

# **FINAL PERFORMANCE REPORT**



**Federal Aid Grant No. F14AF01090 (T-77-L-1)**

**Harper County Land Acquisition**

**Oklahoma Department of Wildlife Conservation**

**August 1, 2014 - July 31, 2017 (Ended early – December 18, 2015)**

## **Final Performance Report**

**State:** Oklahoma

**Grant Number:** F14AF01090 (T-77-L-1)

**Grant Title:** Harper County Land Acquisition

**Grant Programs:** State Wildlife Grant Program

**Grant Period:** August 1, 2014-July 31, 2017 (Ended early – December 18, 2015)

**Project Leader:** Kristen Gillman, Lands and Minerals Coordinator, ODWC

### **OBJECTIVE:**

To acquire in fee simple, less minerals, 160 acres of the Scott Property.

### **PURPOSE:**

The purpose of this grant was for the Oklahoma Department of Wildlife Conservation to acquire the 160 acre Scott Property in fee simple, less minerals. This acquisition provides prime Mixed-grass Prairie habitat which is one of the highest priority habitats into conservation ownership or management through fee title acquisition as identified in the Oklahoma Comprehensive Wildlife Conservation Strategy plan. This acquisition will also provide direct or indirect benefits for Lesser Prairie Chicken, Interior Least Tern, and Arkansas River Shiners.

### **SUMMARY OF PROGRESS:**

Oklahoma Department of Wildlife Conservation acquired 160 acres in Harper County known as the Scott Property. Prior to the acquisition, the Department submitted the following documents in support of the purchase:

- a) Certified appraisal indicating the market value of the real property interest (fee simple), conforming to Uniform Standards of Professional Appraisal Practice (USPAP) and Uniform Appraisal Standards for Federal Land Acquisition (UASFLA)
- b) Certified review of the appraisal, which also conformed to USPAP and UASFLA
- c) Notification to the landowner of just compensation for the property
- d) Survey, maps and legal description of the real property

Following receipt of written approval from the USFWS Regional Office to proceed with the acquisition (November 26, 2014), the sale was completed (December 31, 2014). After the property was acquired the following final documents were submitted in support of the acquisition:

- e) Title insurance policy
- f) Copy of the deed, along with the recorded Federal interest in the real property

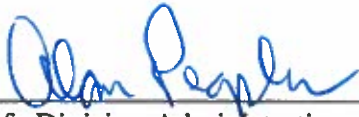
- g) Settlement statement
- h) Summary of land costs


This 160 acre tract of land will now be managed for wildlife conservation by ODWC in perpetuity.

**F. PREPARED BY:** Kristen Gillman, Wildlife Lands and Minerals Coordinator  
Oklahoma Department of Wildlife Conservation

**E. DATE:** January 5, 2015

**F. APPROVED BY:**

  
\_\_\_\_\_  
Wildlife Division Administration  
Oklahoma Department of Wildlife Conservation

  
\_\_\_\_\_  
Andrea Crews, Federal Aid Coordinator  
Oklahoma Department of Wildlife Conservation

# Final Performance Report

Date Generated: December 17, 2015

## **OK T-77-L-1 HARPER COUNTY LAND AQUISITION**

SAP/PO Number# F14AF01090

Mod Number- 0-BASE

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## Grant Performance Snapshot

### Grant Snapshot #F14AF01090 - OK T-77-L-1 HARPER COUNTY LAND AQUISITION

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Grant SAP/PO Number    F14AF01090  
Grant Mod Number        0-BASE  
Start Date                August 1, 2014  
End Date                  July 31, 2017

#### Grant Funds Allocated to Actions

Action	Action Category	Est. WSFR Fed Cost	Est. WSFR Non-Fed Match	Est. Total Amount
Acquire 160 acres	Land and Water Rights Acquisition and Protection	\$81,854	\$44,075	\$125,929
Totals		\$81,854	\$44,075	\$125,929

### Project Statement Performance #60291689 - Harper County Land Acquisition

[\[View Statement Details\]](#) [\[top\]](#)

Project Name                OK - T-77-L-1 Harper County Land Acquisition F14AF01090  
[\[View Project Details\]](#)

#### SMART Objectives - Needs/Threats

##### 1 - Fish and wildlife habitat loss or degradation

Need/Threat Level        2  
Level 1 Need/Threat      Resource Threats  
Description                Provide contiguous mixed-grass prairie habitat for species of greatest concern identified in the Oklahoma Department of Wildlife Conservation

