

United States Department of the Interior

BUREAU OF LAND MANAGEMENT

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IN REPLY REFER TO:
2200/2710/2720 P
(NV-930)

June 20, 2003

EMS TRANSMISSION 6/24/03
Instruction Memorandum No. NV-2003- 076
Expires: 9/30/2004

To: Field Managers, Nevada

From: State Director, Nevada

Subject: Disposals under the Federal Land Transaction Facilitation Act of 2000
(P.L. 106-248)

DD: 7/15/2003

The Federal Land Transaction Facilitation Act of 2000 (P.L. 106-248) (FLTFA), commonly referred to as the "Baca Act," provides authority for the use of receipts from disposal actions under the Federal Land Policy and Management Act (FLPMA) to fund qualifying acquisitions and administrative and other expenses necessary to carry out the land disposal program. Land disposal actions under the FLTFA are limited to sales under Section 203 of FLPMA, exchanges under Section 206 of FLPMA, and mineral conveyances under Section 209 of FLPMA. The FLTFA further limits the authority to utilize the receipts from the disposal of public lands to those lands identified for disposal in an approved land use plan (Resource Management Plan or Management Framework Plan) as of July 25, 2000. In Nevada, the FLTFA is not applicable to lands eligible for disposal under the Santini-Burton Act (P.L. 96-568), the Southern Nevada Public Land Management Act (SNPLMA) (P.L. 105-263), as amended by P. L. 106-113 and P.L. 107-282, the Lincoln County Land Act (LCLA)(P.L. 106-298), and the Ivanpah Valley Airport Public Lands Transfer Act (P.L. 106-362).

Although the FLTFA affirms the Bureau's authority for disposal of public lands and interests in lands, through sale or exchange, and provides for the use of receipts from sales and exchanges, the FLTFA does not provide additional land disposal authority. Sales, exchanges, and mineral conveyances shall continue to be processed under FLPMA, the applicable regulations (43 CFR Parts 2200, 2710, 2711, and 2720), and policies, guidance, and direction in BLM Manuals and Instruction Memoranda.

An amount not to exceed 20 percent of the receipts deposited into the accounts established by the FLTFA may be used to fund administrative expenses for disposal actions. The 5870 account is utilized for that portion of receipts which may be used for such expenses. The FLTFA did not provide an appropriation of funds as an initial allocation or "seed money" to fund disposals. Since July 25, 2000, receipts from qualifying sales and exchange equalization payments have been deposited into the 5870 account, and as of April 30, 2003, a total of \$148,636.19 has been deposited into the 5870 account for Nevada. Because 5870 funding will be limited, especially in the near future, this instruction memorandum is designed to establish policy for the state for allocating and managing these funds and the associated workload in an appropriate, efficient, effective, and equitable manner.

The following are Statewide policies for the FLTFA program:

- FLTFA conveyances, whether sales or exchanges, should meet Nevada Legacy Plan goals.
- The FLTFA program will be managed as a Statewide program. Overall program management will be the responsibility of the Division of Natural Resources, Lands, and Planning (NV-930).
- The primary funding source for FLTFA conveyances will be subactivity 1430, Lands and Realty, and Field Offices may consider use of other MLR subactivities, as applicable. All FLTFA-related expenditures (in all subactivities) should be tagged with Project Code 003F which will function as a monitoring tool. Field Offices should negotiate/consider contributed funds, especially from direct sale or exchange proponents, as a primary or co-lateral source for funding disposal projects. If contributed funds are considered for competitive or modified competitive sale projects, there should be clear written documentation that the contribution of funds does not provide any preference or competitive advantage to the contributor, and that the contribution simply allows for expediting the offering of the parcel for sale.
- Subactivity 5870 shall primarily be a funding source for contracted services such as appraisals. In general, a minimum base amount of \$200,000 will be maintained and allocations from 5870 shall be considered when the base amount is exceeded. Until further notice, workmonth funding shall only be considered for the FLTFA Program Manager position in the Nevada State Office and the FLTFA Realty Specialist position in the Carson City Field Office. FTEs will otherwise not be funded from 5870. Allocations from the 5870 account shall only be considered for costs directly related to a disposal project and shall not be considered for overhead or indirect costs (building rent, utilities, IRM, vehicles, etc.).
- To ensure violations of the Anti-Deficiency Act or other Federal appropriations law do not occur, all 5870 expenditures must have a direct and verifiable relationship to the FLTFA. 5870 funds cannot be used for disposal projects, or portions of disposal projects, that do not qualify under the FLTFA.

Funding requests for proposed FLTFA disposal projects shall be submitted to NV-930. Nomination packages will be evaluated and recommendations made to the State Leadership Team (SLT) which will determine the priorities for funding. It is anticipated that most

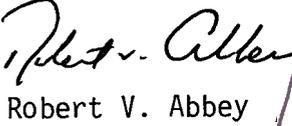
nominations will be for sales, but exchanges can also be considered. In general, nominations will be evaluated using the criteria listed below. In addition to funding opportunities, the Field Offices should remember the two Statewide FLTFA realty positions are available for case processing or assistance, and prioritization of projects in which they will be involved will utilize the same prioritization criteria.

