

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS

INVITATION FOR SEALED BIDS
Leasing Indian Trust Land

ISSUED BY: SUPERINTENDENT
YAKIMA INDIAN AGENCY
TOPPENISH, WASHINGTON 98948
DATE: JUNE 10, 1966

BIDS WILL BE RECEIVED UNTIL - AND -
PUBLICLY OPENED AT 2:00 P.M., LOCAL TIME
DATE: JULY 11, 1966 AT
YAKIMA INDIAN AGENCY, TOPPENISH, WASH. 98948

INDIAN AGENCY LEASING OFFICE OPEN TO PUBLIC - 9:30 A.M. to 12:00 NOON - 12:30 P.M. to 3:30 P.M.
MONDAY THRU FRIDAY, except legal holidays
PHONE: 865-6505, Extension #42

GENERAL INFORMATION

SUBMISSION OF BIDS: A separate bid on the attached bid form must be submitted for each tract. Additional forms may be obtained at the Leasing Section, Yakima Agency. Submit bids in a sealed envelope addressed to: SUPERINTENDENT, YAKIMA INDIAN AGENCY, TOPPENISH, WASHINGTON, 98948 and plainly marked:

"SEALED BID TO LEASE - TO BE OPENED JULY 11, 1966 at 2:00 P.M."

PLEASE USE TRACT NUMBER PLEASE USE TRACT NUMBER PLEASE USE TRACT NUMBER

DEPOSIT WITH BID: A deposit of \$20.00 will be required from each bidder. The deposit shall be forfeit if the successful bidder fails to complete a lease within the specified time from award of bid. One deposit only is required from each bidder even though he bids on more than one tract. Deposits on unsuccessful bids will be returned to the bidders. Make check payable to "BUREAU OF INDIAN AFFAIRS".

AWARD: Awards will be made to the qualified bidder submitting the highest acceptable bid as specified below:

1. Tribal tracts (indicated by #T-number) subject to action of Yakima Tribal Land Committee.
2. All other tracts will be granted by the Superintendent except as noted in "Remarks".

No preference will be accorded the present tenant nor Indian bidders. Awards will be made as soon as practical after bid opening.

INSPECTION OF TRACTS: Bidders should inspect tracts on which they wish to bid and obtain information at Yakima Indian Agency Soil Conservation Office regarding land development, improvements and conservation programs. All leases will include applicable conservation plans. No representation nor guarantee is made as to improvements, soil conditions, acreage, availability of water, fences, access, etc. Leases within Fire Protection District No. #5 will include provision for payment of fire protection levy.

LEASE PAYMENTS: Rental, irrigation operation and maintenance assessments, and related fees are payable in advance.

BOND: Bonds will be required in amounts that will reasonably assure performance of the contractual obligations under the lease.

RIGHTS RESERVED: The right is reserved to reject any or all bids and to waive any informality in bids received whenever any such rejection or waiver is in the best interest of the Indian owner(s); to call for additional information desired to carry out the regulations; or to effect a lease by re-advertising or negotiation in those cases where no satisfactory bids are received or the accepted bidder fails to complete the lease.

This advertisement is limited to trust interests only. On those tracts in which there is a non-trust interest, the lessee will negotiate directly with the owner for the use of his non-trust share.

RIGHTS RESERVED

The right is reserved to reject any or all proposals and to waive any informality in proposals received whenever any such rejection or waiver is in the best interest of the Indian owner(s); to call for additional information desired to carry out the regulations; or to effect a lease by re-advertising or negotiation in those cases where no satisfactory proposals are received or the accepted bidder fails to complete the lease.