**Objectives**

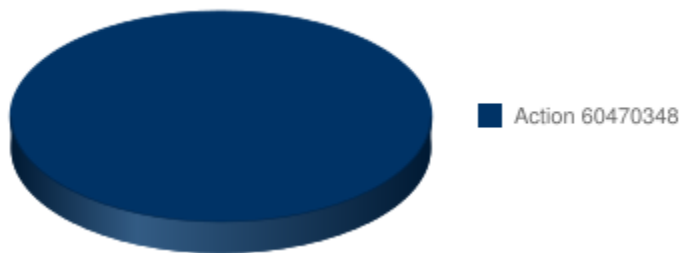
**Objective ID - 1**

Objective Name            Acquire 160 acres  
 Objective Statement    Acquire fee simple 160 acres of real property by July 31, 2017

**Standard Indicators**

Desired Future Value	Base Value	Output	Deadline
160	0	Acres	July 30, 2017

**% of Desired Output Reported by Action**

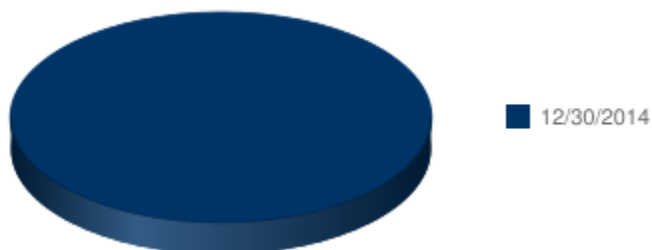


**Addressing Actions**

**Action # 60470348 - Acquire 160 acres**

[\[View Action Details\]](#)

**% of Desired Output by Date**



Date Reported	Reported Value	Output	% of Desired Output
December 30, 2014	160	Acres	100%
Totals	160	Acres	100%

**Appendix A: Grant Details**

**Grant Details #F14AF01090 - OK T-77-L-1 HARPER COUNTY LAND AQUISITION**

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Grant SAP/PO Number    F14AF01090  
 Grant Mod Number        0-BASE  
 Recipient State          Oklahoma

Start Date August 1, 2014

End Date July 31, 2017

### Grant Programs

Program	Est. WSFR Fed Cost	Est. WSFR Non-Fed Match
SWG Implementation Grants	\$82,225	\$44,275
Totals	\$82,225	\$44,275

Grantors U.S. Fish and Wildlife Service

Agency Grantees Oklahoma Department of Wildlife Conservation

## Appendix B: Project Statement Details

### Project Snapshot #60291687 - OK - T-77-L-1 Harper County Land Acquisition F14AF01090

[\[View Project Details\]](#) [\[top\]](#)

Primary Agency Oklahoma Department of Wildlife Conservation

Start Date July 30, 2014

End Date July 29, 2017

Project Categories Conservation/Management

### Project Statement Details #60291689 - Harper County Land Acquisition

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#### Properties

Is Revision? No

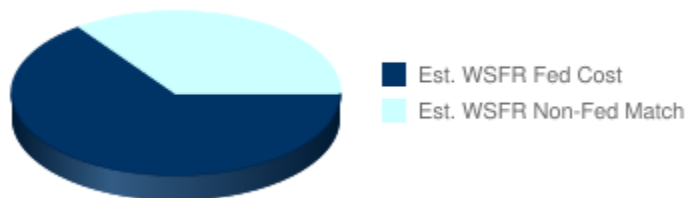
Grant Programs SWG Implementation Grants

Project Statement

Cost Breakdown

Estimated WSFR Federal Cost:	\$82,225
Estimated WSFR Non-Federal Match:	\$44,275
Total Estimated Cost:	\$126,500

Cost Breakdown Graph



#### Need Statement

The Oklahoma Department of Wildlife Conservation Comprehensive Wildlife Conservation Strategy or Wildlife Action Plan identifies a number of wildlife species as Species of Greatest Conservation Need. Efforts to manage these species are often complicated by the large percentage of Oklahoma's lands that are held in private ownership. Publicly owned lands are more easily managed for these species, but less than 5% of the land area in Oklahoma is publicly owned. Purchasing lands with the primary purpose of management for Species of Greatest Conservation Need is desirable, but lack of

available funds for such purchases, and locating suitable properties owned by a willing seller often limits the number of such purchases that can be made.

The Oklahoma Comprehensive Wildlife Conservation Strategy or Wildlife Action Plan (Plan) identified over 50 species in northwestern Oklahoma as Species of Greatest Conservation Need. This list includes one federal candidate species the Arkansas Darter (*Etheostoma cragini*) as well as four federally listed species -Arkansas River Shiner (*Notropis girardi*), Interior Least Tern (*Sterna antillarum athalassos*), Lesser Prairie Chicken (*Tympanuchus pallidicinctus*) and and Whooping Crane (*Grus Americana*).

