

TO APPROVE AGRICULTURAL LEASE NO. 4200460060 (G09-2095), IN FAVOR OF MR. FRED JAMES, JR., ON LAND HELD BY THE USA IN TRUST FOR THE CHOCTAW NATION IN LATIMER COUNTY, OKLAHOMA

IN THE TRIBAL COUNCIL OF THE CHOCTAW NATION
RONALD PERRY INTRODUCED THE FOLLOWING BILL

A COUNCIL BILL

TO APPROVE Agricultural Lease G09-2095, in favor of Mr. Fred James, Jr., on land held by the USA in Trust for the Choctaw Nation in Latimer County, Oklahoma.

WHEREAS, in accordance with Article VII, Section 1 of the Constitution of the Choctaw Nation (“the Nation”), the Chief shall perform all duties pertaining to the Office of the Chief Executive. He shall sign official papers on behalf of the Nation;

WHEREAS, in accordance with Article IX, Section 6 of the Constitution of the Choctaw Nation, The Tribal Council (“the Council”) shall make decisions pertaining to the acquisition, leasing, disposition, and management of tribal property.

WHEREAS, Mr. Fred James, Jr. has proposed an Agricultural Lease on property held by the USA in Trust for the Choctaw Nation located in Sections 18 and 19, all in Township 4 North, Range 19 East, Latimer County, Oklahoma, containing 378.58 acres, more or less. Please see the attached Lease labeled Exhibit A, aerial map labeled Exhibit B, and location map labeled Exhibit C.

WHEREAS, the payment will be \$4,000.00 per year. In addition to the rental payments, Mr. Fred James, Jr. has agreed to practice weed, sprout, and brush control on 170 acres of open land each year, agrees only to cut hay one time per calendar year, and agrees not to exceed a grazing capacity of 25 cow/calf units at any given time.

WHEREAS, the lease shall be for a Three (3) year term beginning on January 1, 2025,

WHEREAS, this lease or any modifications or amendments to this lease are not valid or binding unless approved by the U.S. Secretary of Interior or an authorized representative acting under delegated powers.

THEREFORE, BE IT ENACTED by the Tribal Council that this Bill be cited as approval of the proposed Agricultural Lease No. G09-2095, located in Sections 18 and 19, Township 4 North, Range 19 East, Latimer County, Oklahoma, in favor of Mr. Fred James, Jr., on land held by the USA in Trust for the Choctaw Nation. See page 1 of Exhibit A.

BE IT FURTHER ENACTED by the Tribal Council of the Choctaw Nation that this bill be cited for approval of the payment of \$4,000.00 for a three (3) year term, beginning on January 1, 2025.

BE IT FURTHER ENACTED by the Tribal Council that this Bill be cited as an acknowledgment that the Chief of the Nation, or his designee, is authorized to prepare, execute, deliver, and file any all agreements, certificates, instruments, and documents in such form and with such terms and provisions as the Chief of the Nation, or his designee, may approve and take such other action as he, she, or they may deem proper or appropriate to carry out the intent and purposes of the foregoing enactments.


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CERTIFICATION

I, the undersigned, as Speaker of the Tribal Council of the Choctaw Nation of Oklahoma, do hereby certify that the Tribal Council is composed of twelve (12) seats. Eight (8) members must be present to constitute a quorum. I further certify that twelve (12) members answered roll call and that a quorum was present at the Regular Session of the Tribal Council in Tuskahoma, Oklahoma, on February 8, 2025. I further certify that the foregoing Council Bill **CB 30 -25** was adopted at such meeting by the affirmative of twelve (12) members, zero (0) negative votes, and zero (0) abstaining.



Ronald Perry, Secretary
Choctaw Nation Tribal Council



Thomas Williston, Speaker
Choctaw Nation Tribal Council

Date: 2-11-25



Gary Patton, Chief
Choctaw Nation of Oklahoma

Purpose of Council Bill: To approve Agricultural Lease No. G09-2095 in favor of Mr. Fred James, Jr., on land held by the USA in Trust for the Choctaw Nation in Sections 18 and 19, all in Township 4 North, Range 19 East, Latimer County, Oklahoma, containing 378.58 acres. Please see the attached Agricultural Lease G09-2095 labeled Exhibit A, aerial map labeled Exhibit B, and location map labeled Exhibit C. This lease was advertised for public bid on August 5, 2024. Mr. Fred James, Jr.'s bid was the only bid received.

Title of Council Bill: TO APPROVE AGRICULTURAL LEASE G09-2095 IN THE FAVOR OF MR. FRED JAMES, JR., ON LAND HELD BY THE USA IN TRUST FOR THE CHOCTAW NATION IN LATIMER COUNTY, OKLAHOMA.

LESSEE: Mr. Fred James, Jr.

