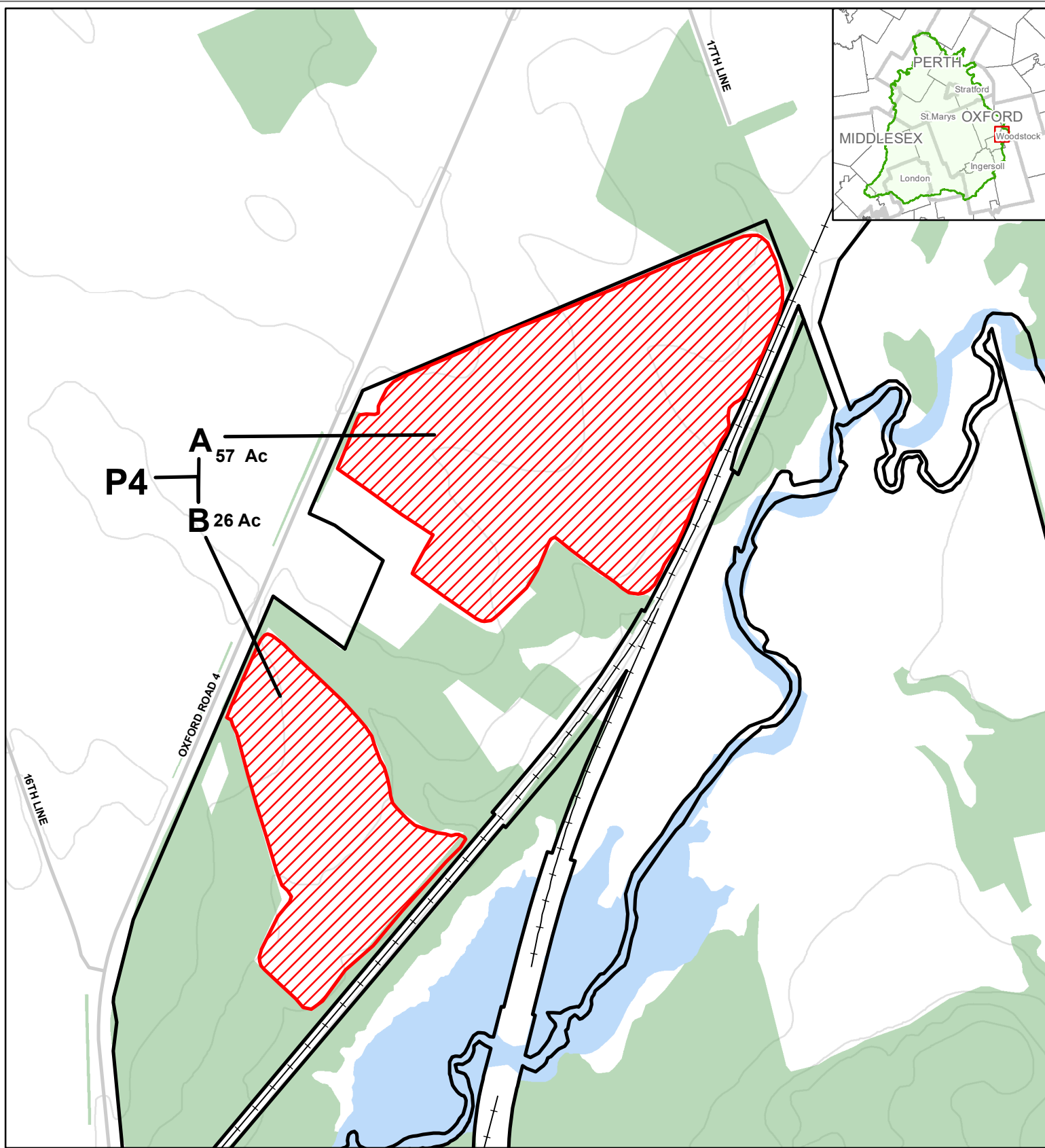
Schedule A: Agricultural Property - P1 99 Ac



Legend

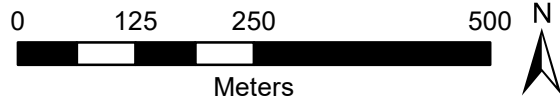
-  UTRCA Agricultural Leased Property
-  UTRCA Property

UPPER THAMES RIVER
CONSERVATION AUTHORITY



Pittock Conservation Area

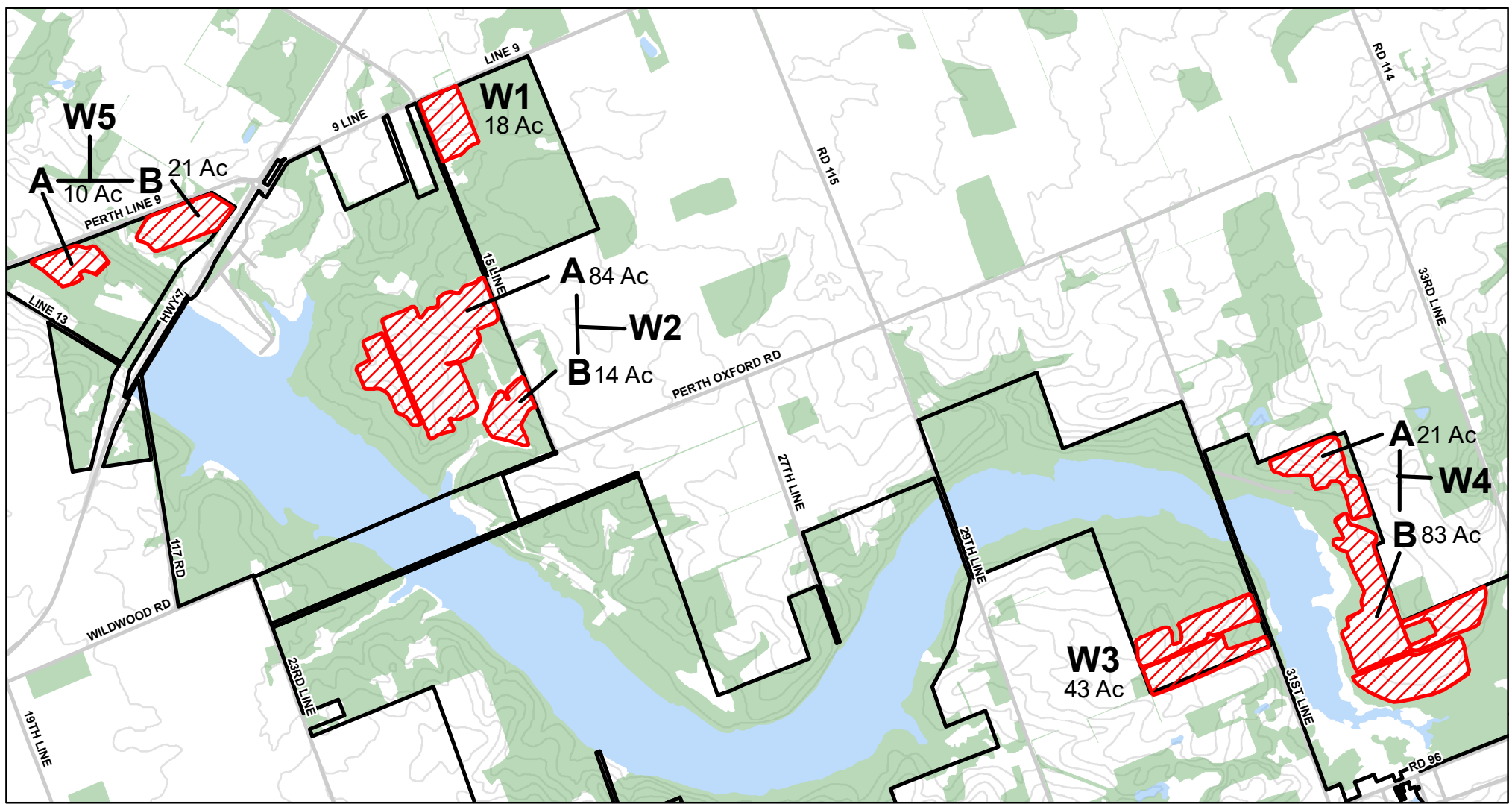
Schedule A: Agricultural Property - P4 83 Ac



