

**NOTICE OF AGRICULTURAL LEASE SALE BY  
SEALED BIDS TO BE OPENED AT  
2:00 P.M., February 11, 2025  
All mailed bids must be received by February 10, 2025**

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: Keystone Wildlife Management Area (WMA), Lease # Keystone Ag16, and for a 5 crop year period. A crop year period is defined as February 1 - January 31. Summer crops include but are not limited to: corn, milo, beans, peanuts, and sunflowers. Fall crops include but are not limited to: winter wheat and fall oats. The lease will expire on February 1, 2030.

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 FEBRUARY 1, 2026, 2027, 2028, 2029. 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. The crop, its location and 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 for wildlife use.
4. All "Restricted Use Pesticides" are prohibited. Prior written approval must be obtained from ODWC for all "General Use Pesticides".
5. Native grass hay (prairie hay) can only be cut during July. All other hay crops, except alfalfa, can only be cut from July 1 - 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 cannot 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 cannot 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 unless it is 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 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 crops.
16. Agricultural operations shall not be conducted during any restricted periods including: weekends of deer gun season.
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. In case of such termination, no remission or charges shall be made against the ODWC or any representative thereof.

### LEASE DESCRIPTION

WMA: Keystone Lease: #16  
Located in Portions of: Sec.(s) 18 T 18N, R 7E  
Location: (Map attached) Approximately .9 miles west of the Crow Bridge, then 1.5 miles South on 335rd W. on the north side of the Cimarron River, Creek County.  
Approved Crops: beans, peas, corn, milo, wheat, oats, millet, haygrazer, johnsongrass, bermudagrass and alfalfa.  
Field#/Acres - Total Acres: Field #1=20.5 acres – 20.5 acres total

### LEASE PROVISIONS

1. Double cropping will be permitted. If double cropping, the ODWC's 10% will be left standing in a location designated by the ODWC representative from the summer crop. Spring oats may be planted if double cropping. Double cropping is not allowed the last year, as the lease expires on 2/1/2030.
2. Warm season crops may be baled for hay provided that johnsongrass is controlled.
3. Wheat and oats may be baled for hay. After wheat or oat harvest, regrowth vegetation may be baled prior to Sept 1 to facilitate fall planting operations.
4. No cool season crops may be planted the final year, as the lease expires on 2/1/2030. Except if wheat is harvested on the lease in 2029, the regrowth vegetation may be baled before September 1; if any regrowth veg is baled the ODWC 10% must be planted to wheat by 10/15/2029.
5. If corn is grown, lessee share may be disced once prior to February 1.
6. If wheat is grown, the ODWC 10% must be planted by October 15, unless double cropping.
7. If wheat is grown for ODWC 10%, certified seed must be used at 75 lbs/acre minimum the ground must be fertilized at a minimum rate of 150 lbs/acre of 28-13-13 or equivalent.
8. Alfalfa maintained in fair or better condition may be baled for hay.
9. Bermuda grass in Field #1 may be baled with no hay date restriction.
10. If no crop is planted, but hay is harvested. Lessee must plant ODWC 10% to wheat by October 15 in a location designated by the ODWC representative (See above wheat requirements).

LEASE BIDDING PROCEDURES

All bids must be signed and 25% of the bid total must be remitted with the bid. All bids must be sealed in an envelope with the date of the bid opening ( February 11, 2025 ), the lease number (Keystone Ag16) and the name of the WMA (Keystone) plainly written on the front of the envelope.

**Note: Mailed bids must be received by February 10, 2025**

NOTE: Improperly marked envelopes may be rejected. All bids must be mailed to the **Oklahoma Department of Wildlife Conservation, Attn: Assistant Chief/Bid Opening, Wildlife Division, 1801 N. Lincoln Blvd., Oklahoma City, OK 73105.** No bids will be accepted after 2:00 P.M. on the opening date. For additional information contact ODWC representative, MICHAEL MCLAUGHLIN (918) 629-4625

**Minimum Bid Required: \$ 14.00 / Acre**

**ODWC Acres(10%): 2.0**

**NOTE: THIS SECTION IS TO BE FILLED IN BY THE LEASE BIDDER**

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

**\$ \_\_\_\_\_ . \_\_\_\_\_ x 18.5 = \$ \_\_\_\_\_ . \_\_\_\_\_**

**Earnest Money: Total Bid(\$) x 25% = Amount(\$) 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.

**Ag Lease Agreement form:** Revised Jan. 2013



## **Keystone WMA**

Lease #16

Cimarron River Unit-Creek County

20.5 acres total cropland

Field #1 = 20.5 acres

Black line = Field border