DURATION: Term of 3 years

PAYMENT: \$4,000.00 per year

Request by Project Director: Traci Umsted, Senior Director of Land & Title, Kelly McKaughan, Senior Executive Officer

Performance Bond \$4,000.00
Administrative Fee \$200.00
Annual Rental \$4,000.00

Beginning Date: January 1, 2025
Expiration Date: December 31, 2027

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF INDIAN AFFAIRS

LEASE NUMBER: 4200460060 (G09-2095)
LESSEE: Fred James, Jr.

ALLOTTEE: USA in Trust for
Choctaw Nation

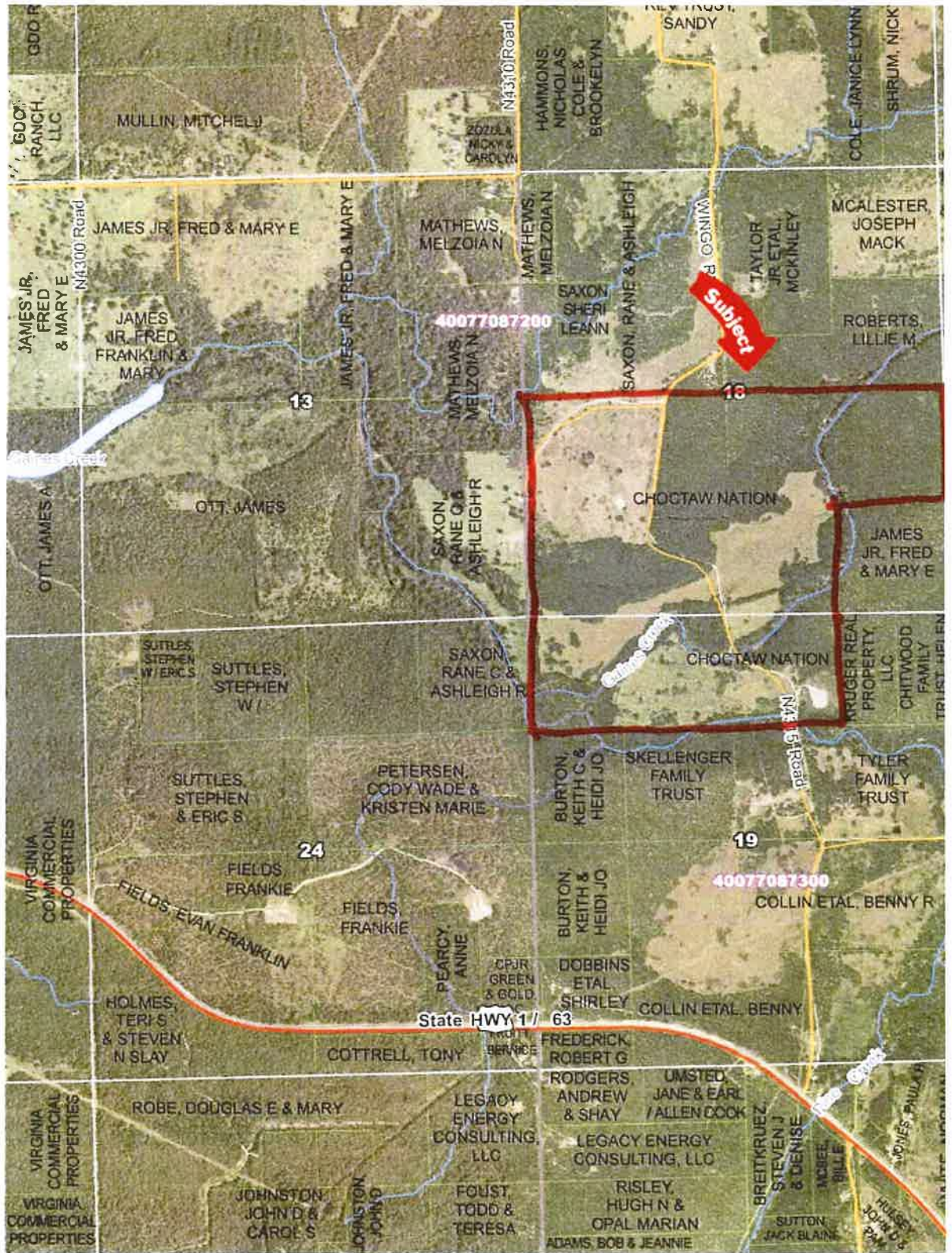
AGRICULTURAL LEASE

THIS CONTRACT, made and entered into on **August 23, 2024**, by and between the Indian or Indians named below (the Secretary of the Interior acting for and on behalf of the Indians), hereinafter called the "Lessor", and **Fred James, Jr., 611 SW 10th Street, Wilburton, Oklahoma 74578**, hereinafter called the "Lessee", in accordance with the provisions of existing law and regulations (25 CFR 162) which, by reference, are made a part hereof, WITNESSETH, that for and in consideration of the rents, covenants, and agreements hereinafter provided, the Lessor hereby lets and leases unto the Lessee for **GRAZING** purposes only, the following described property:

