

DWR is accepting proposals on the use of the land and associated water rights at the Parowan Valley Wildlife Management Area (WMA) in Iron County.

DWR is seeking to grant a grazing permit/agricultural lease/crop share agreement on the land and water right at the Parowan Valley WMA. This lease would allow for the use of 1 Wheel Line, Pump and water conveyance system, and the associated uplands.

Proposal applications must be received no later than March 6, 2026 to be considered. Proposals may be either emailed, mailed, or delivered in person to:

**Utah Division of Wildlife Resources
Gary Bezzant
1470 North Airport Road
Cedar City, UT 84721**

garybezzant@utah.gov

Proposal applications should be delivered in a sealed envelope that will not be opened until after the proposal deadline. Emailed applications should use the subject heading "Parowan Valley Lease Application" so as to ensure they are also not opened until after the proposal deadline.

Parowan Valley Agricultural Lease

DWR lands are purchased with sportsman's dollars and are managed for sportsmen with the primary use and purpose being quality habitat to support local wildlife populations. As part of the state's land use rules, grazing permits/land leases/crop share agreements may be used when they provide a net benefit for wildlife.

DWR is accepting proposals for the use of 1 Wheel line, water pump and conveyance system as well as the associated uplands on portions of the property known as the Parowan Valley WMA in Iron County; all property rights other than those granted by the subsequent grazing permit/agricultural lease/crop share agreement would be specifically reserved by DWR. The selected proposal will be granted either a grazing permit, agricultural lease or crop share agreement with the option to renew annually for a period of up to 10 years. The successful bidder will need to know and do the following:

1. The water right (60 acre feet) is to be used for irrigation on DWR property only.
2. Successful bidder may be allowed to transfer additional water rights to the property allowing them to increase the irrigated acreage. Successful bidder would be responsible for the ownership or leasing of these additional water rights and any payments associated with them. Application to transfer water right would need to be filed in the name of the State of Utah, Division of Wildlife Resources.
3. DWR will furnish a map showing the land on which the water can be used. (See attached map)
4. DWR will make available for use of the successful bidder the existing pump and associated water conveyance system including the main line and risers. DWR will also make available for use a wheel line which DWR owns and is on the property. Routine repair and maintenance of the pump, water conveyance systems, and the wheel line will be the responsibility of the successful bidder. Existing infrastructure may be used but is made available in an "as is" condition; bidder assumes all responsibility to bring it in to working order. Successful bidder may bring in additional infrastructure as needed to facilitate their watering practices. Any new infrastructure placed in or below ground becomes the property of DWR, while all bidder's movable or above ground infrastructure remains the property of the bidder. All costs associated with getting the infrastructure in place to begin irrigating are the responsibility of the successful bidder.
5. The bidder agrees to provide all labor, fertilizers, seed, equipment, tools and machinery to plant, grow and harvest any crops desired outside of what is already established in the irrigated pastures.
6. A proposed list of any seed that will be planted on the property will need to be submitted with the proposal. DWR will review the proposal and either approve or reject the proposed seed mix. Crops similar to wheat, oats, or triticale will only be used as rotational crops because they are of little value for wildlife during the winter. Any use of these crops would need to be approved by

DWR before planting. Proposals to plant one or more protein-rich perennial forbs, such as alfalfa, will be given special consideration.

7. The primary purpose of the Parowan Valley WMA is conservation and preservation of Utah Prairie Dogs (UPD's) and the associated habitat. Grazing is a beneficial use for this habitat as UPD's prefer vegetation cropped lower to the ground. Successful applicant will be cognizant of this use of the property and work with and allow DWR personnel to have needed access to the property for UPD work. It is also recognized that if the successful applicant uses herd dogs they will need to coordinate with DWR personnel at times to ensure safety and comfort while carrying out work related to UPD conservation on the property.
8. Bidder agrees to provide irrigation system routine maintenance including winterization of system at the conclusion of the farming season.
9. The bidder agrees to accept all crop removal or use by wildlife on the leased property; bidder shall not attempt to prevent wildlife from foraging on the leased property or the crops grown there. This wildlife use provides the necessary net wildlife benefit that provides for the agricultural lease of this property. There will be no depredation payments issued on this property.
10. The bidder agrees to control noxious weeds in fields, irrigation ditches and along boundary fence lines.
11. Bidder agrees to lock all gates under vehicle management (WMA) rules during and after access for legitimate farming operations.
12. The successful bidder will be required to farm and/or graze the leased property and provide the promised monetary and nonmonetary wildlife/recreational benefits regardless of whether the farming and/or grazing of the property remains profitable or desirable for the successful bidder during the term of the lease. Should the successful bidder fail to maintain irrigation of, and production on, the leased property as described in the bidder's proposal, DWR will have the right to seek a replacement bidder/operator.
13. Bidder understands that they are responsible for protecting irrigated cropland from trespass livestock. This includes ensuring that any new or existing fences that protect the cropland are maintained and in good repair. Costs to maintain existing fences and construct any new fences will be the responsibility of the successful bidder.
14. Bidder understands that they will need to receive prior approval from DWR of appropriate sites for parking or storing farm equipment or stacking hay or other crops on the property. Additionally, bidder understands that protection of stacked hay or other crops is their responsibility, including the costs associated with that protection. DWR will not be liable for

damage to equipment, hay, other crops, or any other incidentals or personal property the bidder elects to store or locate on the property.

