

SEALED BID LEASE AUCTION

NOTICE OF INVITATION TO BID BY SEALED BID FOR SCHOOL LAND AGRICULTURAL LEASE

The Commissioners of the Land Office of the State of Oklahoma invite sealed bids on agricultural leases on February 24, 2011, at 2:00 pm at 120 N. Robinson, Ste. 1000W, Oklahoma City, OK. Late bids will not be allowed.

CIMARRON COUNTY

All Lease terms are for 5 years unless otherwise indicated			Est	Est	Est	Est	Minimum
Contract No	Lease No	Legal and Location Description	Cow Units	Acres Pasture	Acres Crop	Non Usable	Annual Bid
FIVE YEAR RANCH UNIT #2 SPECIAL CONSERVATION REQUIREMENTS							
10807	101977	ALL OF SEC 36-6N-1ECM >>>> From Kenton, 3 miles NE to Sec. <<<<	10	640	0	0	\$2,100
10807	511640	LOTS 3,4 & S/2NW/4 SEC 1-5N-1ECM >>>> Approx. 2 1/2 miles East and 2 miles North of Kenton (isolated) <<<<	3	160.72	0	0	\$500
10807	613139	E/2 SEC 22 & N/2SW/4 & SE/4 SEC 23 & S/2 SEC 24 & ALL OF SEC 25 & E/2 & S/2NW/4 & SW/4 SEC 26 & NE/4 & N/2SE/4 & SE/4SE/4 SEC 27 & N/2 & SW/4 & N/2SE/4 & SW/4SE/4 SEC 35-6N-1ECM >>>> From Kenton, 4 miles North and East <<<<	53	2960	0	0	\$9,100
UNIT TOTALS			66	3760.72	0	0	\$11,700

Stocking rate will be adjusted as necessary by supervising Real Estate Management Specialist to allow grass to recover from over grazing. Initially winter grazing only will be permitted. If grass recovers sufficiently, grazing during the growing season will be allowed. Lessee will apply provided chemicals to Cholla Cactus on approximately 80 acres each year of the contract at the direction of the supervising Real Estate Management Specialist

FIVE YEAR RANCH UNIT #3 SPECIAL CONSERVATION REQUIREMENTS							
10808	307089	LTS 1,2,3 & S/2NE/4 & SE/4NW/4 & E/2SW/4 & SE/4 SEC 5-5N-1ECM >>>> From Kenton, 1/2 mile East and 2 miles North and West <<<<	8	481.11	0	0	\$1,400
10808	511122	LT 4 & SW/4NW/4 & NW/4SW/4 SEC 4-5N-1ECM >>>> From Kenton, 1/2 mile East and 1 1/2 miles North to East side of property <<<<	3	120.44	0	4	\$400
UNIT TOTALS			11	597.55	0	4	\$1,800

Stocking rate will be adjusted as necessary by supervising Real Estate Management Specialist to allow grass to recover from over grazing. Initially winter grazing only will be permitted. If grass recovers sufficiently, grazing during the growing season will be allowed. Lessee will apply provided chemicals to Cholla Cactus on approximately 80 acres each year of the contract at the direction of the supervising Real Estate Management Specialist

FIVE YEAR RANCH UNIT #4 SPECIAL CONSERVATION REQUIREMENTS							
10809	307095	N/2 SEC 10 & NW/4 SEC 11-5N-1ECM >>>> From Kenton, 1 mile East and North <<<<	8	480	0	0	\$1,400
10809	511115	NW/4SW/4 & S/2SW/4 SEC 2 & SW/4NE/4 & LTS 3,4 & S/2NW/4 & S/2 SEC 3 & LT 1 & SE/4NE/4 & NE/4SE/4 SEC 4-5N-1ECM >>>> From Kenton, 2-1/2 miles East and 2-1/2 North, isolated. <<<<	17	761.58	0	0	\$2,400
UNIT TOTALS			25	1241.58	0	0	\$3,800

Stocking rate will be adjusted as necessary by supervising RMS to allow grass to recover from over grazing. Initially winter grazing only will be permitted. If grass recovers sufficiently, grazing during the growing season will be allowed. Lessee will apply provided chemicals to Cholla Cactus on approximately 80 acres each year of the contract at the direction of the supervising Real Estate Management Specialist