TRACT ALLOT.	DESCRIPTION	SEC.	ACRES	REMARKS
<u>TWP. 10 NORTH, RANGE 17 EAST</u>				
1.	#135 - E $\frac{1}{2}$ NE $\frac{1}{4}$	15	80)	This 280 acre unit includes about 160 acres of dry brush pasture and about 120 acres of moderately wet, subby pasture. Water is available to irrigate about 64 acres. Cropping for hay or pasture will be necessary for first several years on all but about 10 acres. After that, entire tract should be capable of general cropping. To irrigate all of the 64 acres will require the installation of a pump, pump base, 250 feet of concrete pipe, brush removal and some land smoothing. (Contact SMC for a detailed cost estimate of the improvements.)
	#134 - W $\frac{1}{2}$ NE $\frac{1}{4}$	15	80)	
	#133 - E $\frac{1}{2}$ NW $\frac{1}{4}$	15	80)	
	#112 - S $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ & N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$	15	40)	
			280	
<u>TWP. 11 NORTH, RANGE 16 EAST</u>				
2.	#Tribal - NE $\frac{1}{4}$ NW $\frac{1}{4}$	26	40)	The soil is mostly deep. This is a south facing slope in Medicine Valley. It has a rather uniform slope of about 5-7% with few undulations. It is suitable for alfalfa seed, orchard and other crops adapted to sprinkler irrigation. The closest irrigation well is 1 $\frac{1}{2}$ miles east and 3/4 miles south. The cost of removing brush and smoothing will be low.
	#1472 - NW $\frac{1}{4}$ NW $\frac{1}{4}$	26	40)	
	#Tribal - S $\frac{1}{2}$ NW $\frac{1}{4}$ & SW $\frac{1}{4}$	26	240)	
			320	
3.	#3228 - S $\frac{1}{2}$ SE $\frac{1}{4}$	22	80)	The soil is mostly deep. This is a south facing slope in Medicine Valley, It has rather uniform slope of about 5-7% with few undulations. It is suitable for alfalfa seed, orchard and other crops adapted to sprinkler irrigation. The closest irrigation well is 1 $\frac{1}{2}$ miles east and 3/4 miles south. The cost of removing brush and smoothing will be low.
	#23 - N $\frac{1}{2}$ NE $\frac{1}{4}$	27	80)	
	#2227 - SW $\frac{1}{4}$ NE $\frac{1}{4}$	27	40)	
	#Tribal - SE $\frac{1}{4}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$	27	280)	
			480	

TRACT	ALLOT.	DESCRIPTION	SEC.	ACRES	REMARKS
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TWP. 11 NORTH, RANGE 16 EAST

4.	#Tribal -	That part E of the Medicine Valley Rd in the NE $\frac{1}{4}$ (less gravel pit) & E of the Rd. in N $\frac{1}{2}$ SE $\frac{1}{4}$	34	216)	The soil is mostly deep. This is a south facing slope in Medicine Valley. It has rather uniform slope of about 5-7% with few undulations. It is suitable for alfalfa seed, orchard and other crops adapted to sprinkler irrigation. The closest irrigation well is 1 $\frac{1}{2}$ miles east and 3/4 miles south. The cost of removing brush and smoothing will be low.
	#Tribal -	N $\frac{1}{2}$ NW $\frac{1}{4}$	35	80)	
	#2267 -	S $\frac{1}{2}$ NW $\frac{1}{4}$	35	80)	

TWP. 11 NORTH, RANGE 17 EAST

5.	#3298 -	N $\frac{1}{2}$ NW $\frac{1}{4}$	7	80)	The slopes are mostly 2-5%. This is one mile north of Evans Road and 1/2 mile north of the north end of Wesley Road. Development costs other than the well will be moderately low. The closest irrigation well is one mile south. There is a permanent small stream along the south boundary. Best suited to alfalfa, orchard and other crops adapted to sprinkler irrigation.
	#3300 -	S $\frac{1}{2}$ NW $\frac{1}{4}$	7	80)	
	#3301 -	N $\frac{1}{2}$ SW $\frac{1}{4}$	7	80)	
	#1038 -	SW $\frac{1}{4}$ SW $\frac{1}{4}$	7	40)	
	#1037 -	SE $\frac{1}{4}$ SW $\frac{1}{4}$	7	40)	
6.	#3266 -	SW $\frac{1}{4}$ SE $\frac{1}{4}$	6	40)	Deep soil with spots of moderate to shallow soil in Sections 6 & 7. Development costs other than the well will be moderately low. Best suited to alfalfa, orchard and other crops adapted to sprinkler irrigation.
	#3267 -	SE $\frac{1}{4}$ SE $\frac{1}{4}$	6	40)	
	#3299 -	N $\frac{1}{2}$ NE $\frac{1}{4}$	7	80)	
	#3302 -	S $\frac{1}{2}$ NE $\frac{1}{4}$	7	80)	
	#3303 -	N $\frac{1}{2}$ SE $\frac{1}{4}$	7	80)	
7.	#3212 -	N $\frac{1}{2}$ N E $\frac{1}{4}$	19	80)	Allotments have uniform slope, generally south facing and form 3-5%. The soil is deep. Has heavy sage-brush cover. For the area the biggest water producer well is just north. This land is suitable for alfalfa seed, orchard, mint, sugar beets, etc. Evans Road is the north boundary.
	#3213 -	S $\frac{1}{2}$ NE $\frac{1}{4}$	19	80)	
	#3205 -	E $\frac{1}{2}$ NW $\frac{1}{4}$	20	80)	
	#3204 -	W $\frac{1}{2}$ NW $\frac{1}{4}$	20	80)	
	#2613 -	NE $\frac{1}{4}$ SW $\frac{1}{4}$	20	40)	
	#2614 -	NW $\frac{1}{4}$ SW $\frac{1}{4}$	20	40)	
	#2589 -	That part NE of the Rd. in SE $\frac{1}{4}$ SW $\frac{1}{4}$	20	30)	