Legend

- UTRCA Agricultural Leased Property
- UTRCA Property

UPPER THAMES RIVER
CONSERVATION AUTHORITY

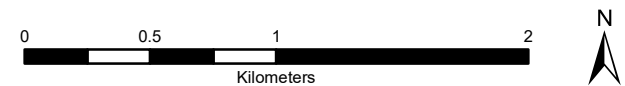


Wildwood Conservation Area

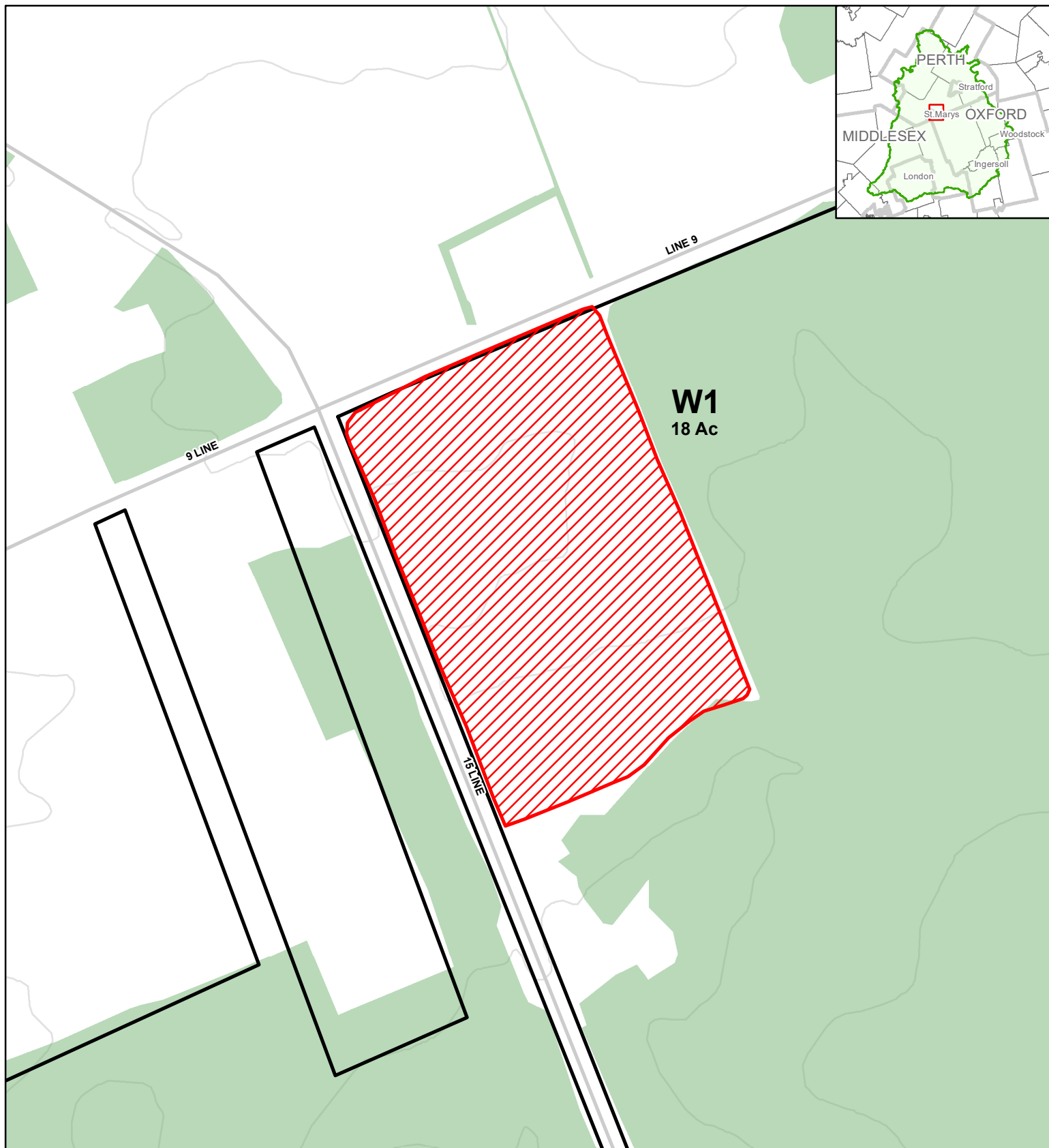
Schedule A: Agricultural Property - W1-W5 294 Ac

Legend

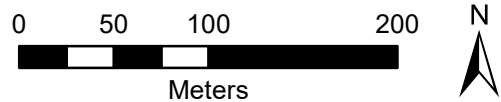
 UTRCA Agricultural Leased Property  UTRCA Property



UPPER THAMES RIVER
CONSERVATION AUTHORITY



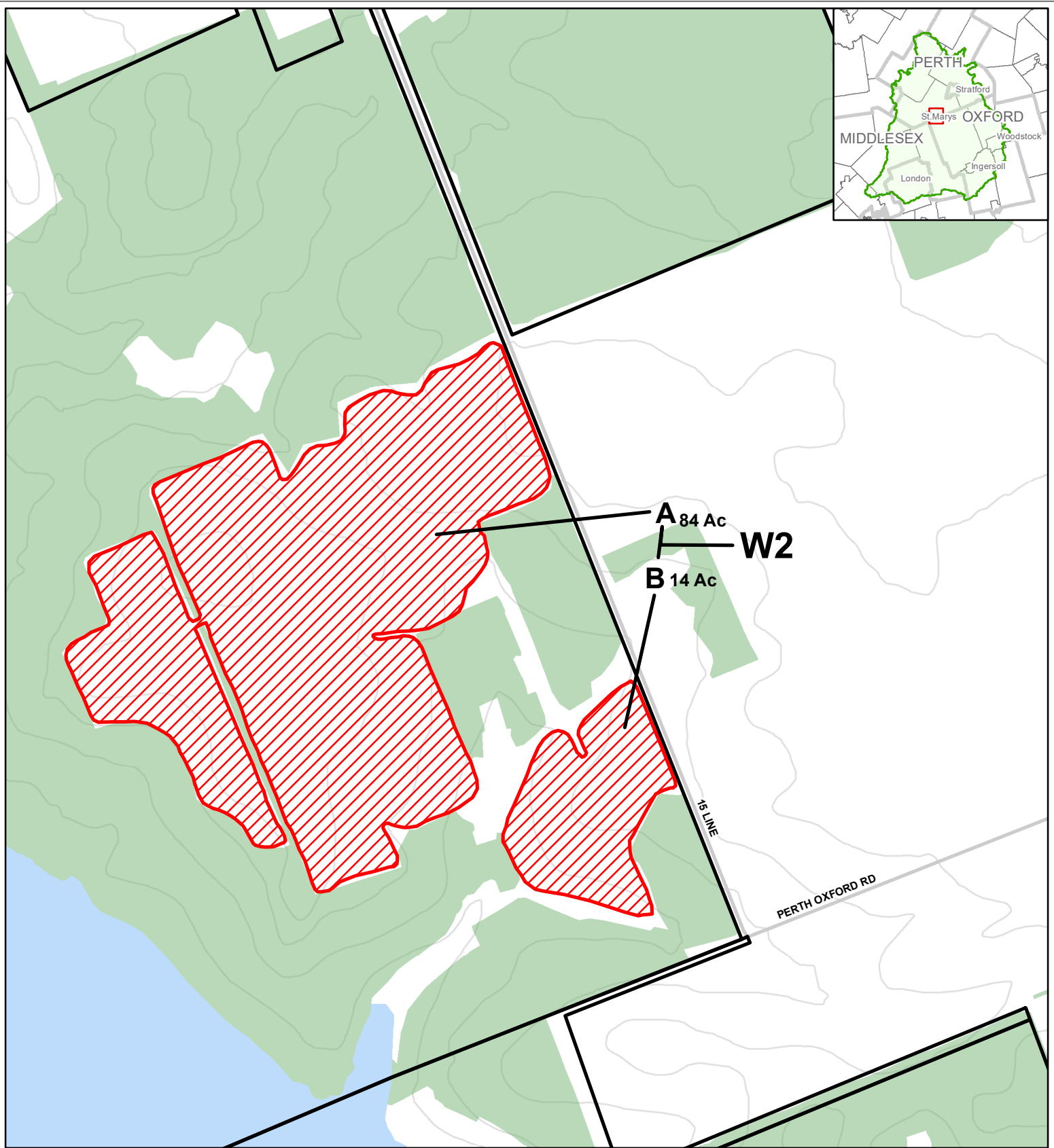
Wildwood Conservation Area
 Schedule A: Agricultural Property - W1 18 Ac



