

**NOTICE OF HAY LEASE SALE BY SEALED BIDS TO  
BE OPENED AT  
11:00 A.M., May 21, 2026  
All mailed bids must be received by May 20, 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: Cookson Wildlife Management Area (WMA), Lease # West-1 , and for a 5 hay crop period. Hay may only be cut from July 1 – July 31, annually. The lease will expire on Sept. 25, 2030 for hay 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 **June 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 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.
3. All "Restricted Use Pesticides" are prohibited. Prior written approval must be obtained from ODWC for all "General Use Pesticides".
4. 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.
5. 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.
6. Soil tests are recommended on all fields and minimum fertilization rates may be applied. Costs of such tests shall be borne by the lessee.

7. 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 (100% of the total lease acreage) of the lease.
8. The lessee shall repair any damage to ODWC roads, gates and/or facilities resulting from his/her operations.
9. 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.
10. The lessee shall maintain the lease area free of litter and other solid waste resulting from his/her agricultural operations.
11. 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.
12. 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.
13. Agricultural operations shall not be conducted during any restricted periods listed: None.
14. 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.
15. 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.
16. 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.
17. 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 DISCRIPTION

WMA: Cookson WMA , Lease # West-1

Located in Portions of: Sec.(s) 14, 15, 22 & 23, T14N, R23E; Cherokee Co. OK

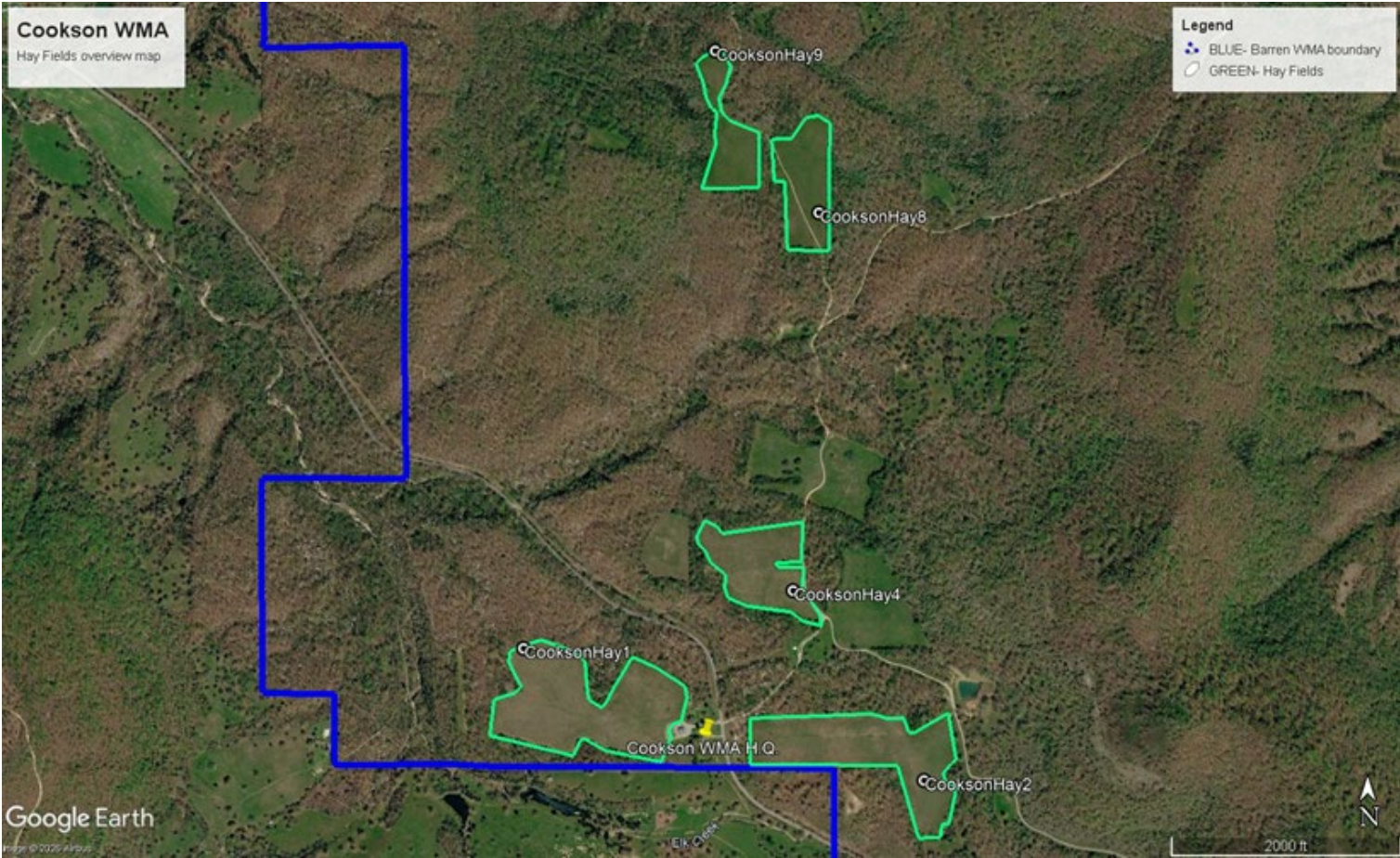
Location:(Map attached) 5.5 miles Southeast of Cookson, OK

Approved Crops: One (1) cutting of native grass in fields.

Field#/Acres - Total Acres: #1 / 29.2 ac., #2 / 24.1 ac., #4 / 14.3 ac., #8 / 11.6 ac., #9 / 8.5 ac., - Total Acres / **87.7.**

## LEASE PROVISIONS

1. The lessee may hay 100% of the lease acreage.
2. Equipment shall not rut or destroy any of the vegetation.
3. Portions of some fields have been previously disked and may be rough. The Lessee may disc and/or roll the field in January-March to attempt to resurface.
4. Mowing height shall not be lower than 4 inches.
5. All equipment and hay bales must be removed from the property by August 15, annually.
6. Herbicides: All herbicides use by the lessee shall be approved by the WMA Biologist prior to application. The Lessee may spot spray herbicides on the following species inside the boundaries of the hay fields (any woody species, sandbur, cocklebur, Johnson grass, Sericea lespedeza, Perilla frutescens) other species must be approved by WMA Biologist. ODWC may, as part of its habitat management, conduct its own spot spraying of herbicide targeting these and other species of plants in the Lease fields.
7. Fertilizers: The lessee may conduct soil samples and apply recommended fertilizer. However, chicken litter may not be used as a fertilizer on the lease.
8. ODWC may, as part of its habitat management; mow or burn fields during the period after bales are removed through April of the following year.
9. Lessee should take precautions to prevent transport of invasive seeds onto the WMA from other hay fields
10. Exclusion of wildlife from the lease fields is prohibited
11. 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.
12. Paths through lease fields may be mowed periodically by ODWC during the growing season.



**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 **May 21, 2026** and **Cookson WMA Lease #West-1** marked on the front.  
**Note: Mailed bids must be received at the ODWC Porter Office by May 20, 2026. Hand delivered bids must be delivered to the bid opening location listed below by 11A.M. May 21, 2026.**

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

All mailed bids must be mailed to: **Oklahoma Department of Wildlife Conservation Porter Office, ATTN Lease Bid Opening, 9097 N. 34<sup>th</sup> 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, **Curt Allen** at **(918)-260-8959**.

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

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

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

**\$ \_\_\_\_\_ x 87.7 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>

**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