The species status definitions for these species is listed (pg. 100 & 128) as low. A species status definition of low means, in Oklahoma, that the species is rare, has a small population size, and occurs in only a small portion of the Region. Populations of the Arkansas River Shiner and the Lesser Prairie Chicken are identified as being in a declining trend. The Plan identifies habitat loss and fragmentation due to land management practices as conservation issues within the Mixed Grass Prairie Conservation Landscape (pg. 101). Therefore, a need exists to protect and ensure suitable habitat for Lesser Prairie Chickens, Interior Least Terns, and Arkansas River Shiners as well as the host of other species associated with Mixed-grass Prairie, Sand Sagebrush/Bluestem Shrubland and Small River habitats that occur within the Mixed-grass Prairie region (Table 1).

The Oklahoma Department of Wildlife Conservation currently owns the surface surrounding a 160 acre inholding that we would like to acquire. This acquisition it will allow us to effectively manage a contiguous mixed-grass prairie habitat for species of greatest conservation need (SGCN) identified in the Oklahoma Department of Wildlife Conservation Comprehensive Wildlife Conservation Strategy or Wildlife Action Plan.

### **Approach**

The Oklahoma Department of Wildlife Conservation will work with a willing seller to perform all necessary actions required to meet state and federal requirements for the fee-title acquisition of property in Harper County, Oklahoma known as the Scott inholding to the Cimarron Bluff WMA. Once acquired, this property will be managed in perpetuity to provide high-quality native habitat.

Although we are not acquiring the mineral rights to this property, there is a medium probability of mineral extraction. Should mineral extraction occur, ODWC has in place the following policy for minimizing the risk of conflict between extraction activities and the intended purpose of the land (wildlife management, recreation, etc): Oklahoma Office of Administrative Rules 800:30. Subchapter 3. Mineral Exploration and Production. Should a conflict occur, this is our process for handling it.

### Steps for Acquisition

1. The property has been offered for sale by a willing-seller. We will work with the landowner throughout the process to negotiate a selling price.
2. An appraisal will be requisitioned and conducted that meets the Uniform Appraisal Standards for Federal Land Acquisition (UASFLA) for a Yellow Book Appraisal. Once completed, an appraisal review will be conducted by an independent third party.
3. Purchase Requisitions will be developed to prepare a Title Opinion and the costs associated with closing the sale of the property.



4. We will work with the landowners and the state Attorney General's Office to develop a sales contract and we will obtain a signed Notice of Appraisal, Notice of Just Compensation and Disclosure Statement from the landowners prior to the sale.

### **Expected Results**

The acreage to be acquired is prime Mixed-grass Prairie habitat. The property will provide, in perpetuity, a large contiguous tract of high quality Mixed-grass Prairie habitat. The Oklahoma Comprehensive Wildlife Conservation Strategy identifies Mixed-grass Prairie, Sand Sagebrush/Bluestem Shrubland and Gypsum Canyonlands habitats as the highest priority conservation landscapes within the Mixed-grass Prairie Region (page 98). The placement of native habitats into conservation ownership or management through fee title acquisition or easement is identified as a conservation action for the wildlife species that occupy Mixed-grass Prairie habitat (page 101), Sand Sagebrush/Bluestem Shrubland habitat (page 110), and Gypsum Canyonland habitat (page 114). Habitat acquisition by conservation entities can address multiple conservation issues including habitat fragmentation, habitat conversion to other land uses, improper grazing patterns, loss of historic fire patterns and the encroachment of invasive exotic species (pages 101, 102, 109, 110, 113, 114 and 122).

This acquisition will also provide direct and/or indirect benefits for a host of additional species identified as species of Greatest Conservation Need in the Oklahoma Comprehensive Wildlife Conservation Strategy. In addition this inholding will contribute to a larger area under conservation.

### **Useful Life**

No building or other facilities will be constructed from which a useful life could be calculated. The acquisition of this tract of land will be a fee title acquisition that will be held in perpetuity by the Oklahoma Department of Wildlife Conservation.

### **Program Income**

No program income will be generated as a result of this grant.

### **Relationship with Other Grants**

This grant is not directly connected to any other land acquisition, habitat management or research grant. After its acquisition, the property will be maintained under the existing Wildlife Restoration Grant for the Operation and Maintenance of Wildlife Management Areas in the ODWC's Wildlife Division Northwest Region (currently, Grant # F12AF00588/W-141-M-28).