15. DWR shall have the right to enter the leased property at any time and for any reason, including, but not limited to, consultation with the successful bidder, making repairs and improvements, conducting property inspections and wildlife monitoring, etc. DWR would make reasonable efforts common in the practice of agriculture to avoid trampling or otherwise damaging the successful bidder's crops.
16. Bidder agrees that the leased term is no greater than two years, with a mutual option to renew annually thereafter up to a cumulative period of 10 years.
17. Bidder agrees that if they receive a satisfactory annual contract performance review for the previous year, bidder may have the option to renew the lease for the coming year up to a total of 10 years, provided DWR determines the lease continues to provide a net benefit for wildlife or facilitates wildlife management activities that provide a net benefit for wildlife. The property may thereafter, at DWR's sole discretion, be re-offered for competitive lease in which the bidder not in breach of any agreement with DWR may participate.
18. Renewals must be in writing, signed by both parties, and will also be governed by all provisions contained within.
19. DWR reserves the right to sell the property. If the property is sold to another party the lease with DWR will not be renewed, but DWR will negotiate with the successful bidder to recover their infrastructure development cost before the sale is finalized.
20. DWR agrees to pay all in lieu of tax assessments and other standard water or legal fees normally associated with lands held in DWR ownership.
21. DWR agrees to provide reasonable signing, information, and law enforcement to prevent public damage to agricultural fields.
22. The successful bidder may not pledge, mortgage, assign, share, or transfer any interest in, or benefit from, the lease to any party not identified in the bid without the express written consent of DWR.
23. In addition to monetary and nonmonetary wildlife/recreational benefits offered DWR by bidder, DWR will consider bidder's demonstrated experience in implementing sustainable and effective range and agricultural management practices. DWR will also consider bidder's previous history of working with DWR to conserve wildlife and wildlife habitat. DWR may at its sole discretion reject any or all bids.

24. DWR shall have full authority to offer counter-proposals and negotiate with any or all of the bidders to create a proposal which best satisfies the vegetation or wildlife management objectives of DWR. DWR also reserves the right to terminate the bidding process at any time. Any party in default on a previous obligation to DWR may be disqualified from bidding.
25. DWR may at its discretion accept service work on the property in lieu of payment for the lease. Value of service work to be used in lieu of lease payment shall be mutually agreed upon by successful bidder and DWR before service work is completed. Service work may include but is not necessarily limited to credit toward lease payment in the form of reduced deprecation payments on other properties owned or controlled by the successful bidder.
26. Bidder will need a written description of how their proposal will benefit wildlife. The bidder is encouraged to propose additional wildlife-benefitting actions/considerations, or wildlife public recreational benefits, not described or anticipated in this announcement but which the bidder feels he/she may be uniquely qualified or able to provide. Such consideration offered DWR could include, among other things, wildlife forage and habitat, and public hunting/fishing access on other property owned, leased, or controlled by the bidder. The winning bidder must be able to clearly show he/she can provide these wildlife or public recreational benefits, and must also propose a method by which the bidder and DWR can clearly measure and agree whether the promised benefits have been provided. The winning bidder will be bound under contract to provide the benefits described in the bidder's proposal.
27. Criteria to be used for the selection of the successful proposal will include the following and are listed in order of their importance in the evaluation of proposals as outlined in the DWR's land use rule R657-28:
 - 1 - Benefits to wildlife and wildlife habitat that could be expected from applicant's proposal.
 - 2 - Applicant's ability to meet grazing permit or prescribed management objectives including those recommendations outlined in #6 above.
 - 3 - Applicant's ability to meet grazing permit or prescribed management objectives
 - 4 - Resources available to applicant that can be used to control livestock movement on the subject division lands.
 - 5 - Applicant's demonstrated sound range and agricultural management practices on applicant's property or other property used by applicant. Applicant's knowledge of principles of range science, range management, or agriculture.
 - 6 - Applicant's prior history of satisfactory or unsatisfactory use of division lands.
 - 7 - Applicant's right to the use of adjoining or nearby properties with which management of division lands may be coordinated. Proximity of applicant's property to division lands
 - 8 - Amount or value of the compensation offered to the division, including the satisfaction of a minimum quantity or quality of compensation, whether monetary, inkind, or both, if minimum standards are required by the division

