

ADVERTISING INDIAN TRUST LANDS FOR LEASE

Notice is hereby given that in accordance with regulations promulgated by the Secretary of the Interior, sealed bids will be received until 2:00 P.M., P.S.T., September 12, 1957, and opened at that time at the Yakima Indian Agency, Toppenish, Washington; for leasing of Indian trust lands within the Yakima Indian Reservation as follow:

Farming and/or Grazing & Hunting purposes: 17 tracts totalling approximately 1,040 acres. Only one tract suitable for duck hunting, having restricted access for which successful bidder must make arrangements. A detailed list of lands offered may be viewed at the Yakima Indian Agency at any time during office hours (8:00 A.M. - 12 Noon & 12:30 P.M. - 4:30 P.M., Monday through Friday, except Labor Day) where information may also be obtained as to the availability of irrigation water and any land improvements which may be required, etc.

TERM OF LEASE: The leases will be drawn to commence March 1, 1958, and will provide for annual option of renewal for a stated number of succeeding years. The normal tenure covers 5 years and generally ranges up to 10 years dependent upon the extent of improvements required, etc. However, longer terms are now provided for under certain conditions and uses as explained on Page 2 under "General Information". Notwithstanding the foregoing, any tract in which the majority ownership interest rests in an unsettled estate at the time of drawing the lease will be limited to one year and proposed improvements, if any, will not be required.

LEASE PAYMENTS: Rental, water charges, and tribal lease fee (5% of annual rental with a minimum fee of \$2.50), are payable annually in advance and as specified in the lease contract.

INSPECTION OF TRACTS: Bidders should make a personal inspection of the tracts upon which they enter bids in order that they may acquaint themselves with all conditions. No representation or guarantee is made as to improvements, soil conditions, acreage, availability of water, fences, roads, etc.

AWARD: The lease for a given tract will be awarded to the qualified bidder submitting the highest acceptable bid. (Preference WILL NOT be accorded the present tenant nor Indian bidders.) Awards will be made as soon as possible after opening of bids, and it will be the successful bidder's responsibility to secure required signatures on the lease.

BOND: Successful bidders on tracts requiring improvements will be required to post bonds, cash or surety, in the penal sum of not less than the estimated value of the proposed improvements; provided, however, that the Superintendent may recommend the waiver of bond and approval of the lease if the improvements are to be completed within the first year of the lease.

RIGHTS RESERVED: The right is reserved to reject any and all bids; to call for any additional information desired to carry out the regulations; and to effect a lease by readvertising or negotiation in those cases where no satisfactory bid is received or the accepted bidder fails to complete the lease.

SUBMISSION OF BIDS: Bids by minors and aliens will not be considered. The land is offered on a tract basis and when more than one tract is desired a separate bid must be submitted on each tract (do not bid on a per acre basis). Bids must be submitted on Government lease application forms which may be secured at the Yakima Indian Agency and shall be in a sealed envelope addressed to the Sup't, Yakima Indian Agency, Toppenish, Washington, and marked "Bid for Lease, open 2:00 P.M., 9-12-57".

ADDITIONAL LANDS FOR LEASE: (1) In addition to the aforesaid listed lands for lease by sealed bid, the bulk of Indian trust lands, for farming and/or grazing purposes, now covered by leases expiring this current lease year are re-leased by negotiation (instead of the sealed bid method) at this Agency during the 3-month period of August, September and October according to prescheduled appointed times for given tracts. A listing of these properties, showing the respective appointed times for negotiation, is also available for perusal at this office. (2) Further, on December 3, 1957, another listing will be available of properties for lease on a "first come - first serve" basis resulting from those cases where the annual optional renewals of continuing leases have not been exercised by the lessee on or before December 1, 1957. (3) There are also available approximately 3,000 acres of raw land for development purposes in the Satus area. Leases on these tracts may be negotiated at any time. As to term of lease, see above and also "General Information" on Page 2.

Yakima Indian Agency
Toppenish, Washington
August 12, 1957

Dannie E. Lockrone
Superintendent

GENERAL INFORMATION

Duration of leases and permits of restricted lands:

- (a) Indian lands, whether tribally or individually owned, may be leased for public, religious, educational, recreational, residential, or business purposes for a period of not to exceed twenty-five years. With the consent of both parties, such leases may include provisions authorizing their renewal for one additional term of not to exceed twenty-five years.
- (b) Farming, and agricultural development leases which require the making of a substantial investment for the production of specialized crops, and such farm leases which require the development or utilization of the soil and water resources in connection with their operation as determined by the Secretary or his authorized representative may be executed for a term not to exceed twenty-five years.
- (c) Farming leases not requiring such development may be executed for a term of not to exceed ten years.
- (d) Grazing leases may be executed for a term of not to exceed ten years when such leases require substantial development or improvement.
- (e) The rental on leases granted for more than five years shall be subject to adjustment at not more than five year intervals.
- (f) All improvement or development leases must be guaranteed by bonds, cash or surety, in the penal sum of not less than the estimated value of the proposed improvements; provided, however, that the Superintendent may recommend the waiver and approval of the lease if the improvements are to be completed within the first year of the lease.