

**NOTICE OF GRAZING LEASE SALE BY SEALED BIDS  
TO BE OPENED AT  
2:00 P. M.    March 4, 2024  
LEASE # 1**

The Commission of the Oklahoma Department of Wildlife Conservation, State of Oklahoma, invites sealed bids for grazing lease(s) upon the following term covering approximately 17,518 acres located on the Sandy Sanders Wildlife Management Area Wildlife Management Area, Beckham\_County(s), Oklahoma.

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**THIS AREA TO BE .FILLED BY THE DEPARTMENT UPON A WARD OF THE LEASE**

This lease made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2024\_\_, by and between the Oklahoma Department of Wildlife Conservation, hereinafter called the "Department", and \_\_\_\_\_ of \_\_\_\_\_ hereinafter called the "Lessee" in accordance with the provisions of existing laws and regulations (29 O.S., Section 3-105), witness to: That for and in consideration of the rents, covenants, and agreements hereinafter provided, the Department hereby lets unto the Lessee for the purpose of grazing, the land and premises described as shown on Attachment A and described below.

The Lessee in consideration of all of the foregoing, covenants and agrees, as rental for the land and premises to compensate the Department in the sum of \_\_\_\_\_ .

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The following pasture(s) may be grazed for a term of 5 years beginning the **1st Day of April**, fully to be completed and ended on the **31st day of August** subject to the conditions hereinafter set forth.

This lease is subject to the following conditions:

1. The stocking rates have been determined for each grazing unit (pasture) in order to utilize no more than 50 percent of annual perennial grass growth. Stocking rate does not consider winter annual grasses or forb production. Stocking rates for each pasture shall be as follows:

PASTURE NAME	# ACRES	# ANIMAL UNITS	# STOCKERS <650 lbs.	# COW/CALF PAIRS
1 Blaine	5,200	173	*	123
2 McMillian	665	33	*	24
3 Verlin	160	8	*	6
4 Home	1,315	40	*	29
5 McIntyre	5800	186	*	133
6 Peavy	1780	60	*	43
7 Rude/Paxton	2,598	84	*	60
<b>LEASE TOTALS</b>	<b>17518</b>	<b>584</b>	<b>*</b>	<b>418</b>

**\* Lessee will require water to be hauled to AU due to extending drought conditions. Lessee is responsible for water tanks (set up and removal) and water hauling equipment.**

Animal unit equivalents to be used in figuring grazing rates are as follows:

Weaned calf to yearling (400-650 lbs.)	0.6 animal units
Steer or Heifer (over 650lbs.)	1.0 animal units
Cow-dry (1,000 lbs.)	1.0 animal units
Cow with calf	1.4 animal units
Bull - mature	1.4 animal units

2. The Lessee will comply with all Federal and/or State laws pertaining to tick and other insect control and animal health regulations. All animals must be dipped, sprayed or receive Ivomec treatment or other acceptable methods for tick and louse control prior to entering the lease area.

3. In the event the Lessee fails to comply with the specific grazing dates and/or stocking rates for each pasture, the Lessee will be subject to a penalty of \$2.00, per head, per day, for each head of cattle on the premises in excess of the permitted stocking rate up to 30 days, at which time the rate shall triple. All of Lessee's cattle found on State lands that are not a part of the lease will also be assessed the above rate. This penalty shall not apply to situations resulting from flooding, wind or fire damage to fences so long as Lessee corrects violations within two days of notification by the Department.

4. Subleasing of grazing rights is prohibited.

5. Feeding of hay or other supplements must be approved by Area Biologist. All salt and mineral station locations must be approved by Area Biologist.

6. Turn out or gathering dates may be flexible by five days upon mutual consent of both parties.

7. The annual stocking rate may be adjusted in case of drought upon notification by the Department and based on local NRCS recommendations. Notification will be made and the lease rate for that pasture will be adjusted accordingly. A Lease or parts thereof may be terminated in case of fire or some other natural disaster. A refund based on prorated days use will be returned to the Lessee if terminated.