Legend

- UTRCA Agricultural Leased Property
- UTRCA Property


UPPER THAMES RIVER
CONSERVATION AUTHORITY

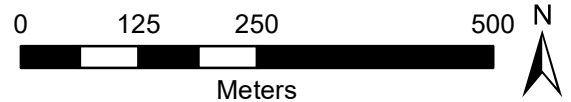


Wildwood Conservation Area

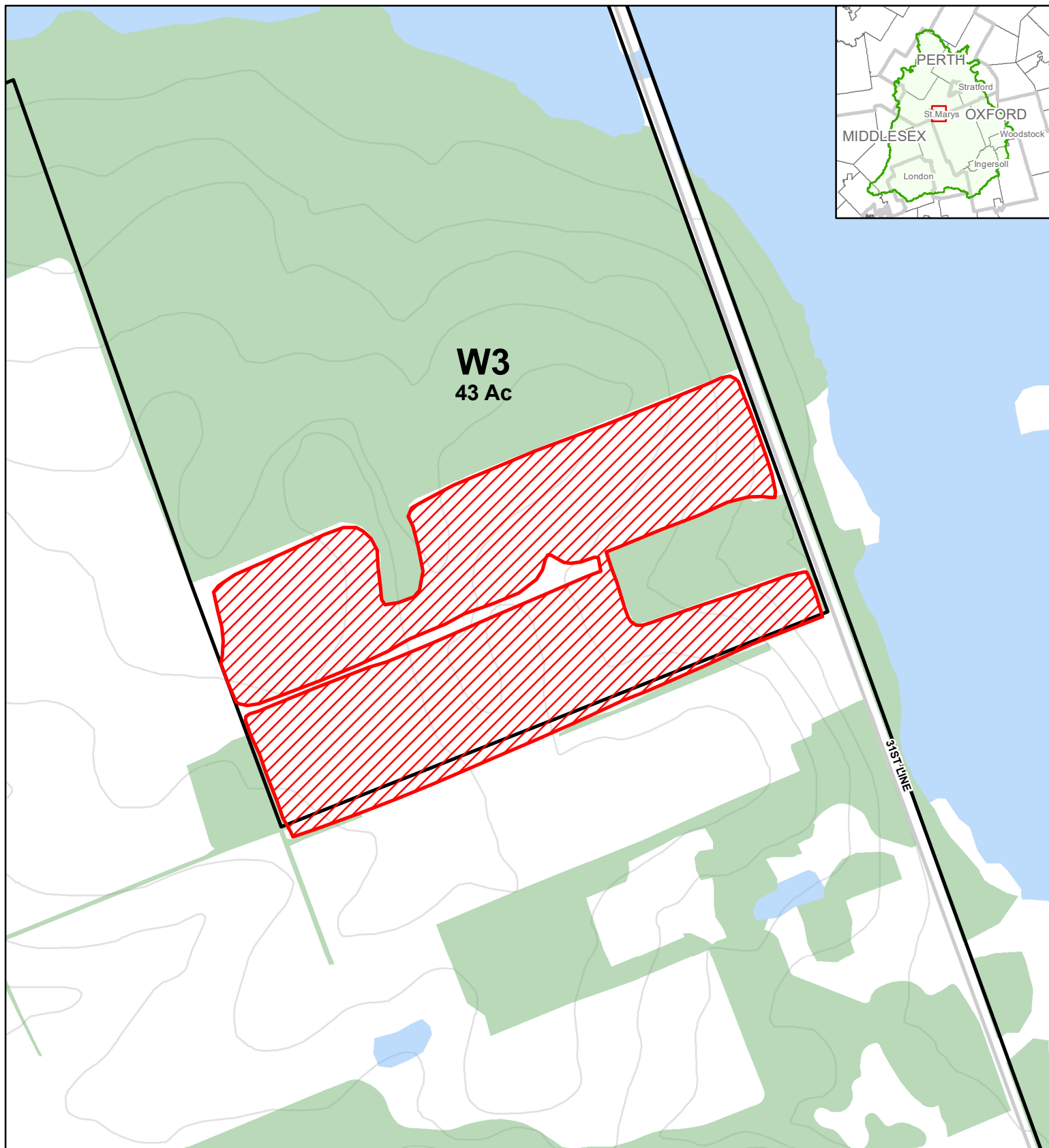
Schedule A: Agricultural Property - W2 98 Ac

Legend

 UTRCA Agricultural Leased Property  UTRCA Property

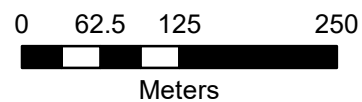


UPPER THAMES RIVER
CONSERVATION AUTHORITY



Wildwood Conservation Area

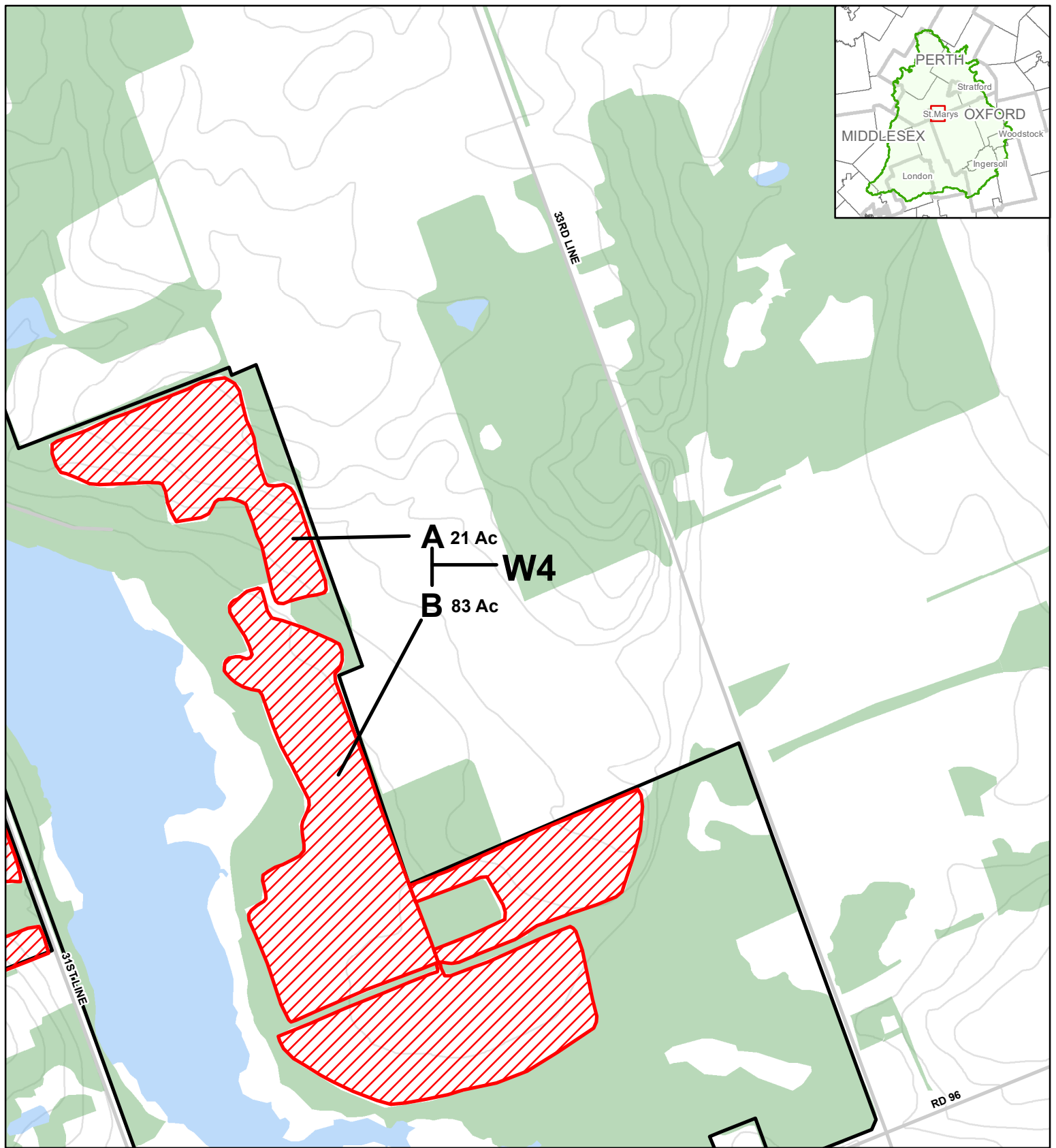
Schedule A: Agricultural Property - W3 43 Ac



