

**NOTICE FOR SEALED BID
CHEROKEE NATION AGRICULTURE LEASES**

The opening of sealed bids on tracts for agriculture use will be conducted August 27, 2026, at 1:00pm under regulatory provisions cited in 25 CFR 162.

Sealed bids will be accepted for leasing of the attached listed and described properties for Farming and Grazing until August 27, 2026, at 1:00 pm, at which time sealed bids will be opened at the Wilma P. Mankiller Park, 18050 South Muskogee Ave, Tahlequah OK 74464, located northeast of the Cherokee Nation Complex. Successful bidders will be posted August 28, 2026, by 5:00 P.M. at the office of Real Estate Services.

Bids must be submitted on the attached **Bid For Agriculture Lease** form and submitted in a sealed envelope (*one envelope per bid please*), clearly marked/addressed to **CHEROKEE NATION REAL ESTATE SERVICES, P. O. Box 948, Tahlequah, Oklahoma, 74465**, and identified on the envelope as follows:

**“BID FOR AG LEASE”
Not to be open until August 27, 2026**

- The successful bidder will be notified by mail / email on or before September 10, 2026.
- First payment of 10% of the Bid per year is due October 1st through October 8th, 2026. (*Payments received after 10/8/2026 will be considered late.*)
- The Remaining balance will be due or postmarked no later than October 31st, 2026. (*Payments received after 10/31/2026 will be considered late.*)

In the event of late payments, Cherokee Nation Real Estate Services and Natural Resources departments will follow Policy and Procedures to determine the next successful bidder. Note that any tract may be rebid at the discretion of Cherokee Nation. Thereafter, all invoices will be mailed when payment is due.

- Payments should be made in the form of cashier’s check, personal check or money order.

LEASE FORM:	Standard departmental lease forms are provided by Cherokee Nation and required to be used for bid.
LEASE TERM:	Five (5) years, beginning January 1, 2027 and expiring December 31, 2031.
INITIAL 10% PAYMENT	A one-time payment of 10% of your total bid per year will be charged on acceptance of lease. As previously mentioned, this payment will be Due October 1 st and no later than October 8 th , 2026.
FENCING	The lessee assumes full responsibility for the upkeep and maintenance of the fencing. Cherokee Nation highly recommends that all bidders inspect the unit prior to submitting a bid.

The lessee shall certify that development and operation of the lease shall be conducted in conformity with the National Environmental Policy Act of 1969.

CHEROKEE PREFERENCE. The Cherokee Nation prioritizes qualified Cherokee bidders. To qualify, you must present a Cherokee tribal citizenship card. If a Cherokee and a non-Cherokee place the exact same winning bid, the Cherokee bidder is selected.

For more information contact: Cherokee Nation Real Estate Services main line (918) 453-5350 (*office hours 8 A.M. to 5 P.M.*)

Joel Bean, Director (918) 525-2766

Harold Grimmett, Realty Specialist (918) 316-1431

Rodney Sapp, Realty Analyst (918) 506-7970

Cameron Cooper, Realty Specialist (918) 506-9512

Cherokee Nation reserves the right to reject any and all bids received.

CHEROKEE NATION OFFERS THE FOLLOWING UNITS UP FOR BID:

COUNTY	UNIT	ACRES	CAPACITY (AU)	MISCELLANEOUS NOTES
Adair	CMS 1 North	274	52	**Reference Cherokee Nation Online Map**
Adair	CMS 1 South	93	28	**
Adair	CMS 2	458	104	**
Adair	CMS 4	180.7	25	**
Adair	CMS 5	385	58	**
Adair	CMS 7	271.5	66	**
Adair	CMS 8	80	HAY	CN Airport
Adair	CMS 9	60	HAY	CN Industrial Park
Adair	CMS 10	65	13	**
Adair	CMS 11	89	17	**
Adair	CMS 12	160	23	**
Adair	CMS 14	458	64	**
Adair	CMS 15	107	17	**
Adair	CMS 17	145	19	**
Adair	CMS 18	20	7	**
Adair	CMS 18D	18	5	**
Adair	CMS 19	157	32	**
Sequoyah	CMS 20	208	42	**
Adair	CMS 21	70	15	**
Adair	CMS 21A	150	25	**
Adair	CMS 23	140	21	**
Adair	CMS 24	32	9	**
Adair	CMS 25	201.80	21	**
Adair	CMS 27	238	30	**
Adair	CMS 28	70	15	**
Adair	CMS 29	28	7	**
Adair	CMS 32	27	7	**
Adair	CMS 33	150	25	**
Adair	CMS 34	120	20	**
Adair	CMS 35	40	12	**
Adair	CMS 36	110	22	**
Adair	CMS 37 A	11	HAY	Bell Pow-Wow Grounds - Must be cut by July 1st
Adair	CMS 37	20	5	**
Adair	CMS 38	96	8	**
Adair	CMS 39	90.7	15	**
Adair	CMS 39A	45	8	**
Adair	CMS 40	85	18	**
Adair	CMS 43	80	20	**
Cherokee	PARK HILL	22	HAY	East Willis Road Tahlequah
Cherokee	ROCKY FORD 1	44	7	**
Cherokee	ROCKY FORD 3	68	9	**
Cherokee	SEQUOUAH 3	71	HAY	East of Cherokee Trails Golf Course
Craig	CRAIG 1	30	7	
Craig	VINITA	20	HAY	Vinita Clinic