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BIDDER WILL NEED TO SUBMIT THE FOLLOWING WITH BID

1. A detailed description of the bidder's proposed actions, including a schedule of what bidder will accomplish during the term of the lease (please provide proposed dates and numbers for harvest and/or grazing).
2. A thorough description of any benefits to wildlife or the public the bidder proposes to provide through its agreement with DWR. A description should also be included of the method and measure to be used in determining whether the promised benefits were provided.
3. Crop share per acre monetary bid, (based on 20 acres of irrigated land as well as the associated uplands) \$_____.
4. Requested start date: _____

I, the undersigned bidder, submit this bid subject to all of the terms and conditions set forth herein, and I agree that if my bid is accepted I will pay bid price. Payment must be received before any work is begun on the property.

Dated this _____ day of _____ 2026.

ACCEPTANCE:

BIDDER

ADDRESS

CITY STATE ZIP

PHONE _____

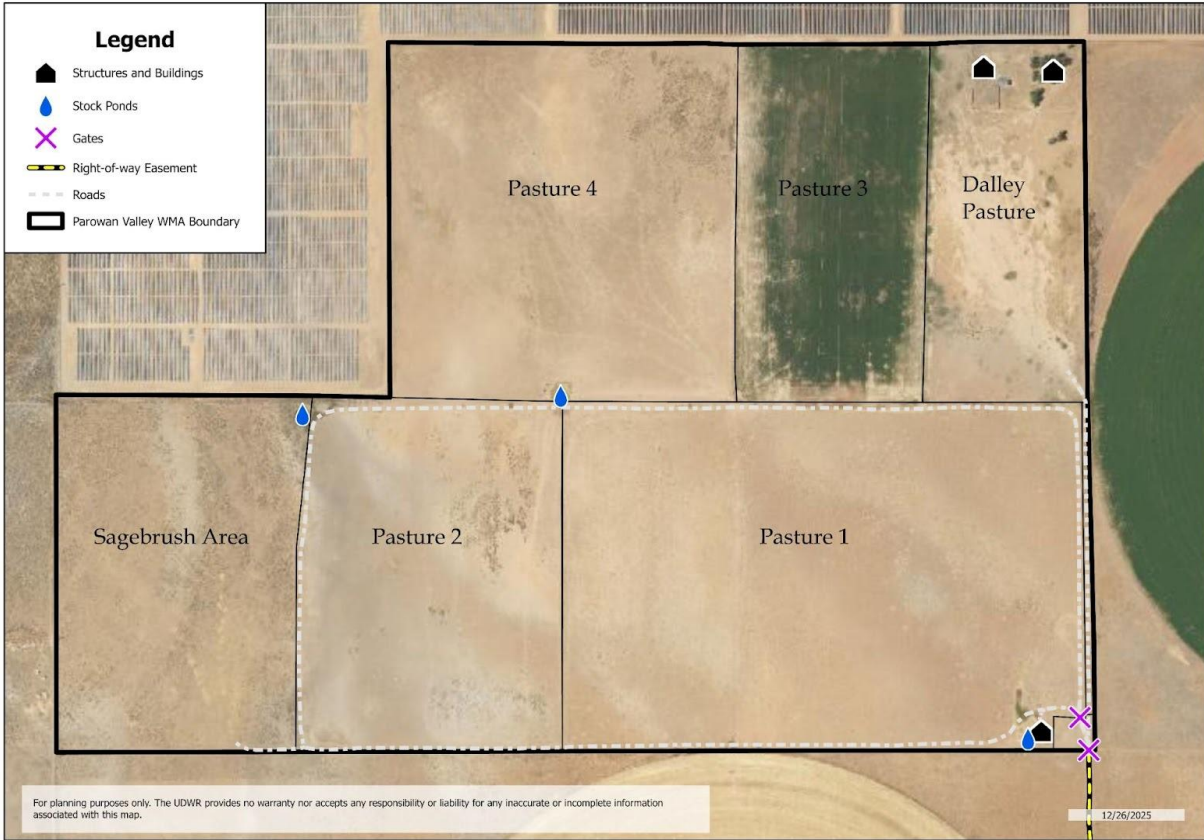


Parowan Valley WMA Site Map



Legend

- Structures and Buildings
- Stock Ponds
- Gates
- Right-of-way Easement
- Roads
- Parowan Valley WMA Boundary



For planning purposes only. The UDWR provides no warranty nor accepts any responsibility or liability for any inaccurate or incomplete information associated with this map.

12/26/2025