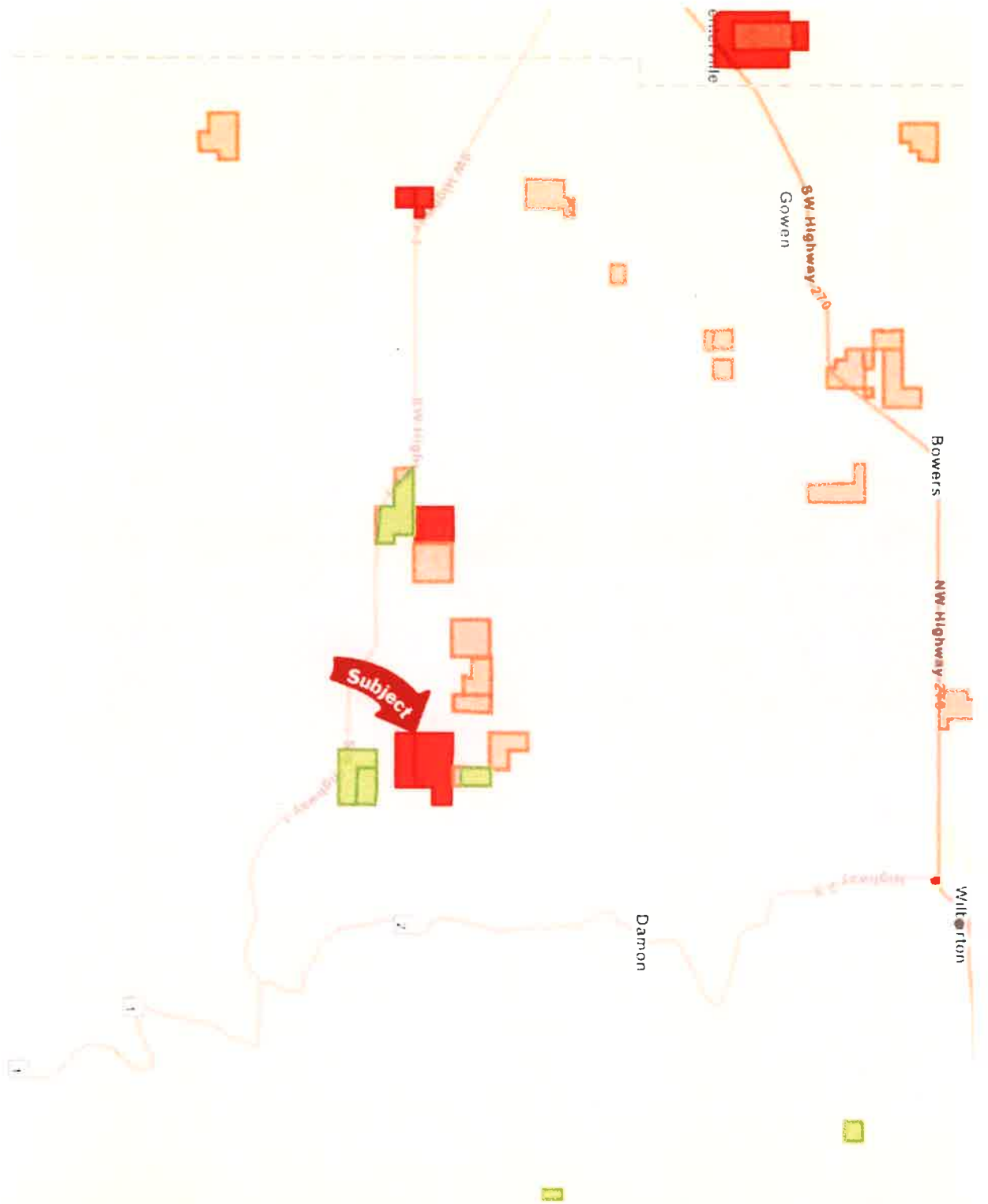
Lots 3 and 4; NE ¼ SW ¼; SE ¼ SW ¼; N ½ SE ¼; SW ¼ SE ¼ in Section 18; Lot 1; NW ¼ NE ¼; and NE ¼ NW ¼ in Section 19, all in Township 4 North, Range 19 East, Latimer County, Oklahoma, containing 378.58 acres; more or less.

of which not to exceed 378.58 acres may be cultivated, for a term of **Three (3) years**, beginning on **January 1, 2025**, and expiring on **December 31, 2027**, subject to the conditions hereafter set forth. The lessee in consideration of the foregoing covenants, agrees to pay the following annual rental for the land and premises: **\$8,000.00** (annual rental, due dates, and any expenses to be borne by the lessor are to be specified in full). Pay administrative fee to: Choctaw Nation of Oklahoma, PO Box 1210, Durant, OK 74702-1210. Pay bond and rent to: Tahhina Field Office-BIA, Dept C185, PO Box 979121, St. Louis, MO 63197-9000, for deposit into the account of:

<u>Lessor</u>	<u>Interest</u>	<u>Date Payable</u>
Choctaw Nation of Oklahoma	Full	January 1, 2025 January 1, 2026 January 1, 2027



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