

**NOTICE OF AGRICULTURAL LEASE SALE BY
SEALED BIDS TO BE OPENED AT
2:00 P.M., February 21, 2024
Mailed bids must be received by February 20, 2024**

The Commission of the Oklahoma Department of Wildlife Conservation (ODWC), State of Oklahoma, invites sealed bids for an agricultural lease upon the following terms covering the tract(s) of land hereinafter described:

Terms of Lease: **Love Valley Wildlife Management Area AG 1**. This lease will be for a **five** crop year period. A crop year period is defined as February 1 - January 31 for summer crops and August 1 - July 31 for fall crops. Summer crops include but are not limited to: corn, milo, soybeans, beans, sunflowers, alfalfa, peanuts and millet. Fall crops include are limited to: winter wheat and oats. The lease will expire on August 1, **2028** for fall crops and February 1, **2029** for summer crops.

Bids shall be for cash and other considerations. All bids must be accompanied by a remittance in the amount of twenty-five percent (25%) of each bid as earnest money. The successful bidder will be allowed thirty (30) days from date of bid acceptance to pay the balance of the first lease payment. Such bidder shall be liable for the full amount of bid, provided that failure to comply with any of the terms thereof will be grounds for forfeiture of earnest money as liquidated damages for such breach. Subsequent lease payments will be due on **Feb. 1, 2025, 2026, 2027 & 2028**. Checks will be promptly returned to unsuccessful bidders. The ODWC reserves the right to reject any and/or all bids.

LEASE CONDITIONS

1. The lessee may harvest only one (1) approved crop off each field during the annual crop year period, unless stated otherwise in the lease provisions. Approved crops are listed in the lease.
2. The lessee will be required to plant ten percent (10%) of the lease acreage to a crop for ODWC use. Unless stated otherwise in the lease provision, the crop, its location and its use will be determined by the ODWC representative, the lessee will not pay cash rent on such acreage.
3. The lessee may not use "cover strips" (as shown on attached maps) as turn rows, field roads or parking areas. These "cover strips" are areas identified by the ODWC representative to be left idle, not farmed.
4. All "Restricted Use Pesticides" are prohibited. Prior written approval must be obtained from ODWC for all "General Use Pesticides".
5. All other hay crops, except alfalfa, can only be cut from May 15 - September 1, unless stated otherwise in the lease provisions. Alfalfa may be cut as needed to maintain the crop, unless special restrictions apply and are listed in the lease provisions.
6. Crop residues can't be baled, unless stated otherwise in the lease provisions.
7. Wheat and oat residues may be cultivated after harvest of the crop, unless stated otherwise in the lease provisions. All other crop residues can't be cultivated before February 1, except corn and grain sorghum residues which may be chisel plowed one (1) time prior to February 1, unless special restrictions apply and are listed in the lease provisions.
8. The lessee is responsible for excluding livestock from all planting. Grazing is prohibited on all lands owned or managed by the ODWC unless included in lease provisions.
9. Soil tests are recommended on all fields and minimum fertilization rates are to be applied on all planting. Costs of such tests shall be borne by the lessee.
10. The lessee will be responsible for reporting all crop acreage to the county CFSA office. Lessee may enroll in government CFSA farm programs on his/her portion (90% of the total lease acreage) of the lease.

11. The lessee shall repair any damage to ODWC roads, gates and/or facilities resulting from his/her operations.
12. The lessee shall burn no grassland, crop residue, weed patches, fence rows, dead timber or any other material on the lease area without prior approval from the ODWC representative.
13. The lessee shall maintain the lease area free of litter and other solid waste resulting from his/her agricultural operations.
14. The right is hereby reserved to representatives of the ODWC to enter upon the lease area at any time for any purpose necessary or convenient for the conduct of activities related to the primary purpose of the WMA. The lessee shall have no claim for damages of any character on account thereof against the ODWC or any representative thereof.
15. Hunters and other consumptive and non-consumptive users of the lease area shall be granted free foot access at all times, provided that such use does not significantly damage the lessee's unharvested crops.
16. Agricultural operations shall not be conducted during any restricted periods listed: See provisions
17. The lessee shall neither transfer nor assign this lease, nor sublet the demised premises or any part thereof, nor grant any interest, privilege or license whatsoever in connection with this lease.
18. The lessee shall cut no standing timber; conduct no mining operations; remove no sand, gravel or kindred substances from the ground except in the exercise of mineral rights heretofore reserved to the record owner thereof; commit no waste of any land; or in any manner substantially change the contour or conditions of the property except changes for soil and water conservation practices approved by the ODWC.
19. At the discretion of the ODWC Director, a lease may be terminated at any time for failure to comply with any of the terms, conditions, or provisions; for the violation of any rule or regulation in force on the WMA by the lessee or his/her agent or representative; or for a violation of a fish or wildlife regulation by the lessee resulting in a conviction; and provided that in case of such termination, no remission or charges shall be made against the ODWC or any representative thereof.