Legend

-  UTRCA Agricultural Leased Property
-  UTRCA Property


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CONSERVATION AUTHORITY



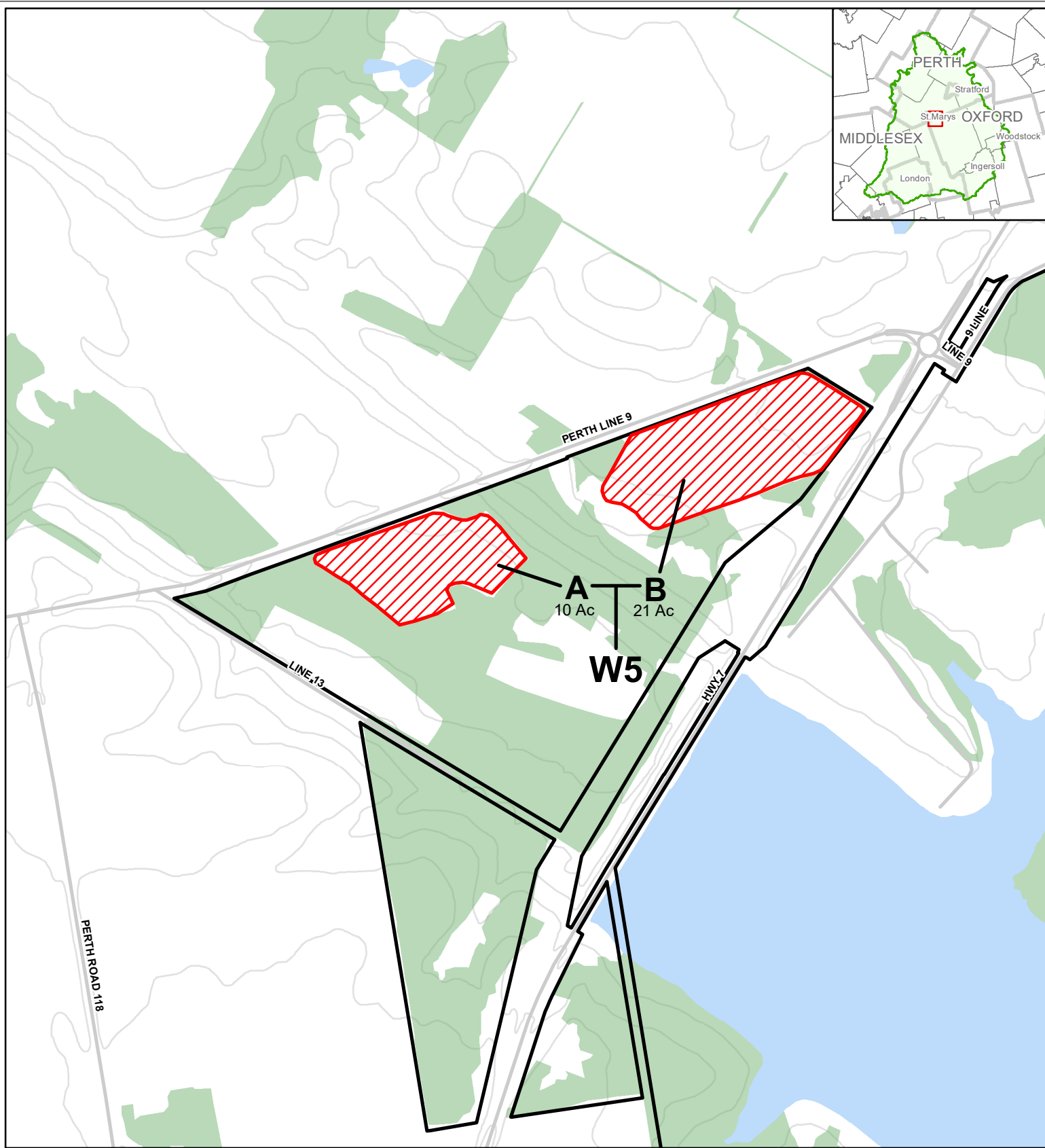
Wildwood Conservation Area
 Schedule A: Agricultural Property - W4 104 Ac



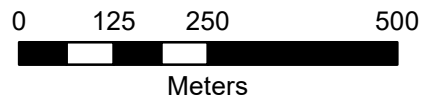
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 UTRCA Agricultural Leased Property  UTRCA Property

