

**NOTICE OF AGRICULTURAL LEASE SALE BY
SEALED BIDS TO BE OPENED AT
11:00 A.M., February 5th, 2026
All mailed bids must be received by February 4th, 2026**

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: Oologah, Lease # 4 Alluwe. This lease will be for a **five (5)** crop year period. A crop year period is defined as February 1 - January 31 for summer crops and August 1 - July 31 for fall crops. Summer crops include but are not limited to: corn, milo, soybeans, beans, sunflowers and millet. Fall crops include but are not limited to: winter wheat. The lease will expire on August 1, 2030 for fall crops and February 1, 2031 for summer crops.

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, 2027, 2028, 2029, 2030. 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 its 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.
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 can not 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 can not 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 on all lands owned or managed by the ODWC unless 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 CFSA 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 unharvested crops.
16. Agricultural operations shall not be conducted during any restricted periods listed: **During the 16-day 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; and provided that in case of such termination, no remission or charges shall be made against the ODWC or any representative thereof.
20. Lessee shall remove from the WMA all personal property, equipment, vehicles, machinery, tools, fencing, supplies, debris, and any other items belonging to Lessee or placed on the WMA by Lessee no later than 7 days following the lease expiration date or earlier termination of this lease. Any lessee property remaining on the WMA after 7 days following the lease expiration date shall be deemed abandoned by Lessee and become property of ODWC, unless additional time is granted in writing by an ODWC representative at the sole discretion of ODWC.
In the event a lessee fails to remove property in accordance with this policy they shall become liable for any and all fees associated with its removal and disposal including but not limited to towing, storage, environmental remediation, habitat repair and/or auction fees and shall be ineligible to participate in any future ODWC lease programs until those fees are paid in full.

LEASE PROVISIONS

Lease located on: Oologah WMA,

Lease #: 4, Portions of: Sec.(s) 8, 20, & 21; T25N, R17E; Nowata Co. OK.

Location: (Maps attached) 4 miles west & 7 miles north of Chelsea, OK; 8 miles east and 2 miles south of Nowata, OK. Lightning Creek and Salt Creek areas.

Approved Crops: Corn, milo, millet, peas, sunflower, oats, wheat, beans.

Field#/Acres - Total Acres #33 / 77.5 ac., #34 / 16.3 ac., #35 / 8.1 ac., #36 / 2.2ac. - Total Acres / 104.1.

Specific lease provisions:

1. **A MINIMUM OF 50% OF THE TOTAL ACRES MUST BE PLANTED TO ONE OF THE ABOVE APPROVED CROPS EACH YEAR.**
2. The departments 10% of the crop(s) will be left standing in strips distributed evenly across each field as prescribed by the area biologist.
3. If wheat is planted as the primary crop, the departments 10% will be brushhogged between August 5th through 25th by the lessee. The departments share of wheat may not be cultivated for fall planting until after September 10th.
4. Double cropping will be permitted **only** if the lessee utilizes no-till farming methods to plant a secondary crop. The primary crop will be the crop that has a seed bed prepared prior to planting. The secondary crop will be the crop planted by a **no-till method**. In these fields, the ODWC's 10% will be left standing in strips distributed evenly across the fields from the primary crop or as designated by the ODWC representative.
5. Wheat straw may be bailed to enhance wildlife use and facilitate planting operations.
6. If conditions warrant, **and approved by the area biologist**, fields that are heavily infested with vegetation may be baled to facilitate planting operations.

BIDDING PROCEDURE

All bids must be signed and 25% of the bid total must be remitted with the bid. All bids must be in an envelope with the opening date **February 5th, 2026** and **Oologah** marked on the front.

Note: All mailed bids must be received by February 4th, 2026

Note: Improperly marked envelopes may be rejected. All bids must be mailed to: **Oklahoma Department of Wildlife Conservation, Attn: Matt Mattioda, Northeast Region Supervisor, 9097 N. 34th St. W, Porter, OK 74454-2743**. No bids will be accepted after 11:00 A.M. on the opening date. For additional information contact the ODWC representative, **Russell Perry (918) 629-5286**.

Minimum Bid Required: \$8.00 /Acre

ODWC Acres(10%): 10.4

NOTE: TO BE FILLED IN BY BIDDER

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

\$ _____ x 93.7 ac. = \$ _____

Earnest Money: Total Bid(\$) x 25% = \$ Submitted With Bid

\$ _____ x .25 = \$ _____

Bidder Signature

Date

ODWC Signature

Date

Bidder Information (to be filled in by bidder)

Name _____

Address _____

Email address _____

Phone number(s) _____

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

Ag Lease Agreement form: Revised Jan. 2013

