# LAND BANKING INFORMATION REPORT

DATE: April13, 2005

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| LEASE NO(S). 9165 | Lessee: Hillenbrand | COUNTY: Garfield | **RECOMMENDATION: SELL** |
| SALE NUMBER/S AND LEGAL | Sale No: 113 Legal: Twn. 19N Range: 40E Sec.36 SE4SE4 Acres 40 | | |
| AREA OFFICE | Northwestern Land Office: Southwestern Land Office: Central Land Office : Northeastern Land Office: Southern Land Office: X Eastern Land Office: | | |

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| Current Classification: | Ag: X Grazing: Timber: Other |
| Nominated by: | Department X Lessee |
| Isolated | Yes: X No:<br>Reason and describe:<br>The lessee's deeded ownership has the majority of the common boundary with the lease parcel. The trust land parcel boundary is shared by other deeded private landowners |
| Parcel surrounded by other public land? | Yes: No: X<br>If yes, explain: |
| Parcel surrounded by other conservation easements? | Yes: No:X<br>If yes, explain: |
| Results of MEPA determine significant for threatened or endangered species? | Yes: No:X<br>If yes, explain:<br>Investigation of the parcel through the National Heritage Program revealed no threatened of endangered species present. While "Sage Grouse and Blackailed Prairie Dogs" were found to be a sensitive species present throughout the general landscape there was no documentation evident that either was present on this parcel |
| Does the parcel/s provide public access to other public or state lands? | Yes: No:X<br>If yes, explain |
| Does the parcel/s provide access to adjacent private lands? | Yes: No:X<br>If yes, explain |

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| Parcel/s income and productivity | Produces less than average rate of income Yes X No<br>_____High market value Yes NoX<br>low return of asset YesX No<br>High administrative costs compared to other similar parcels Yes X No<br>Potential to increase productive capacity of the land Yes NoX<br>**The current annual return on asset for this parcels is 1.33%.** |
| Parcel/s impact on the diversity of the overall asset portfolio within its land classification. | While this parcel individually has a AUM carrying capacity per acre above the threshold value for grazing land retention it is a ***"small & isolated"*** parcel. It should be included with a host of very unproductive parcels associated with the same lessee / deeded ownership pattern. To enhance the overall goal of increasing value to the trust by consolidating ownership to the trust it is recommended that this parcel should be sold. See parcel sale #s 181-187-188-189 for supporting documentation regarding lower associated parcel productivity |
| Extent of infrastructure | Roads: None Water: This parcel has 3 water rights associated with it and they will be transferred upon sale of the parcel.<br><br>Availability of Utilities: None<br>power: telephone: water: sewer: |
| Potential for appreciation or depreciation in the value of the parcel | Extremely limited potential for appreciation in value |
| Potential for development or value-added activities that complement local and statewide economic development. | Very little potential for value-added activity development |

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| Recommendation to sell or retain parcel:<br>**SELL:X**<br>**RETAIN:** |
| Reasons for Recommendation:<br>Currently all parcels have a low rate of return to the state school trust and they are scattered isolated parcels that create additional administrative burdens to the local field office to manage effectively |

Please attach all supporting documentation, such as letters and maps that are of value in making the decision

*This form must be signed and dated below by the individual completing the form, and must be reviewed and approved by staff*

*as indicated in the subsequent blocks.*

Rick Strohmyer — 4-8-05

Signature of Individual Completing the Form — Date

REVIEW BY DEPARTMENT ADMINSTRATOR

Thomas M Schultz — 4/18/05