REQUEST FOR PROPOSAL
RACE TRACK ROAD

The Thomaston-Upson County Industrial Development Authority is seeking proposals for maintaining the approximately 184.537 acres that will lease for grazing livestock and harvesting of hay.

All that tract or parcel of land, together with all improvements thereon, containing 184.537 acres, situate, lying and being on the northerly side of Race Track Road in Land Lot No. 99 of the 10th Land District of Upson County, Georgia, shown and designated as Tract "A" on the certain plat of survey entitled "Plat for Thomaston Upson Industrial Development Authority", dated March 2, 2026, prepared by Matthew N. Austin, EMC Engineering Services, Inc., Registered Land Surveyor No. 3393, of record in Plat Book 00035, Page 0027, in the Office of the Clerk of the Superior Court of Upson County, Georgia, which said plat including the boundaries, metes, courses, and distances of said real estate as shown and delineated thereon is by this reference incorporated herein in air of this description.

The successful applicant will be authorized to pasture any portion of the Property. The Property may be used only for the purpose of pasturing livestock, planting, growing and harvesting of hay. No permanent structures may be placed thereon. Tenants shall not place irrigation equipment on any portion of the Property.

Tenant agrees to provide and maintain throughout the term of this Lease, public liability insurance coverage, with limits for injury or death of not less than $1,000,000.00 per person and $3,000,000.00 per occurrence, and for damage to property of not less than $500,000.00.

The terms of this Lease commence as of the date of signing, with a provision of annual renewal for up to five years, if agreed upon by both parties in writing. The lease states the tenant will get a 90-day prior written termination notice to terminate lease. It is further agreed that the lease agreement rent will be paid yearly at the time the lease is signed.

Proposals should be submitted in writing to the Thomaston-Upson County Industrial Development Authority, 106 East Lee Street, Suite 230, Thomaston, GA 30286, no later than the close of business on Wednesday, September 16, 2026. A copy of the Working Draft Lease Agreement required to be entered into is available at said address and should be reviewed prior to making a proposal.