UPPER THAMES RIVER
CONSERVATION AUTHORITY



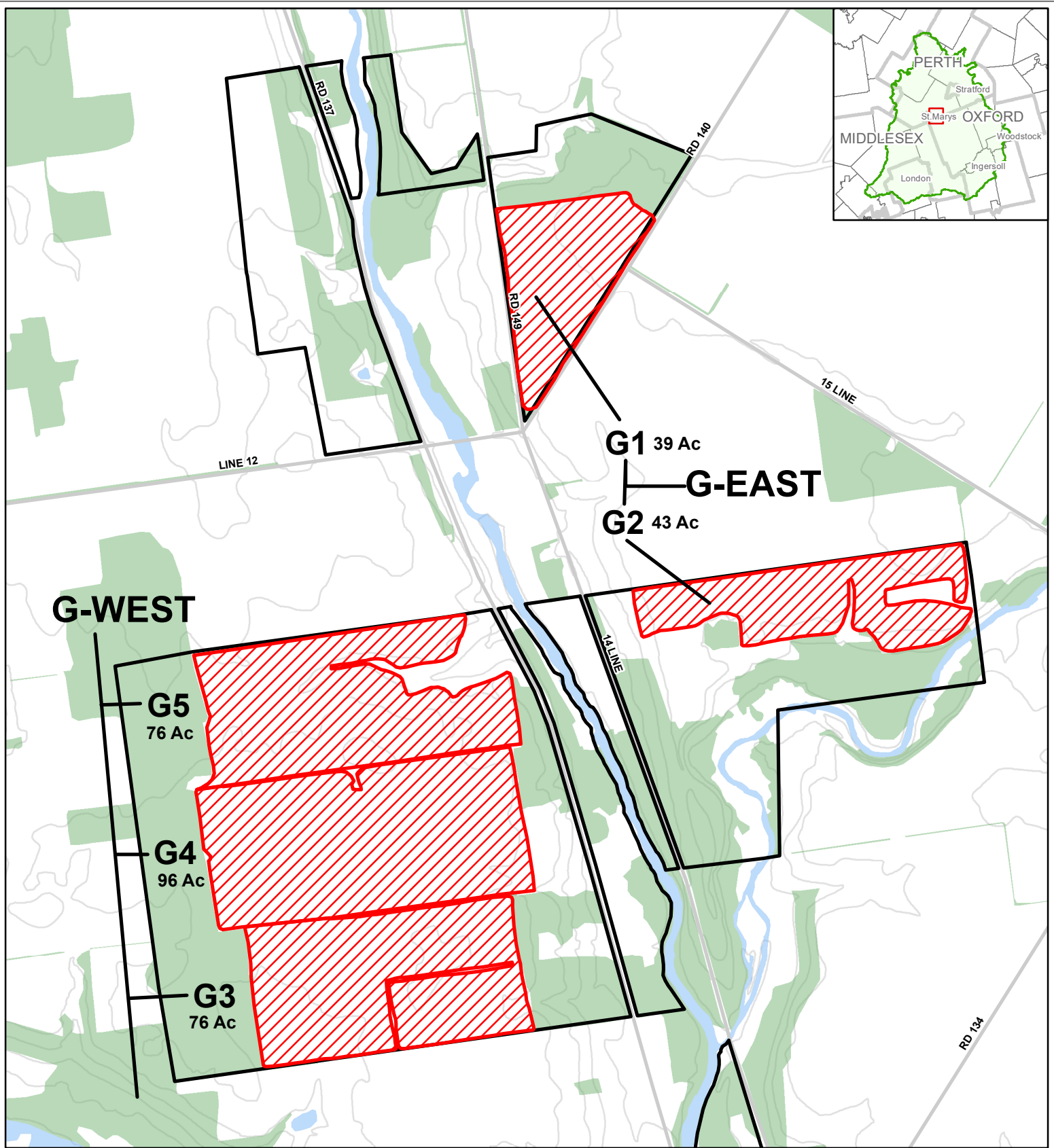
Wildwood Conservation Area
 Schedule A: Agricultural Property - W5 31 Ac



UPPER THAMES RIVER
 CONSERVATION AUTHORITY

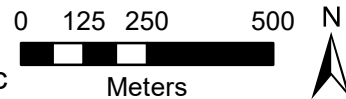
Legend

- UTRCA Agricultural Leased Property
- UTRCA Property



Glengowan Area

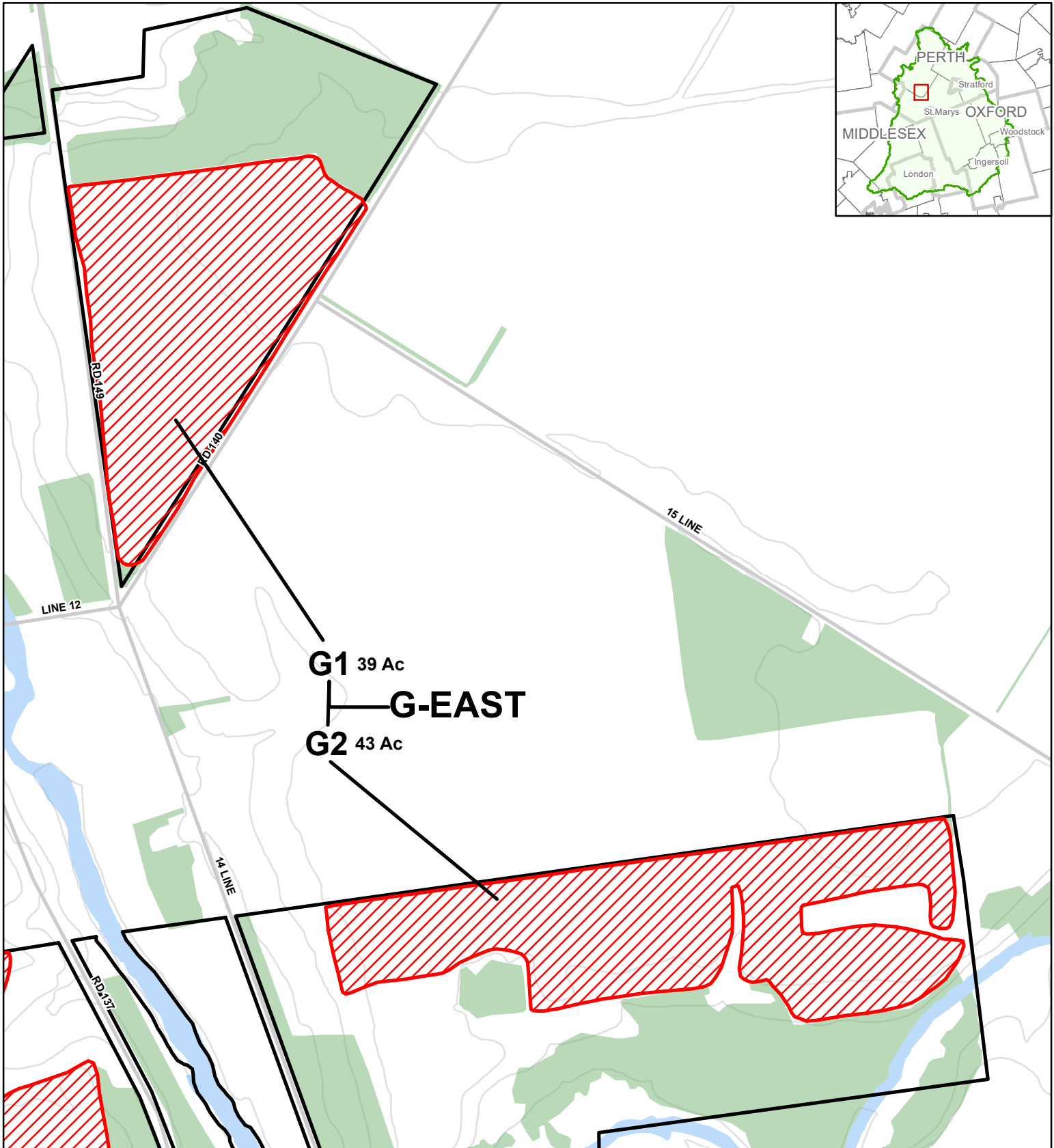
Schedule A: Agricultural Property - G-East & G-West 330 Ac



Legend

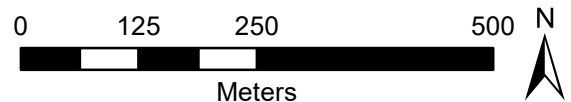
- UTRCA Agricultural Leased Property
- UTRCA Property

