

NOTICE OF GRAZING LEASE SALE BY SEALED BIDS TO BE OPENED AT
11:00 A. M. February 5, 2026
LEASE # HHU-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 2,974.0 acres located on the Hulah Wildlife Management Area, Osage county, Oklahoma.

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

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) may be grazed for a term of 6 years beginning the day of 15th of April annually, fully to be completed and ended on the 15th day of August 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 percent 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
Pasture #4	795	44	72	26
Pasture #3	534	33	54	20
Pasture #2	85	6	10	4
COE # 1	140	6	10	4
COE # 2	340	16	26	10
COE # 3	1,080	54	86	32
LEASE TOTALS	2,974.0	159	258	96

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 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 used 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. Actual Use Records 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:

1. This is a Wildlife Management Area. At any given time, activities such as (herbicide spraying, spring and summer control burns, habitat plots, fencing off small areas and brush removal) may take place on this lease.
2. At no time may any of these leases be burned by lessee.
3. Pasture #1 can be used for turn out and catch pasture as needed with Area Biologist approval.
4. Contact information must be provided each year of the individual in charge of taking care of the cattle. This information can be texted to Area Biologist John Rempe 918-629-5108 prior to turn out.
5. When unloading cattle, Pasture #4, COE #1, COE #2 and COE #3 all cattle must be unloaded in that pasture. At no time may cattle be unloaded at corrals and pushed across other pastures. At time of loadout cattle may be pushed across other pastures to get to corrals.

This lease may be terminated by the Lessee at any time by giving 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 or entry to lease area at end of the 60-day period.

At the discretion of the Director, the lease shall not be renewed at its annual expiration 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 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 April 1 annually, 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 must be sealed in an envelope with the date of the bid opening (February 5, 2026), the lease number (# HHU-1) and the name of the WMA (Hulah WMA) plainly written on the front of the envelope.

All bids must be mailed to:
Oklahoma Department of Wildlife Conservation
Attn: Regional Supervisor Matt Mattoda
NE Regional Office 9097 N. 34st. West Porter, Ok 74454-2743

For additional information contact the Wildlife Biologist John Rempe, at (918) 629-5108.

NOTE: The Department reserves the right to reject any and all bids. Improperly marked envelopes may be rejected. Bid forms not properly filled out will be rejected. Bids must be signed. No bids will be accepted after 11:00 a.m. on February 5, 2026.

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

Bidders name: (please print) _____

Bidders address: (please print) _____

Bidders phone number: _____

Bidders email if available: _____

Lease number: HHU-1 _____

Total Bid per year: _____ **(Payment Due April 1 st annually)**

Earnest money submitted: Total bid per year 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 11:00 a.m. on the date of the lease bid opening for that lease.

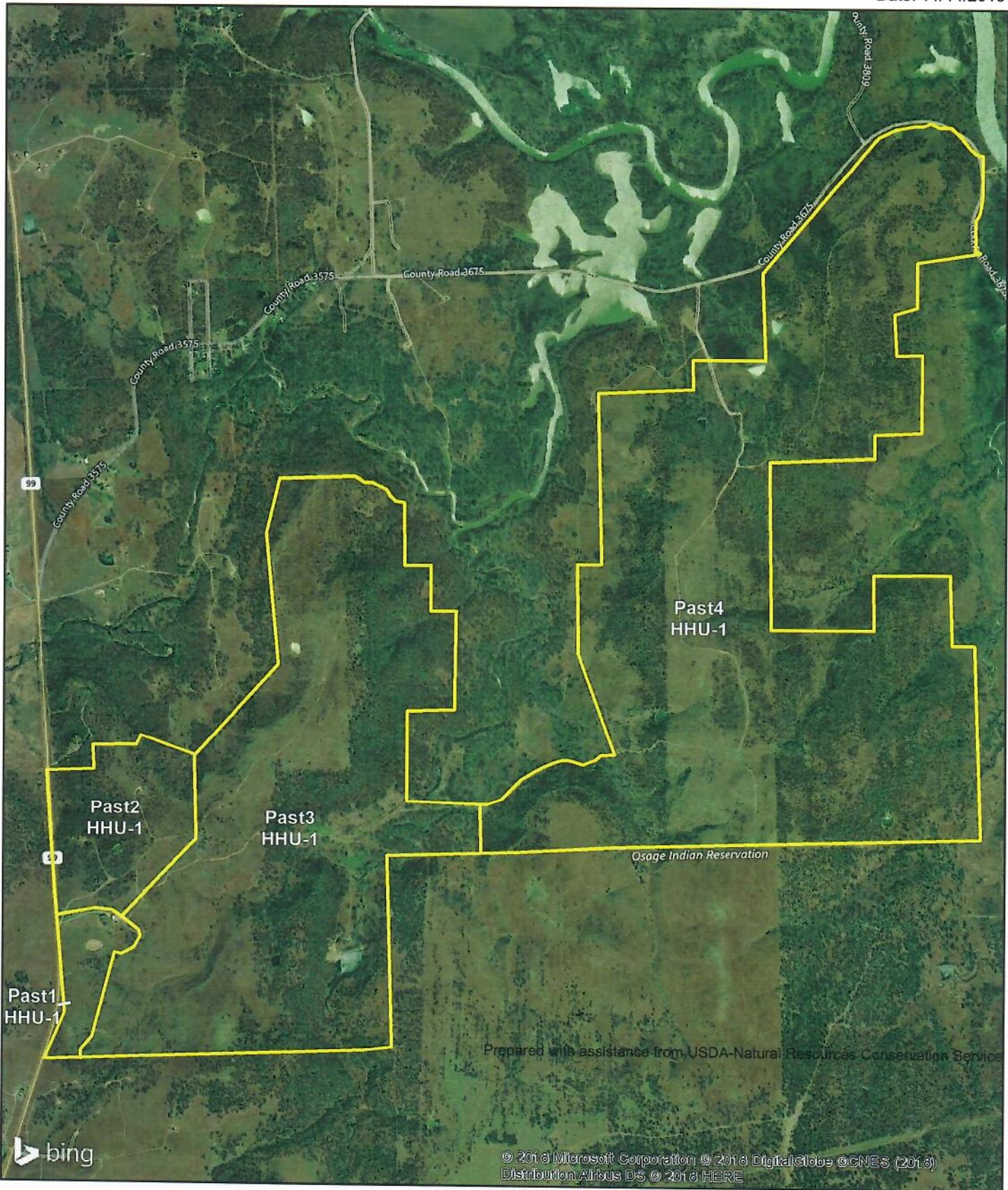
NOTE: If awarded the lease, this document will serve as the "Lease Agreement."

