

**NOTICE OF AGRICULTURAL (HAY) LEASE SALE BY  
SEALED BIDS TO BE OPENED AT  
11:00 A.M., March 25, 2026**

The Commission of the Oklahoma Department of Wildlife Conservation (ODWC), State of Oklahoma, invites sealed bids for an agricultural (hay) lease upon the following terms covering the tract(s) of land hereinafter described.

Terms of Lease: McClellan-Kerr Wildlife Management Area (WMA), Lease # NEO-1, and for a 5 crop (hay) year period. Native hay may only be cut from July 1-31. **The lease will expire on August 31, 2030.**

Bids shall be for cash and other considerations. All bids must be accompanied by a remittance for 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 the bid, provided that failure to comply with any of the terms thereof will be grounds for forfeiture of the earnest money as liquidated damages for such breach. Earnest money checks will be promptly returned to unsuccessful bidders. The ODWC reserves the right to reject any and/or all bids. Subsequent lease payments will be due on May 1, 2027, 2028, 2029, and 2030.

**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 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 for wildlife use.
4. Prior, written approval must be obtained from the U.S. Army Corps of Engineers for all "Restricted Use Pesticides". Prior, written approval must be obtained from ODWC for all "General Use Pesticides".
5. **Native grass hay (prairie hay) can only be cut from July 1-31.**
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 unless it is 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 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 crops.
16. Agricultural operations shall not be conducted during any restricted periods including: \_\_\_\_\_

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. 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 DESCRIPTION

WMA: McClellan-Kerr Lease # NEO-1

Located in Portions of: Sec. 9, T16N, R18E, Wagoner Co. OK

Location :( Map attached) 5 miles South of Wagoner, OK on highway 69 at the Porter Office

Field#/Acres - Total Acres: #101 / 21.0 ac., = Total Acres 21.0

#### LEASE PROVISION

1. Lease year 2026, 2027, 2028, 2029, and 2030: Lessee will be required to plant 1.4 acres of wheat for the ODWC's 10% by September 30, 2012 at a rate of 120 lbs. per acre and fertilized with 19-19-19 at a rate of 200 lbs. per acre.
2. The ODWC's 10% is to be planted in the locations identified on the attached map unless otherwise directed by the Area Biologist.
3. All cover strips must be 50 feet wide and must be left untouched as shown on the attached map.
4. All hay bales **MUST be removed by August 31** each year. Hay bales cannot be stored anywhere on ODWC property.
5. Only fields marked on the attached map may be cut. All other fields not marked shall be considered as cover and are not to be disturbed.

**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 **Marh 25, 2026** and **McClellan-Kerr WMA Lease #NEO-1** marked on the front.

**Note: Mailed bids must be received at the ODWC Porter Office by March 24, 2026.**

**Note: Improperly marked envelopes may be rejected.**

All mailed bids must be mailed to: **Oklahoma Department of Wildlife Conservation, ATTN: Brett Thompson, PO Box 323, Wagoner, OK 74477**. No bids will be accepted after 11:00 A.M. on the opening date. For additional information contact the ODWC representative, **Brett Thompson at (918)-625-3910**.

**Minimum Bid Required: \$ 15.00 /Acre**

**ODWC Acres (10%): 2.1**

**NOTE: TO BE FILLED IN BY BIDDER**

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

**\$ \_\_\_\_\_ x 21.0 ac = \$ \_\_\_\_\_**

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

**\$ \_\_\_\_\_ x .25 = \$ \_\_\_\_\_**

<b>Bidder Signature</b>	<b>Date</b>	<b>ODWC Signature</b>	<b>Date</b>
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**Required information:**

**Bidder Name:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_  
\_\_\_\_\_

**Phone Number:** (\_\_\_\_) \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Note:** If awarded the lease, this document will serve as the Lease Agreement.  
**Ag Lease Agreement form:** Revised Jan 2026

# Location of Lease