UPPER THAMES RIVER
CONSERVATION AUTHORITY





Glengowan Area

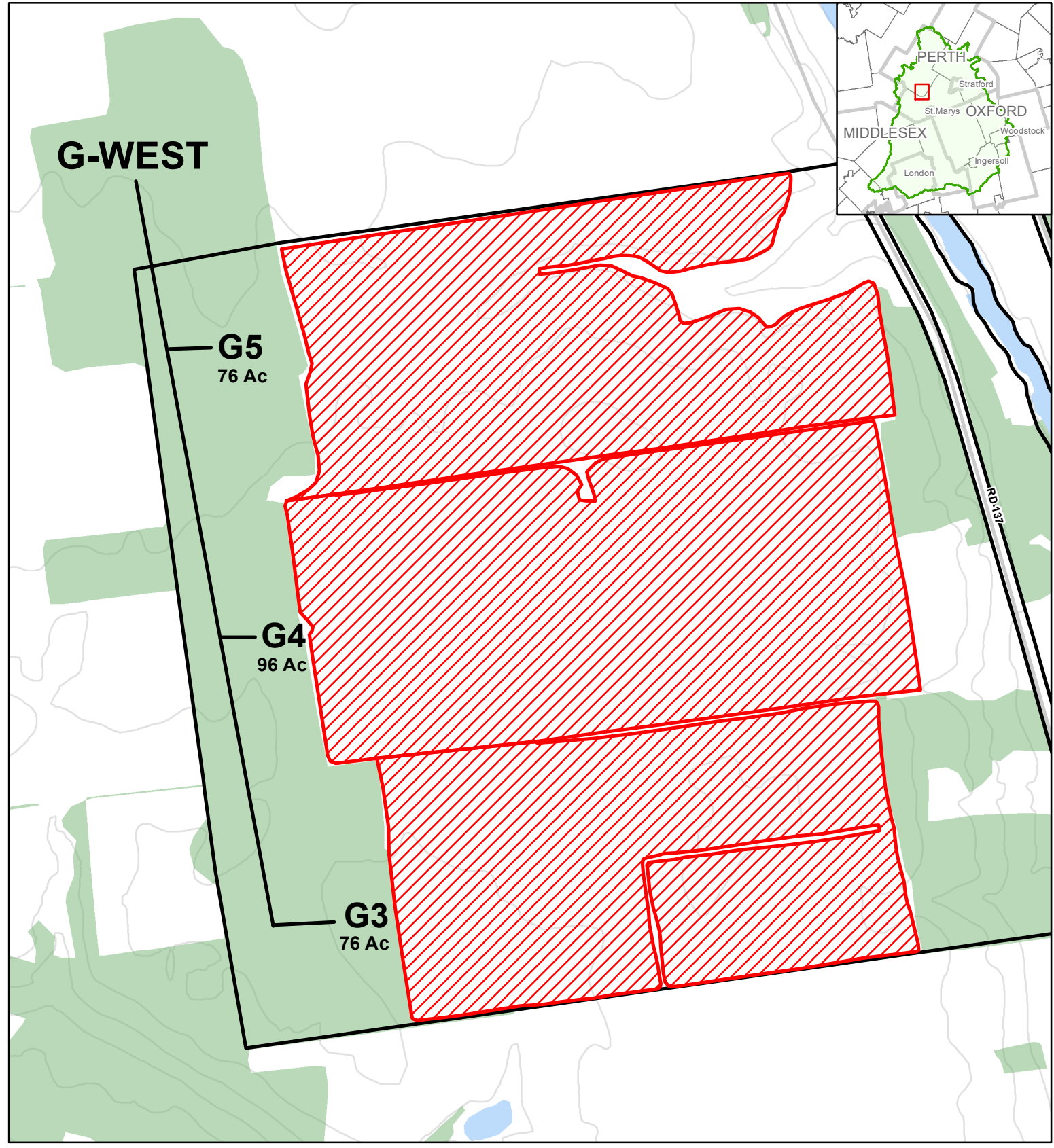
Schedule A: Agricultural Property - G-East 82 Ac



Legend

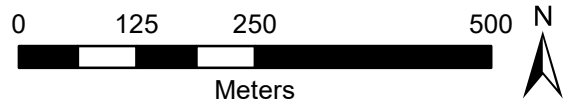
-  UTRCA Agricultural Leased Property
-  UTRCA Property

UPPER THAMES RIVER
CONSERVATION AUTHORITY




Glengowan Area

Schedule A: Agricultural Property - G-West 248 Ac



Legend

 UTRCA Agricultural Leased Property  UTRCA Property

UPPER THAMES RIVER
CONSERVATION AUTHORITY

SCHEDULE "B" Field ID & Acreage

FANSHAWE PROPERTIES (2)

Map ID #	Field	Lots	Concession	Township	County	Acreage	
F-3	A	13	1	Thames Centre	Middlesex	49	63
	B	15	1	Thames Centre	Middlesex	14	
F-4	A	10	1	Thames Centre	Middlesex	59	73
	B	1	5	Thames Centre	Middlesex	14	

PITTOCK PROPERTIES (2)

Map ID #	Field	Lots	Concession	Township	County	Acreage	
P-1	A	10	4	Blandford-Blenheim	Oxford	28	99
	B	9,10	4	Blandford-Blenheim	Oxford	71	
P-4	A	6	16	East Zorra - Tavistock	Oxford	57	83
	B	6,7	16	East Zorra - Tavistock	Oxford	26	

WILDWOOD PROPERTIES (5)

Map ID #	Field	Lots	Concession	Township	County	Acreage	
W-1		20	11	Perth South, Downie Ward	Perth	18	
W-2	A	20,21,22	12	Perth South, Downie Ward	Perth	84	98
	B	20,21	12	Perth South, Downie Ward	Perth	14	
W-3		32	1	Zorra	Oxford	43	
W-4	A	33	2	Zorra	Oxford	21	104
	B	31,32,33	2	Zorra	Oxford	83	
W-5	A	2	14	Perth South, Downie Ward	Perth	10	31
	B	1	14	Perth South, Downie Ward	Perth	21	

GLENGOWAN PROPERTIES (2)

Map ID #	Field	Lots	Concession	Township	County	Acreage	
G-EAST	G1	30	18	Fullarton	Perth	39	82
	G2	29	2	Downie	Perth	43	
G-WEST	G3	4	15	Blanshard	Perth	76	248
	G4	3	15	Blanshard	Perth	96	
	G5	2	15	Blanshard	Perth	76	

SCHEDULE “C” UTRCA Cropping and Tillage Plan

The following information is recommended practice on UTRCA agricultural properties. Each field will have specific recommendations based on the site conditions, soil characteristics and moisture regime.

The addition of manure is acceptable on most properties. Manure may be applied to the fields as long as the rates are within soil/crop needs. For liquid manure applications, 3,000 gal/ac is generally considered maximum allowable rate. Liquid manure must be applied using a land injection system or surface broadcast and incorporated within 24 hours. Solid manure must be incorporated within 24 hours. All manure applications must have approval from the UTRCA prior to application. All manure applications must as a minimum meet provincial guidelines as set out in the nutrient management act including 10 metre buffers adjacent to open watercourses and surface inlets, and manure not being applied to frozen or snow-covered land, or due to other conditions where there may be overland flow prior to incorporation.

Preference will be given to tenders that demonstrate planned adherence to the 4R Nutrient Stewardship principles, including right source, rate, time and place. Over the term of the lease, nutrient application rates must match crop removal, so that soil is not being depleted.

***Please refer to specific requirements associated with each field unit below.**

***Land management data must be provided to UTRCA after harvest each year, including dates and rates of all nutrients applied, and crop yield. Proof of nutrient application rates may be requested.**

UTRCA Property F3 (F3A, F3B)

Lots 13 & 15, Concession 1, Township of Thames Centre, Middlesex County

Site Description: This includes two properties and two fields. Silt loam soils dominate, and slopes range from flat to some slopes around 5%. The farm was systematically tile drained in 2021.

F3A is located on Thorndale Road and has been a UTRCA Demonstration Farm since 2022. The farm is comprised of a controlled drainage system on 14 acres; the remainder is systematically tilled at 30ft spacing. Staff will work closely with the tenant to manage the field and additional conservation measures proposed for the site. Some consideration is needed to farm around the water control structures and erosion control features.

