

NOTICE OF LEASE AUCTION ON INDIAN LAND FOR AGRICULTURAL & HUNTING PURPOSES



DEPARTMENT OF THE INTERIOR – BUREAU OF INDIAN AFFAIRS Chickasaw Agency

PLEASE READ CAREFULLY

SALE OF LEASES: The auction for agriculture & hunting purposes will be conducted on **Tuesday, September 15, 2026, at Treasure Valley Casino and Hotel, 12252 Ruppe Road, Davis, OK 73030, beginning at 10:00 a.m.,** under regulatory provision cited in Title 25, Code of Federal Regulations, Section 162 (25 CFR§162). The Bureau of Indian Affairs, Eastern Oklahoma Region, Chickasaw Agency (Agency), reserves the right to withdraw, add or correct a legal description or item, reject any bid or disapprove any lease submitted on an accepted bid. All properties are offered subject to acceptance by the individual Indian surface owner(s.) Should there be any questions, please contact the Chickasaw Agency at (580) 648-6427.

POSSESSION: If you are in possession/use of the land and fail to successfully acquire the lease, you will be assessed a pro-rated rental fee for the time the land was utilized and surrender the described land, effective immediately. Please be advised, all livestock and personal property will be removed prior to the effective/beginning date of the new lease under the new lessee.

INSPECTION/CONDITION AND LOCATION OF PROPERTY: All potential bidders are encouraged to inspect the property prior to submitting a bid as the Government makes no warranty, expressed or implied, as to the description of any of the property, or its fitness for use. All property listed therein is offered "as is" and subject to all existing encumbrances such as rights-of-way, mineral leases, etc. Site inspections may be conducted only from the date of this notice and until September 15, 2026 and must be completed prior to bid submission. Inspections are limited to observation by foot or by aerial means. The use of motorized vehicles, including but not limited to automobiles, trucks, all-terrain vehicles (ATVs), utility terrain vehicles (UTVs), motorcycles, or other motorized equipment, is prohibited on the properties prior to contract award unless specifically authorized in writing by the Agency.

BID CONSIDERATION: **There will be no sealed bids accepted for this lease sale.** Each bidder must be registered and assigned a bidder number to participate in the open auction on the listed sale date. Bidders can register starting at 9 a.m. on the day of the auction at the auction site. Registration will close at 9:55 a.m. in preparation for the start of the oral auction. In accordance with 25 CFR§162.212 (b), bidders will not be afforded any preference. The Secretary of the Interior reserves the right to reject any bid when such is in the best interest of the Indian owners.

OPEN AUCTION: Pursuant to 25 CFR 162.212, there will be an **ORAL AUCTION** opened to competitive bidding. Please be advised that the bid offer accepted is for leasing of the restricted interest ONLY and should be considered when submitting your bid offer. **All successful bidders must remit the full first year's rental and administrative fee at the conclusion of the auction. Failure to remit your rental will result in loss of the pending lease contract.**

FORFEITURE OF DEPOSIT: Within 30 days of notification, the successful bidder must remit the required performance bond (see BONDING REQUIREMENTS). Within this 30-day period, the lease, in completed form, shall be filed with the Agency Superintendent, unless for good and sufficient reason, an extension for filing of the lease documents has been granted. NO EXTENSION may be granted for remitting the balance of monies due. Failure of the successful bidder to provide the full performance bond within the specified period or failure to file the completed lease within said period or extension thereof, or if the lease is disapproved through no fault of the lessor or the Department of the Interior, and 30% of the remitted full rental shall be forfeited for the use and benefit of the Indian surface owner, in accordance with regulations.

DECLINATION OF BID: In the event that any bid or offer is rejected, all monies deposited, except that amount paid for the administrative and filing fee, will be returned to the bidder.

LEASE FORM: Standard lease forms provided by the Agency are required to be used. A copy of the Bureau's standard lease form is available for review upon request.

LEASE PROVISIONS: Lease contains standard stipulations pursuant to Title 25 Code of Federal Regulations (25 CFR) 162.219. Lease terms will be as follows: Two (2) year leases (restricted interest is 100% Estate owned); five (5) or ten (10) year leases; 10 year leases subject to a five (5) year rental adjustment review for inflation. Pursuant to 25 CFR 162.226 and 25 CFR 162.424 annual rental payments are to be made to the Bureau of Indian Affairs via the centralized commercial lockbox at the following address: Chickasaw Agency – BIA, Dept. C110, P.O. Box 979121, St. Louis, MO 63197-9000. The annual rental payment is due January 1st of each lease year, or as specified and provided under the terms of the lease. Late payment is subject to an interest charge as stated in the lease. Pursuant to 25 CFR 162.224, rental payments are due at the time as specified in the lease, regardless of whether the tenant receives an advance billing or other notice that payment is due.

LEASE STIPULATIONS: The lessee is responsible for adhering to ALL lease stipulations. Agriculture leases are for agriculture purposes only. An approved agriculture lease DOES NOT give authority to a lessee to hunt on the property. A separate hunting lease MUST be obtained through the Agency.

BONDING REQUIREMENTS: Leases WILL NOT be approved without adequate bond coverage. Lessee shall furnish with each lease an appropriate performance bond in proper form, as specified by regulations. Acceptable forms will be made available by the Agency.

ELIGIBILITY OF BIDDERS: The bidder warrants that he/she is not under the age of 18 years or an employee of an agency of the Federal Government prohibited by the regulations of that agency from bidding hereunder. In accordance with 25 CFR§162.213 (a) If the tenant is a corporation, partnership or other legal entity, it must provide current organizational and financial documents, as needed to show that the lease will be enforceable against the tenant and the tenant will be able to perform all its lease obligations. A list of the required documents will be provided by the Agency.

REQUIREMENTS TO COMPLY WITH APPLICABLE LAWS AND REGULATIONS: It is the bidder's responsibility to ascertain and comply with all applicable Federal, State, local, and multi-jurisdictional laws, ordinances, and regulations pertaining to the bidder's occupancy of the premises or business conducted thereon, including tribal laws regulating activities on agricultural land, environmental protection, and historic or cultural preservation, but only as far as these laws, regulations, ordinances and requirements are violated by the conduct of the bidder's occupancy.

UNRESTRICTED INTEREST: The bidder is responsible for consummating a lease for the unrestricted interest. The Agency recommends contacting the County Assessor's Office to obtain the name and address of the owner(s) of the unrestricted interest to discuss the possibility of leasing. It is the successful bidder's responsibility to obtain a lease from the non-Indian owners.

Please visit the Chickasaw Agency Webpage for more information:
www.bia.gov/regional-offices/eastern-oklahoma/chickasaw-agency

Acting Superintendent

August 10, 2026
Date