<u>TRACT ALLOT.</u>	<u>DESCRIPTION</u>	<u>SEC.</u>	<u>ACRES</u>	<u>REMARKS</u>
<u>TWP. 11 NORTH, RANGE 17 EAST</u>				
8.	#3197 - E $\frac{1}{2}$ NE $\frac{1}{4}$	20	80)	A 320 acre unit of allotments, Sec. 20-11-17. These allotments are good deep soil. Have slopes undulating approaching 15%. It must be sprinkler irrigated for any crop. Evans Road is the North boundary. Clearing brush and smoothing will be more expensive than in Unit 6.
	#3196 - W $\frac{1}{2}$ NE $\frac{1}{4}$	20	80)	
	#2541 - E $\frac{1}{2}$ SE $\frac{1}{4}$	20	80) 320	
	#2575 - NW $\frac{1}{4}$ SE $\frac{1}{4}$	20	40)	
	#2508 - SW $\frac{1}{4}$ SE $\frac{1}{4}$	20	40)	
<u>TWP. 11 & 12 NORTH, RANGE 18 EAST</u>				
9.	#3433 - Lots 3 & 4 (W $\frac{1}{2}$ SW $\frac{1}{4}$)	31-12-18	108.91)	It has a south exposure. The soil is deep loam. The surface is gently undulating. The slope is 3-6%. It is between 2 producing wells. Wiley City Road forms the east boundary. The Wapato Project Canal is the south boundary. The unit is adapted to any crops which can be sprinkler irrigated.
	#3434 - E $\frac{1}{2}$ SW $\frac{1}{4}$	31-12-18	80.00)	
	#3435 - That part W of Rd. in SW $\frac{1}{4}$ SE $\frac{1}{4}$	31-12-18	3.40)	
	#3453 - E $\frac{1}{2}$ NW $\frac{1}{4}$	6-11-18	93.60)	
	#3408 - That part W of Rd. in NW $\frac{1}{4}$ NE $\frac{1}{4}$	6-11-18	39.75) 393.66	
	#3154 - SW $\frac{1}{4}$ NE $\frac{1}{4}$	6-11-18	40.00)	
	#2869 - That part W of Rd. in SE $\frac{1}{4}$ NE $\frac{1}{4}$	6-11-18	12.00)	
	#T-2867 - That part NW of Canal in NW $\frac{1}{4}$ SE $\frac{1}{4}$	6-11-18	16.00)	
<u>TWP. 12 NORTH, RANGE 18 EAST</u>				
10.	# 2962 - NE $\frac{1}{4}$ NE $\frac{1}{4}$	26	40)	The soil is deep with a slope of about 5%. It has a south exposure. The soil is adapted to any crop adapted to sprinkler irrigation. Access to the tract by Coe and Kays Roads. Successful wells are located just west of the Unit.
	#Tribal - W $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$	26	200) 360	
	#3384 - SE $\frac{1}{4}$ NE $\frac{1}{4}$	26	40)	
	#3446 - E $\frac{1}{2}$ NW $\frac{1}{4}$	26	80)	