***Preference may be given to tenders who have yield mapping capabilities and will provide this data to UTRCA.**

Size	Recommended Cropping and Tillage	Other Practices
63 ac	<p>UTRCA Demonstration Farm (F3A), (F3B)</p> <p>This field will require ongoing dialogue with UTRCA staff as the demonstration farm will evolve and change over time.</p> <p>The western portion of the F3A field is relatively flat with</p>	<p>F3A</p> <p>This field is monitored by UTRCA staff on a regular basis.</p> <p>10 water control structures visible and marked in the field.</p>

<p>the eastern section sloping and requires special care. The farm is tile drained.</p> <p>Crop rotations – Maintain a rotation including legumes and grasses such as corn-soybeans-winter wheat, along with cover crops.</p> <p>Cover crops – Where Red Clover is not used, a cover crop must be planted following wheat harvest. A cover crop is required after beans.</p> <p>Tillage – A minimum of 60% residue cover is expected on this field following harvest through the following spring. No-till, strip-tillage or vertical tillage may be used after corn or wheat, no-till is required following soybeans A minimum 30% crop residue on the soil surface after planting is required. Light incorporation of cover crop seed is acceptable in the summer or fall.</p> <p>Coloured/edible beans are not acceptable on the eastern steeply sloping area of the field. More than two years of row crops (corn/beans) is not recommended, and two years of beans in succession is not permitted.</p>	<p>Control structures are managed by UTRCA and raised/lowered before harvest and planting.</p> <p>Laneways are to be maintained along the field edges and allow access to the water and sediment control structure. Parking pad to be maintained for field access.</p> <p>Two water and sediment control basins will be located on this field for erosion control. One blind inlet that can be farmed over and one standpipe to farm around.</p> <p>A field windbreak is planted on the south fenceline. The field maintains a roadside planting and block planting.</p> <p>An underground stormwater chamber located off the field.</p> <p>This farm is used for demonstration tours on occasion. UTRCA staff will accompany all planned site visitors. Notice of large tours or events is provided in advance.</p> <p>F3B Stoniness of the eastern field may limit cropping and tillage options.</p>
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UTRCA Property F4 (F4A, F4B)

Lots 10&1, Concession 1, Township of Thames Centre, Middlesex County

Site Description: This includes two parcels totaling 73 acres located east of Fanshawe Reservoir. Both fields have similar characteristics and soils.

Size	Recommended Cropping and Tillage	Other Practices
73 ac	<p>F4A, F4B</p> <p>With the proximity to the reservoir, this field requires careful management to limit soil erosion.</p> <p>Crop rotations – Maintain a rotation including legumes and grasses such as corn-soybeans-winter wheat, along with cover crops.</p> <p>Cover crops – Where Red Clover is not used, a cover crop must be planted following wheat harvest. A cover crop is required after beans.</p> <p>Tillage – A minimum of 60% residue cover is expected on this field following harvest through the following spring. No-till, strip-tillage or vertical tillage may be used after corn or wheat, no-till is required following soybeans. A minimum 30% crop residue on the soil surface after planting is required. Light incorporation of cover crop seed is acceptable in the summer or fall.</p> <p>Coloured/edible beans are not acceptable. More than two years of row crops (corn/beans) is not recommended, and two years of beans in succession is not permitted.</p>	<p>F4A</p> <p>Adjacent to this field is a tallgrass prairie which was established in Fall 2023. This prairie was created to provide habitat for Eastern Meadowlarks and Bobolinks. This site is monitored and maintained regularly by UTRCA staff.</p> <p>Block tree planting along the southeastern corner of the field.</p>

UTRCA Property P1 (P1A, P1B)

Lots 9 & 10, Concession 4, Township of Blandford-Blenheim, Oxford County

Site Description: This farm is made up of two fields. The farm is relatively flat with some gentle slopes and some digressional areas. It is located next to Pittock Reservoir and therefore there is a need to minimize soil erosion. Soil consists of sandy loams, loam and some bottomland soils.

Size	Recommended Cropping and Tillage	Other Practices
99 ac	<p>P1A, P1B</p> <p>Crop rotations – Maintain a rotation including legumes and grasses such as corn-soybeans-winter wheat, along with cover crops.</p> <p>Cover crops – Where Red Clover is not used, a cover crop must be planted following wheat harvest. A cover crop is required after beans.</p> <p>Tillage – A minimum of 60% residue cover is expected on this field following harvest through the following spring. No-till, strip-tillage or vertical tillage may be used after corn or wheat, no-tills required following soybeans A minimum 30% crop residue on the soil surface after planting is required. Light incorporation of cover crop seed is acceptable in the summer or fall.</p> <p>Coloured/edible beans are not acceptable. More than two years of row crops (corn/beans) is not recommended, and two years of beans in succession is not permitted.</p>	<p>P1A, P1B</p> <p>The nature of the soils on this property may require the occasional need of lime additives to maintain pH at desirable levels. Typically, this is every 10-15 years.</p>

UTRCA Property P4 (P4A, P4B)

Lots 6 & 7, Concession 16, Township of East Zorra-Tavistock, Oxford County

Site Description:

This farm is made up of three fields, broken up by laneways and fence rows and is located along the west side of Pittock Reservoir and on the east side of County Road 4. Much of the fields are clay loam soils, and slopes vary up to about 3%. The fields have shown to be sensitive to soil erosion in the past. It is located next to Pittock Reservoir and therefore there is a need to minimize soil erosion. An Oxford County wellhead is located amongst the fields.

***Due to the sensitivity of this property in relation to proximity to the municipal wellhead, NO manure application is acceptable on this property.**

Size	Recommended Cropping and Tillage	Other Practices
83 ac	<p>P4A, P4B</p> <p>Crop rotations – Maintain a rotation including legumes and grasses such as corn-soybeans-winter wheat, along with cover crops.</p> <p>Cover crops – Where Red Clover is not used, a cover crop must be planted following wheat harvest. A cover crop is required after beans.</p> <p>Tillage – A minimum of 60% residue cover is expected on this field following harvest through the following spring. No-till, strip-tillage or vertical tillage may be used after corn or wheat, no-till is required following soybeans. A minimum 30% crop residue on the soil surface after planting is required. Light incorporation of cover crop seed is acceptable in the summer or fall.</p> <p>Coloured/edible beans are not acceptable. More than two years of row crops (corn/beans) is not recommended, and two years of beans in succession is not permitted.</p>	<p>P4A, P4B</p> <p>NO manure application on this property</p> <p>Two water and sediment control basins are located in the northern portion of the farm.</p> <p>The nature of the soils on this property may require the occasional need for lime additives to maintain pH at desirable levels. Typically, this is every 10-15 years.</p> <p>A multi-row windbreak was planted along the north-west property boundary in 2022.</p>

UTRCA Property W1

Lot 20, Concession 11, Township of Perth South (Downie Ward), Perth County

Site Description: This farm is a single field. The field is very flat with a slight slope at the south end. The farm is restricted by natural drainage and has a clay loam soil. The farm was systematically tile-drained in 2025. The farm is comprised of a controlled drainage system on 10 acres, which is divided into 15', 20' and 25' spacing. The remainder of the field is systematically tilled at 30ft spacing.

The field has been a UTRCA Demonstration Farm since 2025. Staff will work closely with the tenant to manage the field and additional conservation measures proposed for the site. Some consideration is needed to farm around water control structures.

***Preference may be given to tenders who have yield mapping capabilities and will provide this data to UTRCA.**

Size	Recommended Cropping and Tillage	Other Practices
18 ac	<p>UTRCA Demonstration Farm – W1</p> <p>Crop rotations – maintain a rotation including legumes and grasses such as corn-soybeans-winter wheat, along with cover crops.</p> <p>Cover crops – Where Red Clover is not used, a cover crop must be planted following wheat harvest. A cover crop is required after beans.</p> <p>Tillage – A minimum of 60% residue cover is expected on this field following harvest through the following spring. No-till, strip-tillage or vertical tillage may be used after corn or wheat, no-till is required following soybeans. A minimum 30% crop residue on the soil surface after planting is required. Light incorporation of cover crop seed is acceptable in the summer or fall.</p> <p>Coloured/edible beans are acceptable on this field, but only under no-till or mulch tillage management. More than two years of row crops (corn/beans) is not recommended, and two years of beans in succession is not permitted.</p>	<p>W1</p> <p>This field is monitored by UTRCA staff on a regular basis.</p> <p>Three water level control structures along the west edge of the field.</p> <p>A water retention pond is located to the south of the agricultural field. This farm is used for demonstration tours on occasion. UTRCA staff will accompany all planned site visitors. The University of Guelph has access to the farm to conduct water quality monitoring. Notice of large tours or events is provided in advance.</p>

UTRCA Property W2 (W2A, W2B)

Lots 20, 21 & 22, Concession 12, Township of Perth South (Downie Ward), Perth County

Site Description: This farm is a 98 acre farm that is broken up by several woody fence rows and ravine-like areas. All fields have a 2 – 5% slope. Clay loam soils make up this farm with some tile drainage.