10817	106484	NW/4NE/4 SEC 16-5N-1ECM >>>> From Kenton Community Center, East to North Pavement and North ¼ mile. Lays on both Sides of road.<<<<	1	38	0	2	\$300
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CLEVELAND COUNTY

10821	101037	LTS 5, 6, 7 PLUS ACCRETIONS OF NE/4 SEC 36-10N-4WIM >>>> From intersection of SW 149th and May Ave, 1 mile South to NE corner of property. Access is being developed into property <<<<<<	9	157	0	0	\$2,000
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COMANCHE COUNTY

10832	101430	THAT PART OF THE S/2 LYING SOUTH AND EAST OF THE EAST ROW LINE OF I-44 SEC 36-04N-11WIM (LESS 1.36 AC SOLD) (LESS 136.07 AC SOLD) (SUBJ TO 7.91 AC RR EASEMENT) (SUBJ TO APPROX. 1.0 AC UTILITY & INFRASTRUCTURE EASEMENT) SEC 36-10N-4WIM >>>> From intersection of Hwy 277 and black-top road on West edge of Elgin, ½ mi South to NE corner of property <<<<<<	8	142.49	0	8.91	\$1,800
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JACKSON COUNTY

10937	919015	NE/4 SEC 33-1S-24WIM (SUBJ TO 1AC ESMT) >>>> From SW corner of Eldorado, 2 miles South and 3 miles West to NE corner of property <<<<<<	0	4	151	5	\$3,600
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KIOWA COUNTY

11319	817168	NE/4 & EAST 51.38AC OF NW/4 SEC 33-6N-20WIM (SUBJ TO 5.73AC ESMT) (LESS 4AC SOLD) >>>> From intersection of Hwys 9 and 44 in Lone Wolf, 2 miles South on Hwy 44 and 3 ¼ mi West to NE corner of lease <<<<<<	6	197.38	10	0	\$5,000
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LINCOLN COUNTY

11320	100484	E/2 SEC 36-16N-4EIM >>>> From Intersection of Hwys 105 and 18, 4 miles South on Hwy 18 and 2 ½ miles East to SW corner of property (On North side of road) (Wildlife Potential) <<<<<<	10	320	0	0	\$3,100
11321	100698	SW/4 & W/2SE/4 SEC 16-14N-6EIM >>>> From intersection of Hwys 66 and 99 in Stroud, 3 ¾ mi South on Hwy 99, 1 mile West and ½ mi South to NW corner of lease <<<<<<	7	240	0	0	\$2,500

LOGAN COUNTY

11322	100057	W/2 SEC 36-17N-1EIM >>>> From Logan/Lincoln county line on Hwy 105, 2 miles North and ½ mi West to SE corner of property (Hunting Potential) <<<<<<	12	320	0	0	\$4,300
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PAYNE COUNTY

11323	100365	N/2 SEC 36-20N-3EIM (SUBJ TO 1.03AC ESMT) (LESS 9.53AC 106102) (LESS 20AC SOLD) (LESS IMPROVEMENTS) >>>> From Intersection of Hwys 108 North and 51, 4 miles North to NE corner of property (Good Wildlife Potential)	22	290.47	0	0	\$4,000
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LEASE TERM IS FROM JANUARY 1, 2011 THROUGH DECEMBER 31, 2015 OR AS SPECIFIED

Full annual bid rental must accompany sealed bid or bid will be rejected.

Possession of pasture land will be immediate. If cropland has growing crops, possession will be no later than July 1, 2011, contingent upon approval. Bids will close at 2:00 pm on February 24, 2011.

A lease contract may be awarded upon approval of the Land Office to the entity with the highest bid above the minimum. The Land Office reserves the right to reject any or all bids and shall refuse to accept any bid on a griculture lease where the party placing the bid is in default of any rental due or in violation of any obligation to the State of Oklahoma. The Land Office may require proof of credit worthiness prior to entering into an agricultural lease. The successful bidder must pay 100% of the first year's rent on day of auction. Additional details and requirements along with a sample lease and sealed bid form are available on the Land Office website www.clo.ok.gov of this or any prior lease contract. A bid less than advertised minimum annual acceptable bid will not be considered. Rent for succeeding years of contract will be due on or before January 1 of each year. Failure to comply with terms on the invitation to bid notice will be cause for cancellation of award and retention of deposit as liquidated damages. Commission retains option to proceed to collect for the entire amount of the contract. Contracts are to be returned to Commissioners of the Land Office not later than 15 days after receipt of contracts.

