

# **FINAL PERFORMANCE REPORT**



**Federal Aid Grant No. F13AF01217 (T-66-L-1)**

**Girdner Track Land Acquisition, Cherokee County**

**Oklahoma Department of Wildlife Conservation**

**October 1, 2013 through September 30, 2015**

**(Ended Early September 3, 2014)**

## Final Performance Report

**State:** Oklahoma

**Grant Number:** T-66-L-1 (F13AF01217)

**Grant Title:** Girdner Tract Land Acquisition, Cherokee County

**Grant Programs:** State Wildlife Grants Program

**Grant Period:** October 1, 2013 – September 30, 2015 (Ended early – September 3, 2014)

**Project Leader:** Mark Howery, Wildlife Diversity Biologist, ODWC  
Curt Allen, Cookson WMA Biologist, ODWC  
Kristen Gillman, Lands and Minerals Coordinator, ODWC

### OBJECTIVE:

To acquire approximately 180 acres of deciduous forest habitat adjacent to Cookson Wildlife Management Area in southeastern Cherokee County, Oklahoma. This acquisition would expand the existing WMA and connect it to a unit of the Ozark Plateau National Wildlife Refuge.

### PURPOSE:

The purpose of this grant was for the Oklahoma Department of Wildlife Conservation to acquire in fee simple, less minerals, 180 acres of the Girdner tract. This acquisition will expand the size of the existing Cookson Wildlife Management Area and will connect it to the Potter Unit of the Ozark Plateau National Wildlife Refuge. It will conserve existing forested habitat while also connecting two conservation areas and reducing the potential for future habitat fragmentation within the local landscape. The perpetual conservation of the existing habitat is expected to benefit a community of deciduous forest, riparian forest, and cave/karst-dwelling wildlife species that includes at least 20 species that are identified as Species of Greatest Conservation Need in the Oklahoma Comprehensive Wildlife Conservation Strategy, including the Ozark Big-eared Bat (*Corynorhinus townsendii ingens*).

### SUMMARY OF PROGRESS:

Oklahoma Department of Wildlife Conservation acquired 180 acres in Cherokee County known as the Girdner Tract. Prior to the acquisition, the Department submitted the following documents in support of the purchase:

- 1) Certified appraisal indicating the market value of the real property interest (fee simple), conforming to Uniform Standards of Professional Appraisal Practice (USPAP) and Uniform Appraisal Standards for Federal Land Acquisition (UASFLA)
- 2) Certified review of the appraisal, which also conformed to USPAP and UASFLA
- 3) Notification to the landowner of just compensation for the property
- 4) Survey, maps and legal description of the real property

Following receipt of written approval from the USFWS Regional Office to proceed with the acquisition (May 6, 2014), the sale was complete (June 5, 2014). After the property was acquired the following final documents were submitted in support of the acquisition:


- 5) Title insurance policy
- 6) Copy of the deed, along with the recorded Federal interest in the real property
- 7) Settlement statement
- 8) Summary of land costs

This 180 acre tract of land will now be managed for wildlife conservation by ODWC in perpetuity.

**F. PREPARED BY:** Kristen Gillman, Wildlife Lands and Minerals Coordinator  
Oklahoma Department of Wildlife Conservation

**E. DATE:** September 3, 2014

**F. APPROVED BY:**

  
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Wildlife Division Administration  
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