

NOTICE OF GRAZING LEASE SALE BY  
SEALED BIDS TO BE OPENED AT

1:00 P.M. (time), October 28<sup>th</sup> 2025 (date). If mailed must be received by October 27<sup>th</sup> (date).  
LEASE # 1

The Commission of the Oklahoma Department of Wildlife Conservation, State of Oklahoma, invites sealed bids for grazing lease(s) upon the following terms covering approximately 12,213 acres located on the Packsaddle Wildlife Management Area, Ellis County, Oklahoma.

\*\*\*\*\*

DO NOT WRITE IN THE FOLLOWING SPACES

This lease made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_\_ annually.

\*\*\*\*\*

The following pasture(s) are included in the grazing lease for a term of 5 years beginning the 1<sup>st</sup> day of April annually, fully to be completed and ended on the 20<sup>th</sup> day of September annually, 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% of annual perennial grass growth. Stocking rate does not consider annual grasses or forb production. Stocking rates for each pasture shall be as follows:

PASTURE NAME	# ACRES	#ANIMAL UNITS	# STOCKERS <650 LBS.	OR	# COW/CALF PAIRS
West	1,480	82	137		59
East Highway	591	32	53		23
Hulbert	320	17	28		12
SA	280	16	27		11
West Creek	1,579	88	147		63
North Dunn	1,413	79	132		56
Buried Tank	1,133	63	105		45
Alcorn	1,362	75	125		54
School Land	1,145	64	107		46
North Shahan	1,563	85	142		61
South Shahan	1,347	74	123		53
Per year total:	8,150	450	751		322

This is a rotational type grazing system. Some of the above pastures will not be grazed each year of the lease. \*\*See Special Provisions\*\*

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

Weaned calf to yearling (400-650 lbs.)	.6 animal units
Steer or Heifer (over 650 lbs.)	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 Wildlife Management Area (WMA) 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 the WMA 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 annually 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 annually upon mutual consent of both parties. If stocking rates are adjusted, the annual lease payment will be adjusted accordingly, based on original per-animal-unit bid. Stocking rate adjustments should be made before February, if possible. 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 annual lease period. Records of weights will be made available to the Department. Accurate records of use must be maintained and furnished to the Department. At the discretion of the Area Biologists, Dry Cow, Bulls, or Cows with unweaned 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:**

- This lease is a rotational grazing system.
  - Contract Year One & Four (1&4) pastures West, East Highway, Hulbert, SA, North Dunn, Alcorn, School Land & North Shahan will be grazed. 450 animal units
  - Contract Year Two & Five (2&5) pastures West, West Creek, North Dunn, Buried Tank, School Land & South Shahan will be grazed. 450 animal units
  - Contract Year Three (3) pastures East Highway, Hulbert, SA, West Creek, Buried Tank, Alcorn, North Shahan & South Shahan will be grazed. 450 animal units
- Annual grazing evaluations per pasture will be conducted. These evaluations will dictate increase or decrease in the number of animal units per pasture and can be changed annually to ensure desired habitat goals. Initial stocking rates are set at a very conservative level, so decrease in initial stocking rates are only expected under extenuating circumstances (items 7&8).
- All attempts will be made to complete major water well/windmill repairs in a timely manner. Pasture stocking rates may have to be modified if water availability becomes an issue due to a major water well problem. ODWC personnel will not assist in needed routine maintenance and repairs, including but not limited to: jet rod adjustments, nut and bolt replacement, pressure switch replacement, float valve adjustments/replacement and general diagnostics. The lessee is responsible for hauling water if needed.
- Pasture Shahan Shipping may be used as a “shipping” pasture but is not part of the lease acres. Cattle may be unloaded into this pasture or moved to this pasture for purposes of shipping. This pasture may not be used for more than 2 weeks at the beginning of each grazing season, no more than 2 weeks at the end of each grazing season.
- All fencing repairs will be conducted by lessee before turning out, supplies will be provided by ODWC. Any locks placed on gates will be coordinated with Area Biologist.
- The Department of Wildlife Conservation is not responsible for any livestock losses (predation, escape, shinnery oak poisoning, theft, etc.)

This lease may be terminated by the Lessee at any time by giving sixty (60) days notice 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 of entry to lease area at end of the sixty (60) day period.

Revised July 2025

At the discretion of the Director, the lease shall not be renewed after its annual expiration date 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 years. Annual rental payments shall be made in full by Cashier's check or money order to the Oklahoma Department of Wildlife Conservation by April 1st, annually.

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

All bids must be accompanied by a remittance in the amount of **ten (10) percent of each bid as earnest money**; checks will be promptly returned to unsuccessful bidders. Successful bidders must pay the remaining 90 percent balance of the initial bid within 90 days. Remaining annual payments must be made before **April 1** annually, for the full amount of the bid. Failure to comply with any of the terms thereof will be grounds for cancellation of earnest money as liquidated damages for such breach.

**The Department reserves the right to reject any and all bids.**

**All bids should be sealed in an envelope plainly marked with:**

**Attention: Packsaddle WMA Grazing Lease; and mailed to:**

**Oklahoma Department of Wildlife Conservation,  
184451 E CR 77**

**Arnett, OK 73832**

For further information and details on lease provisions contact the Area Biologist Marcus Thibodeau, Phone 580-515-2030

NOTE: Bids must be signed.

NOTE: Bids sent by mail must be received by October 27<sup>th</sup> .

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

ALL BIDS ARE TO BE FILLED OUT BY BIDDER:

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

Lease number 1

Total bid per year \_\_\_\_\_ (Annual Payment)

Earnest money submitted: Total bid per year x .10 = \_\_\_\_\_

Per Animal Unit Price \_\_\_\_\_ x 450 Animal units = \_\_\_\_\_ (Annual Payment)

Bidder Signature \_\_\_\_\_

Date\_\_\_\_\_

Please Print the Following Information:

Bidder Name \_\_\_\_\_

Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number \_\_\_\_\_

Email Address \_\_\_\_\_

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.

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

NOTE: No individual may submit more than 1 bid per lease without **forfeiting all earnest monies** on higher bids. Any individuals hand carrying lease bids to bid opening must present sealed bid to bid opening officer prior to 1:00 P.M. on the 25<sup>th</sup> of October 2025 the day of bid openin

Revised July 2025

# PACKSADDLE WILDLIFE MANAGEMENT AREA

WMA Technician 580-216-1375  
Marcus Thibodeau, Biologist 580-515-2030