Payments may be made by cash or personal check. All checks are to be made payable to the Commissioners of the Land Office and sent to: Commissioners of the Land Office, 120 N Robinson, Ste. 1000W, Oklahoma City, 73102.

Improvements located on the offered leases considered movable without manifest injury to the land are subject to being removed or otherwise disposed of by the lawful owner(s). Any fences required by agreement or operation of law shall be constructed and paid for by lessee. **Such improvements must be removed or disposed of within 60 days after expiration of contract. If there is a growing wheat crop on a lease, irrigation pumps and motors may be left in place until April 1 of year following expiration of contract. Possession and/or use of well go to new lessee no later than April 5 following expiration of lease.**

Improvements located on the offered leases considered not movable without manifest injury to the land (i.e. ponds dams, terraces, water wells, waterways, and other conservation structures, etc) are a permanent part of the land and are the exclusive property of the Lessor.

All leases are sold subject to existing easements, if any.

Lessee may be a non-resident of Oklahoma.

Lease term will be January 1, 2011 through December 31, 2015, or for the term specified on Page 1 of this Notice. The effective date will be date of approval, unless otherwise specified.

Small grains planted during the last year of lease contract may be harvested in the next year, but land must be surrendered immediately after harvest or not later than July 1, whichever is sooner. In the event small grain crop is pastured out and not mechanically harvested, land shall be surrendered no later than June 1, or when the cattle are removed, whichever is sooner, in year following expiration of lease contract. If small grain is mowed and baled for hay, those acres must be surrendered when bales are removed or no more than 10 days after baling, but no later than June 1. All pasture land, including water thereon, must be surrendered December 31st of the final year of contract.

Terms and conditions of the lease shall be set forth in the lease contract which shall be subject to applicable rules and regulations of the Commissioners of the Land Office and Statutes of the State of Oklahoma now in force, or hereafter adopted. All bidders are hereby notified to retain this page, as it will be incorporated into the contractual obligations. Prospective bidders are encouraged to inspect leases and review CLO lease contract prior to date of sealed bid and contact ASCS office for allotments, applicable farm program requirements, and eligibility of entering leases into government farm programs after expiration of lease contract and HEL requirements. All acreage listed on front page of notice is approximate.

ANNOUNCEMENTS AND CORRECTIONS AT TIME OF BID OPENING MAY SUPERSEDE THIS NOTICE.

Dated this 21st day of January 2011.

COMMISSIONERS

OF THE LAND OFFICE
STATE OF OKLAHOMA

DOUGLAS B ALLEN, SECRETARY

For additional information call
(405) 521-4000 or 888-355-2637

SEALED BID FORM
FOR SURFACE LEASE

Lease No. _____ Date: _____

Legal Description: _____

County: _____

Minimum Bid: _____

Name of Bidder: _____

Please list all names as you want them to appear on the Contract, should you be the successful Bidder.

Drivers License No.: _____

Address of Bidder: _____

City, State and Zip: _____

Phone No.: (_____) _____

Email: _____

I BID \$ _____ ANNUAL RENTAL FOR LEASE ABOVE.

I HAVE ENCLOSED MY CHECK FOR THE AMOUNT THAT I BID.

**I UNDERSTAND IF I AM NOT THE HIGH BIDDER, MY CHECK WILL BE
RETURNED TO ME.**

PLEASE PRINT ALL INFORMATION LEGIBLY AND CLEARLY MARKED.

ALL BIDS MUST BE DELIVERED OR MAILED TO:

DO NOT OPEN REM SEALED BID FOR ____/____/____
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**COMMISSIONERS OF THE LAND OFFICE
120 N. ROBINSON, SUITE 1000W
OKLAHOMA CITY, OK 73102**