8. If deemed necessary by the Area Biologist and included in the special provisions, stocking rates may be adjusted upon mutual consent of both parties. If stocking rates are adjusted, the lessee will be refunded accordingly, based on original per-animal-unit bid. Stocking rates should not be adjusted during a grazing season, unless warranted under item 7.

9. Routine maintenance and repair of all boundary and interior pasture fences, corrals, tanks, scales, windmills and other livestock equipment will be the total responsibility of the Lessee (major head unit repairs to windmills will be provided by ODWC). Fence materials for repairs will be furnished by the Department. Maintenance must be completed three days prior to turnout.

10. All cattle must be weighed prior to turnout and at the end of each lease period. Records of weights will be made available to the Department. Actual Use Records must be maintained and furnished to the Department. At the discretion of the Area Biologists, Dry Cow, Bulls, or Cows with un-weaned calves may be exempt from weighing.

11. The Lessee and/or his agents must comply with all wildlife laws.

12. No vehicles or equipment are permitted off normally used or maintained roads.

13. Lessee will repair all damages to fences or other livestock equipment within 15 days after gathering, should such damage occur.

14. Special Provisions if applicable:

Fence replacement will be integral part of lease each year. Lessee will provide labor only to replace fence designated by area biologist, up to one mile. Wildlife Department will clear fence line and provide all material. All fence labor will be completed each year prior to receiving cattle.

Stocking rates will only be reduced for drought or fire conditions.

At the discretion of the area biologist stocking rates may be increased should drought conditions lessen and water resources stabilize. Upon mutual consent of both parties the lessee will be responsible for payment of additional cattle stocked based on original per head/per day fee prior to turnout.

This lease may be terminated by the Lessee at any time by giving 60 days-notices in writing to the Director of the Oklahoma Department of Wildlife Conservation, provided that in case of such termination, no remission or charges shall be made. Lessee forfeits all right or entry to lease area at end of the 60-day period.

At the discretion of the Director, the lease will not be eligible for future leases if the Lessee has been convicted of a fish or wildlife violation, or the lease may be canceled immediately by the Director during the lease period if a fish or wildlife violation occurs which is in any way related to the rights and privileges conferred by the lease contract or the lease area.

Non-compliance with any condition of the lease constitutes justification for the immediate termination by the Department.

This lease shall be for a period of 5 year. Lease balance shall be made payable to the Oklahoma Department of Wildlife Conservation by April 1<sup>th</sup>, 2024.

In witness thereof, the Lessee has affixed his hand this day and year first above written, and the Department hereunto has caused to be attached his legal acceptance on which he has affixed his hand.

In no instances may stocking rates be adjusted higher within the grazing lease unless specified in Special Provisions.

All bids must be accompanied by a remittance in the amount of 10 percent of each bid as earnest money, checks will be promptly returned to unsuccessful bidders. Successful bidders must pay the balance of the lease payment on or before March 25th and shall be liable for the full amount of the bid, provided that failure to comply with any of the terms thereof will be grounds for cancellation of earnest money as liquidated damages for such breach.

**All bids and payments must be mailed to:**

**Sandy Sanders Grazing Lease #1  
Oklahoma Department of Wildlife Conservation  
31566 NCR 1800  
Willow, OK 73673**

For additional information contact the ODWC representative, at (580) 471-3371

**NOTE: Mailed bids must be received by March 3<sup>rd</sup>, 2024**

**NOTE: All envelopes and bid forms not properly filled out will be rejected.**

**Note: THIS AREA IS TO BE FILLED OUT BY THE BIDDER:**

**Bidders name: (please print)** \_\_\_\_\_

**Lease number:** #1 \_\_\_\_\_

**Total Bid:** \_\_\_\_\_

**Earnest money submitted: Total bid x .10** \_\_\_\_\_

**Bidder Signature:** \_\_\_\_\_

ODWC Signature: \_\_\_\_\_

NOTE: No individual may submit more than one bid per lease without forfeiting all earnest monies on higher bids. Any individual's hand carrying lease bid to the bid opening must present a sealed bid to the bid opening officer prior to 2:00 p.m. on the date of the lease bid opening for that lease.

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