### **Timeline**

July 2014: Meet with landowners, preliminary sales contract drafted and reviewed with landowner  
August-September 2014: Appraisal, status of the title abstract determined, develop requisition for closing and title opinion conducted  
October, 2014: Sales contract finalized, notice of appraisal and just compensation signed, closing date coordinated with landowner  
October – December, 2014: grant kept open in the event that unforeseen circumstances delay the steps outlined above thru 7/31/2017.

### **SMART Objectives - Needs/Threats**

#### **1 - Fish and wildlife habitat loss or degradation**

Need/Threat Level 2  
 Level 1 Need/Threat Resource Threats  
 Description Provide contiguous mixed-grass prairie habitat for species of greatest concern identified in the Oklahoma Department of Wildlife Conservation Comprehensive Wildlife Conservation Strategy or Wildlife Action Plan.

**Objectives**

**Objective ID - 1**

Objective Name Acquire 160 acres  
 Objective Statement Acquire fee simple 160 acres of real property by July 31, 2017

**Standard Indicators**

Desired Future Value	Base Value	Output	Deadline
160	0	Acres	July 30, 2017

**Appendix C: Project Details**

**Project Details #60291687 - OK - T-77-L-1 Harper County Land Acquisition F14AF01090**

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**Properties**

Status Active  
 Primary Agency Oklahoma Department of Wildlife Conservation  
 Start Date July 30, 2014  
 End Date July 29, 2017  
 Is Project Sensitive? No  
 Project Categories Conservation/Management  
 Action Categories Land and Water Rights Acquisition and Protection

**Project Description**

In Oklahoma and the United States, most of the land where wildlife can be found is privately owned. The Oklahoma Department of Wildlife Conservation has recognized a need to provide public access for the use of wildlife resources and to manage habitat for the enhancement and maintenance of wildlife populations. There is also a need to protect, enhance and manage prime Mixed-Grass Prairie; to reduce habitat fragmentation.

### Location Details

Is Statewide Project? No  
Acres 158.47

States	Congressional Districts	Counties
Oklahoma	OK03,	Harper County,

### Action Summaries

#### Action # 60470348 - Acquire 160 acres

[\[View Action Details\]](#)

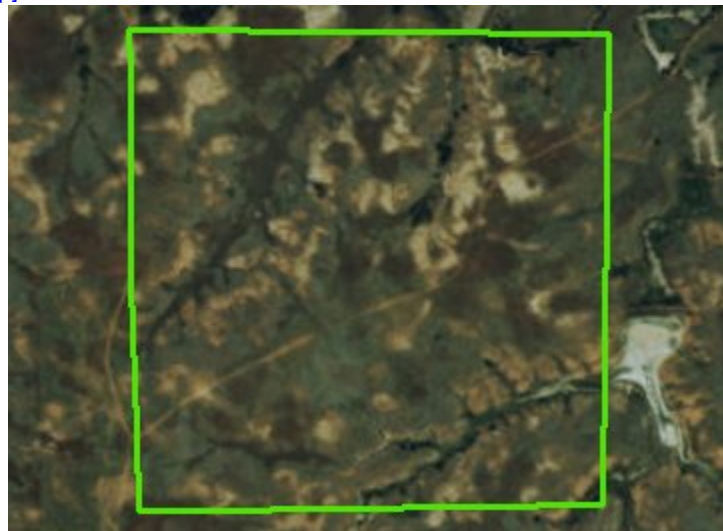
Start Date August 1, 2014  
End Date December 31, 2015  
Action Category Land and Water Rights Acquisition and Protection  
Action Strategy Land acquisition

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## Appendix D: Action Details

### Action Details #60470348 - Acquire 160 acres

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### Properties

Project Name OK - T-77-L-1 Harper County Land Acquisition F14AF01090  
[\[View Project Details\]](#)  
Status Active  
Primary Contact Kristen Gillman

Start Date August 1, 2014  
End Date December 31, 2015  
Action Category Land and Water Rights Acquisition and Protection

**Action Strategy**

Strategy	Measured Output	Output Unit
Land acquisition	665837.697	Acres

Activities Fee title

**Land Details**

Tract Name Scott Property  
Transaction Type Acquisition  
Transfer Type Cash  
Interest Type Fee Simple  
Quantity 160.01 Acres  
Deed Book and Page Number 0704  
Deed Recorded Date January 5, 2015  
Encumbrances? Yes  
Appraised Value \$160,000  
Purchase Price \$78,000  
Miscellaneous Cost \$3,854

**Titled To**

Agencies Oklahoma Department of Wildlife Conservation