

**NOTICE OF AGRICULTURAL LEASE SALE BY
SEALED BIDS TO BE OPENED AT
1:00 P.M., February 19th, 2026**
All mailed bids must be received by February 18th, 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: **Washita Arm Wildlife Management Area (WMA)**, Lease # **12**, for a **1** hay season period. A hay season year period is defined as February 1 – September 15. The lease will expire on **September 15, 2026**.

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. 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 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 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. Deer muzzleloader and regular 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

WMA: Washita Arm Wildlife Management Area, Lease #12 (Field # 1), Portions of: Sec. 25 of T4S, R4E, Johnston County, OK

Location: (Map attached) Approximately 2.5 miles East of Mannsville.

Approved Crops: Harvest of standing vegetation for Hay.

Field# 1/ 24 acres

Specific lease provisions:

1. Winning bidder may fertilize lease at their discretion upon full payment of lease price.
2. Lease may be cut and baled for hay beginning May 15th.
3. Subsequent cuttings may be baled as field conditions warrant, but a final cutting must be baled between August 20th and September 15th if vegetation warrants.
4. All hay bales and equipment must be removed from WMA by September 20th.

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 19, 2026, and Washita Arm WMA AG12 marked on the front.

Note: Mailed bids must be received by February 18, 2026

Note: Improperly marked envelopes may be rejected. All bids must be mailed to: Oklahoma Department of Wildlife Conservation, Attn: Assistant Chief Wildlife Division, P.O. BOX 53465 Oklahoma City, Oklahoma, 73152. No bids will be accepted after 1:00 P.M. on the opening date. For additional information contact the ODWC representative, John Carter at (405)823-8383.

Minimum Bid Required: \$ 30.00 /Acre

NOTE: TO BE FILLED IN BY BIDDER

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

\$ ____ x 35 ac = \$_____

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

\$ x .25 = \$_____

*******REQUIRED*******

Bidder contact information:

Phone: _____

Email: _____

Mailing address: _____

Bidder Signature _____ **Date** _____ **ODWC Signature** _____ **Date** _____

Bidder Printed Signature

Note: If awarded the lease, this document will serve as the Lease Agreement.
Washita Arm lease # 12Ag Lease Agreement form: Revised Feb. 2026