HULAH WILDLIFE MGT AREA

Lease No. HHU-1

State and County: OK, Osage County, Oklahoma

Date: 11/14/2018

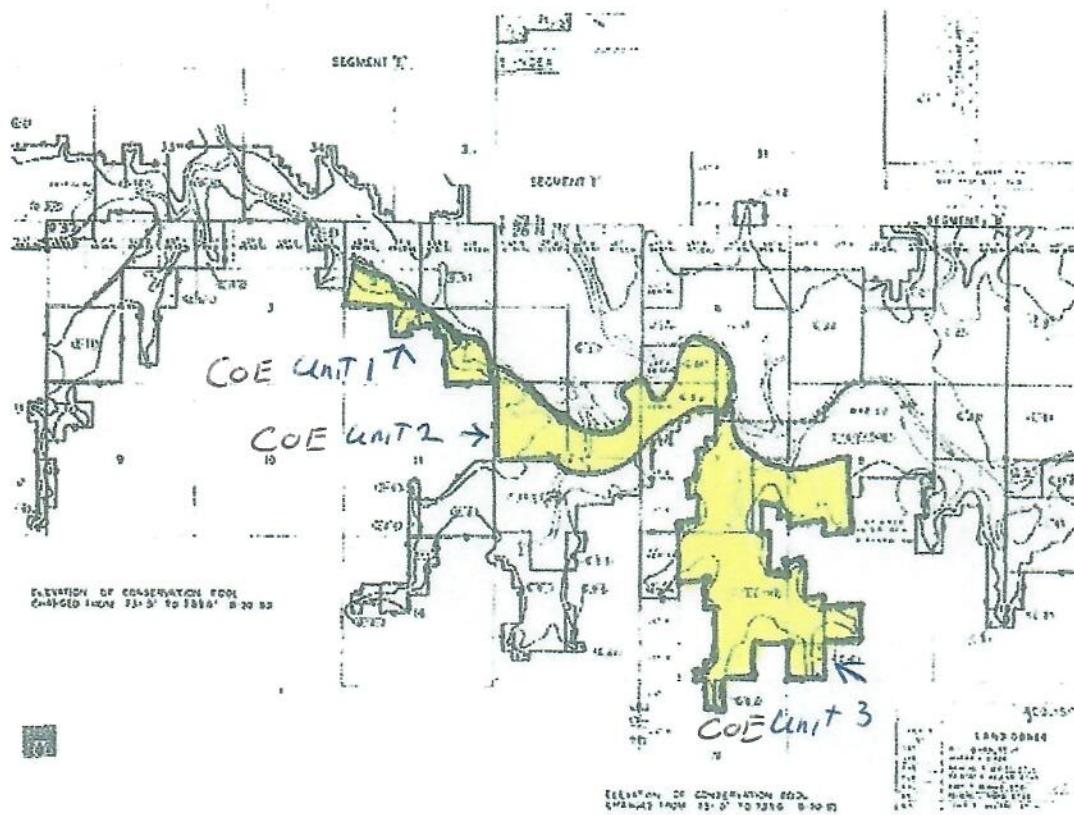


Legend:

Wildlife MGT Area

1,000 0 1,000 2,000 3,000 4,000
Feet





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Sections 6, 7, 8, 17, 18 and 19 of T28N, R11E
And Sections 2 & 12 of T28N, R10E

PROJECT: Hulah Lake

GRANTEE NAME: OKLAHOMA DEPT. OF
WILDLIFE CONSERVATION

COUNTY: Osage County

CONTRACT NO. DACW56-1-17-198

STATE OF: Oklahoma

U. S. ARMY CORPS OF ENGINEERS
TULSA DISTRICT

Containing 1,560.00, more or less