Delaware	TILLERY UNIT	117.5	35	County Line Road / East 590 Road
Delaware	COLCORD 440	440	97	County Road 660
Delaware	KEN 2	85	17	**Reference Cherokee Nation Online Map**
Delaware	KEN 5	590	50	**
Delaware	KEN 9A	120	16	**
Delaware	KEN 10	135	15	**
Delaware	KEN 13	50	7	**
Delaware	KEN 14	590	70	**
Delaware	KEN 14A	65	14	**
Delaware	KEN 14B	350	30	**
Delaware	KEN 18	263	25	**
Delaware	KEN 22	57	6	**
Delaware	KEN 23	248	30	**
Delaware	KEN 25	360	40	**
Delaware	KEN 26	247	58	**
Delaware	KEN 27	100	20	**
Delaware	KEN 28	396	44	**
Delaware	KEN 29	500	44	**
Delaware	KEN 30	164	22	**
Delaware	KEN 31	760	72	**
Delaware	KEN 32	230	22	**
Delaware	KEN 33	370	35	**
Delaware	KEN 34	600	60	**
Delaware	KEN 37	670	55	**
Delaware	KEN 39	35	5	**
Delaware	KEN 40	60	14	**
Delaware	KEN 41	85	HAY	County Road 564
Delaware	TOOLATE	20	HAY	SH-20 West of Jay
Mayes	YONKERS	120	15	N4340 Road
Muskogee	ROSS ROAD	255.33	45	Ross Road & E1060 Road
Muskogee	WARNER	90	HAY	I-40 & SH-2
Sequoyah	SEQUOYAH'S CABIN	56	17	SH-101
Washington	OCHELATA	210	HAY	West 2900 Road Ochelata

BID FOR AGRICULTURE LEASE

Bid Opening @ 1:00 PM
August 27, 2026

Date: _____

Ladies and Gentlemen:

Reference is made to an Agriculture / Grazing or Hay Lease under sealed bid to be held at 1:00 P.M. August 27, 2026, at the **Wilma P. Mankiller Park Conference Room, 18050 South Muskogee Ave, Tahlequah OK 74464**, located northeast of the Cherokee Nation Complex. The undersigned hereby submits a bid for an agricultural / grazing or hay lease on Cherokee Nation tribal land.

UNIT NO: _____

NO. ACRES: _____

COUNTY: _____

BID AMOUNT: _____ **PER YEAR**

The Agriculture / Grazing or Hay Lease is to be executed in favor of:

Lessee:

(PRINT FIRST NAME, MIDDLE, LAST NAME) as on tribal citizenship card

Cherokee
Citizenship # _____

Address: _____

Telephone: _____

Signed: _____

Submitting Multiple Bids: If you are submitting bids on more than one unit, please note the following:

- **You may duplicate this form.**
- **Do not combine bids for multiple units.**
- **Submit one unique bid sheet per unit.**

Write on envelope: "Bid for Ag Lease" Not to be opened until 8/27/2026

Animal units are based on a tract's total acreage and must have full access to the land throughout the entire lease. "Flash grazing" is prohibited. If you want to reserve any acreage for hay or other uses, you must reduce your animal unit numbers proportionally. Such actions require prior written approval from the Cherokee Nation Real Estate Services Department. However, this rule does not apply to the temporary confinement of herds for routine health checks, inventory, or maintenance.

CHEROKEE PREFERENCE: The Cherokee Nation prioritizes qualified Cherokee bidders. To qualify, you must present a tribal citizenship card. If a Cherokee and a non-Cherokee place the exact same winning bid, the Cherokee bidder is selected.

LATE PAYMENTS: In the event of late payments, Cherokee Nation Real Estate Services & Natural Resources departments will follow Policy and Procedures to determine the next successful bidder. Note that any tract **may be rebid at the discretion** of Cherokee Nation.

Cherokee Nation reserves the right to reject any and all bids received.