LEASE PROVISIONS

Lease located on: Love Valley Wildlife Management Area

Lease #: 1, Portions of: Sec. 16,21,22,27,28,32 &33, T9S, R2E & Sec.6,10 & 31 T10S R2E, Love Co., OK.

Location: (Maps attached)

Approved Crops: Corn, milo, beans, peas, sunflower, millet, alfalfa, peanuts, oats and wheat.

Field#/Acres - Total Acres: #1 /27.2 ac., #2 /17ac., #3 /20.2 ac., #4 /6.7 ac., #5 /7 ac., #6 /17.3 ac., #7 /25.8 ac., #8 /18.6 ac., #9 /32.8 ac., #11 /32 ac., #12 /31 ac., #14 /21.7ac., #15 /20.7ac., #16 /20 ac., #17 /8.2ac. #18 /12ac., #19 /12ac., #20 /13 ac., #21 /19ac., Total Acres / 362.2 ac.

Specific lease provisions:

1. A catch crop will be permitted within lease expiration dates if the first crop is lost due to flooding, drought, insects, or poor germination.
2. If conditions warrant, fields that are heavily infested with vegetation may be baled to facilitate planting operations of an approved crop.

3. All hay bales must be removed from the lease fields by October 1st.
4. No sudan or hay grazer allowed.
5. Lessee may bale any Johnson grass until September 1st each year. All fields of Johnson grass that are baled must be planted back entirely with wheat, or a combination of wheat and oats at a 50/50 ratio by October 15th each year. Crop residues may be baled with prior written approval from the area manager.
6. No agriculture operations shall be conducted during the deer primitive and/or deer gun season.
7. Double cropping will be permitted for crop rotation or if the lessee uses no-till farming methods to plant a secondary crop.
8. Lessee must not allow woody vegetation to grow up on lease acreage.
9. On the last year of lease (2028) if johnsongrass is harvested the lessee is required to plant a minimum of 10% back to wheat or oats.

BIDDING PROCEDURE

All bids must be signed and 25% of the bid total must be remitted with the bid. All bids must be in an envelope with the opening date February 21, 2024 and Love Valley WMA, AG 1 marked on the front.

Note: Mailed bids must be received by February 20, 2024.

Note: Improperly marked envelopes may be rejected. All bids must be mailed to: **Oklahoma Department of Wildlife Conservation, Attn: Russ Horton, Assistant Chief Wildlife Division, P.O. Box 53465, Oklahoma City, Oklahoma, 73152** no later than February 20, 2024. No bids will be accepted after 2:00 P.M. on the opening date. For additional information contact the ODWC representative Brandon Baker at 405-823-9038

Minimum Bid Required: \$8.00 /Acre

ODWC Acres(10%): 36.2 ac.

NOTE: TO BE FILLED IN BY BIDDER

Bid(\$)/Acre x Acres Bid on = Total Bid(\$)

\$ _____ x 326 ac. = \$ _____

Earnest Money: Total Bid(\$) x 25% = \$ Submitted With Bid

\$ _____ x .25 = \$ _____

If lessee plans to operate with other individuals these names must be included to authorize their participation/communication with FSA and insurance. Only include names you wish to give this authority to, otherwise leave this section blank.

Print names of all persons to be included on the lease:

****REQUIRED****
 Bidder contact information:
 Phone: _____
 Email: _____
 Mailing address: _____

BIDDER SIGNATURE **DATE** **BIDDER PRINTED NAME**

ODWC SIGNATURE **DATE**

NOTE: If awarded the lease, this document will serve as the Lease Agreement.