Size	Recommended Cropping and Tillage	Other Practices
98 ac	<p>W2A, W2B</p> <p>Crop rotations – maintaining a rotation including legumes and grasses such as corn-soybeans-winter wheat, along with cover crops.</p> <p>Cover crops – Where Red Clover is not used, a cover crop must be planted following wheat harvest. A cover crop is required after beans.</p> <p>Tillage – A minimum of 60% residue cover is expected on this field following harvest through the following spring. No-till, strip-tillage or vertical tillage may be used after corn or wheat, no-till is required following soybeans. A minimum 30% crop residue on the soil surface after planting is required. Light incorporation of cover crop seed is acceptable in the summer or fall.</p> <p>Coloured/edible beans are not acceptable on this farm. More than two years of row crops (corn/beans) is not recommended, and two years of beans in succession is not permitted.</p>	<p>W2A, W2B</p> <p>Random tiling exists on this farm.</p> <p>W2B</p> <p>A demonstration wetland borders the south edge of the southern-most field. This wetland is accessed by UTRCA on occasion for water quality monitoring.</p>

UTRCA Property W3

Lot 32, Concession 1, Township of Zorra, Oxford County

Site Description: This farm is 43 acre farm with steep topography and consists of clay loam soils. The farm is systematically tile drained.

Size	Recommended Cropping and Tillage	Other Practices
43 ac	<p>W3</p> <p>Given the sloping nature of this farm, a very conservation-oriented management plan needs to be implemented to ensure minimal soil loss due to water erosion.</p> <p>Crop rotations – Maintaining a rotation including legumes and grasses such as corn-soybeans-winter wheat, along with cover crops.</p> <p>Cover crops – Where Red Clover is not used, a cover crop must be planted following wheat harvest. A cover crop is required after beans.</p> <p>Tillage – A minimum of 60% residue cover is expected on this field following harvest through the following spring. No-till, strip-tillage or vertical tillage may be used after corn or wheat; no-till is required following soybeans. A minimum 30% crop residue on the soil surface after planting is required. Light incorporation of cover crop seed is acceptable in the summer or fall.</p> <p>Coloured/edible beans are not acceptable on this farm. More than two years of row crops (corn/beans) is not recommended, and two years of beans in succession is not permitted.</p>	<p>W3</p> <p>The farm is systematically tile drained.</p> <p>Two water and sediment control basins have been constructed on the farm.</p>

UTRCA Property W4 (W4A, W4B)

Lots 31, 32 & 33, Concession 2, Township of Zorra, Oxford County

Site Description: This farm is broken up into two fields. Field W4A has steeper slopes, sandy loam soils and is the most challenging to farm, whereas W4B has slopes of less than 2% and is mainly silt loam soils.

Size	Recommended Cropping and Tillage	Other Practices
104 ac	<p>W4A, W4B</p> <p>Crop rotations – Maintain a rotation including legumes and grasses such as corn-soybeans-winter wheat, along with cover crops.</p> <p>Cover crops – Where Red Clover is not used, a cover crop must be planted following wheat harvest. A cover crop is required after beans.</p> <p>Tillage – A minimum of 60% residue cover is expected on this field following harvest through the following spring. No-till, strip-tillage or vertical tillage may be used after corn or wheat, no-till is required following soybeans. A minimum 30% crop residue on the soil surface after planting is required. Light incorporation of cover crop seed is acceptable in the summer or fall.</p> <p>Coloured/edible beans are not acceptable on W4A (northern-most field), however may be acceptable on W4B if they are maintained under minimal tillage practices. More than two years of row crops (corn/beans) is not recommended, and two years of beans in succession is not permitted.</p>	<p>W4A, W4B</p> <p>The Avon trail runs along the access road and the east side of W4B and continues east off the property.</p>

UTRCA Property W5 (W5A, W5B)

Lots 1 & 2, Concession 14, Township of Perth South (Downie Ward), Perth County

Site Description: This farm is divided into two fields, east of Trout Creek. Clay loam soils make up the majority of the land with most of the larger field (W5B) at the north end is systematically tile drained.

Size	Recommended Cropping and Tillage	Other Practices
31 ac	<p>W5A, W5B</p> <p>Crop rotations – Maintain a rotation including legumes and grasses such as corn-soybeans-winter wheat, along with cover crops.</p> <p>Cover crops – Where Red Clover is not used, a cover crop must be planted following wheat harvest. A cover crop is required after beans.</p> <p>Tillage – A minimum of 60% residue cover is expected on this field following harvest through the following spring. No-till, strip-tillage or vertical tillage may be used after corn or wheat, no-till is required following soybeans. A minimum 30% crop residue on the soil surface after planting is required. Light incorporation of cover crop seed is acceptable in the summer or fall. Alternative land management plans on W5A will be considered to reflect field conditions.</p> <p>Coloured/edible beans may be acceptable on W5B if they are maintained under minimal tillage practices. More than two years of row crops (corn/beans) is not recommended and two years of beans in succession is not permitted.</p>	<p>W5A</p> <p>The field is located within the floodplain and is generally a wet field.</p> <p>W5B</p> <p>Most of the field is tile drained.</p>

UTRCA Property G-EAST (G1, G2)

Lots 30 & 29, Concession 18 & 2

Township of West Perth (Fullarton Ward), Perth County

Township of Perth South (Downie Ward), Perth County

Site Description: This farm is a single field of 82 acres. Silt loam soils make up the field. Most of the farm is relatively flat with the northern section having a 2% slope.

Size	Recommended Cropping and Tillage	Other Practices
82 ac	<p>G1, G2</p> <p>Crop rotations – maintain a rotation including legumes and grasses such as corn-soybeans-winter wheat, along with cover crops.</p> <p>Cover crops – Where Red Clover is not used, a cover crop must be planted following wheat harvest. A cover crop is required after beans.</p> <p>Tillage – A minimum of 60% residue cover is expected on this field following harvest through the following spring. No-till, strip-tillage or vertical tillage may be used after corn or wheat, no-till is required following soybeans. A minimum 30% crop residue on the soil surface after planting is required. Light incorporation of cover crop seed is acceptable in the summer or fall.</p> <p>Coloured/edible beans may be acceptable where slopes are less than 2% and maintained under minimal tillage practices. More than two years of row crops (corn/beans) is not recommended and two years of beans in succession is not permitted.</p>	

UTRCA Property G-WEST (G3, G4, G5)

Lots 2,3 & 4, Concession 15, Township of Perth South (Blanshard Ward), Perth County

Site Description: This property consists of three fields. Clay loam soils dominate this 248 acre farm property. It has some gentle slopes and some flat, almost depressional areas. Field G5 does have a major drainageway extending from west to east through the central part of the farm. Some random tile has been installed along the drainageways.

Size	Recommended Cropping and Tillage	Other Practices
248 ac	<p>G3, G4, G5</p> <p>Crop rotations – maintaining a rotation including legumes and grasses such as corn-soybeans-winter wheat, along with cover crops.</p> <p>Cover crops – it is hoped that this farm will be managed with cover crops as much as possible. Where Red Clover is not used, a cover crop must be planted following wheat harvest. A cover crop is required after beans.</p> <p>Tillage – A minimum of 60% residue cover is expected on this field following harvest through the following spring. No-till, strip-tillage or vertical tillage may be used after corn or wheat, no-till is required following soybeans. A minimum 30% crop residue on the soil surface after planting is required. Light incorporation of cover crop seed is acceptable in the summer or fall.</p> <p>Coloured/edible beans are acceptable where slopes are less than 2% only under mulch or no-till management. More than two years of row crops (corn/beans) is not recommended and two years of beans in succession is not acceptable.</p>	<p>G3, G4</p> <p>Water and sediment control basins exist on this farm.</p> <p>Tile drainage has been installed along drainageways on the farm to help alleviate wet soil conditions.</p> <p>G5</p> <p>Much of drainage way through the farm is left idle.</p>