- Expected fair market value (FMV). Projects with a high FMV shall be a priority as one of the goals will be to increase the funding available in the 5870 account.
- Likelihood of sale occurring. There should be an “imminent known buyer” or other indications that the parcel will sell, at least at the estimated FMV. Parcels that have little or no prospect of generating an immediate sale, and immediate revenue, shall be a low priority.
- Ratio of expected revenue to processing costs. Projects where estimated processing costs are less than 20 percent of the expected revenue shall be a priority. Priority will also be given to projects where there are other committed funding sources (MLR funds or contributed funds) that would eliminate or reduce the 5870 funding need.
- Resource issues. There should be a low likelihood of resource issues that would stop, or add lengthy delays to case processing or would cause significant increases in processing costs.
- Public opposition. There should be a low likelihood of protests, appeals to the IBLA, or litigation that would stop, or add lengthy delays to case processing or would cause significant increases in processing costs.
- Public Support. Projects that have documented support from the Congressional delegation, State or local government, County Citizen Advisory Boards, interest groups, or the general public shall be a priority.
- Nevada Legacy Plan. Projects that significantly achieve Legacy Plan goals shall be a priority. Analysis of Federal land acquisitions under the SNPLMA, FLTFA, and LCLA, by county, will also be a factor.
- Annual Workplan/Performance Measures. Projects identified in the annual workplan for planned accomplishment shall be a priority.

Exhibit A (attached) lists the information that must be included in a nomination package for FLTFA funding, and Exhibit B is an example of a completed nomination. Exhibit C is a list of the potential disposal projects that the Field Offices have identified to date; however, Field Offices are not limited to the projects on this list. Nominations will be considered in conjunction with the annual workplan process, and funding to be allocated will depend on the expected amounts available in the 5870 account. Nominations for FY 2004 must be submitted on or before July 15, 2003.

Nominations packages are only required if a Field Office wishes to utilize 5870 funds for case processing, or wishes to utilize the Statewide FLTFA realty positions for all or a portion of the case processing. However, the prioritization criteria and process may be useful for prioritizing all disposal actions. Even if disposal projects are not being funded by 5870, Field Offices should keep the FLTFA Program Manager informed of all FLTFA-related projects and their status in order to do workload planning and budget projections.

If you have any questions regarding this policy, please direct them to Rex Wells, Program Manager (FLTFA), at (702) 515-5033.


Robert V. Abbey

3 Attachments

1. Exhibit A – FLTFA Land Disposal Nomination Package Requirements (3 pp)
2. Exhibit B – Example Nomination Submission (5 pp)
3. Exhibit C – FLTFA Sales Summary Sheet (3 pp)

EXHIBIT A

FLTFA LAND DISPOSAL NOMINATION PACKAGE REQUIREMENTS

Packages may be submitted in hard copy and/or electronic copy.

If submitted electronically, data must be on 3.5" disks or CDs. Maps, photographs, and other documents which were not originally created or obtained electronically should be scanned. Text must be provided in MSWord '97 or higher. Maps and photographs must be provided in .jpg format.

Nomination packages for a 5870 land disposal project MUST include the following information and documents:

- Name of Project (include LR2000 serial number if already assigned).
- Field Office.
- Field Office Contact (name and phone number). This should be the project manager, realty specialist, or other person who can answer technical questions concerning the proposed project.
- The county in which the property is located.
- The community in which the property is located (if applicable) or closest community and distance.
- Land use plan(s) (e.g., RMP or MFP) in which property(ies) were identified as suitable for disposal and date of approval; if not all of the property is covered under the FLTFA, specify the portion of the property to which each land use plan/plan amendment is applicable.
- The legal description and the size of the property in acres; if not all of the property is covered under the FLTFA, specify the portion and size of the property to which FLTFA is, or is not, applicable. If the project includes multiple sale parcels, identify the legal description and acreage for each sale parcel. Include map.
- The encumbrances of record (e.g., rights-of-way, mining claims, grazing permits, special recreation permits, etc.); include any applications for land use authorizations that may have to be processed in conjunction with the sale processing.
- The estimated total fair market value (FMV) anticipated for the property and an explanation of how the estimated FMV was developed, including anticipated highest and best use, effects of local zoning, or other factors that would affect FMV, as applicable. Examples are: (a) previous appraisal of the property – if so, provide appraiser name and date of approval of appraisal; (b) consultation with NSO appraisal staff; (c) recent appraisal of a similar, nearby property (either private or public lands), include appraiser name and date; (c) recent sales, asking prices, or offers of similar, nearby property; (d) assessed value of the property; (e) a proponent's or broker's estimate of market price and proponent's or broker's basis for the estimated FMV. For competitive or modified competitive sales, the estimated FMV would be the anticipated minimum bid amount. If the project includes multiple sale parcels, also identify the estimated

FMV for each sale parcel. If a parcel is to be divided into multiple sale parcels, identify the rationale for the configuration of the parcels, including the effect on expected FMV. If not all of the property is covered under the FLTFA, specify the portion of the FMV to which FLTFA is, or is not, applicable.

- Costs and proposed schedule for completing sale processing actions. Identify total costs, specifying the costs for which 5870 funds are being requested, as well as other funding sources (MLR by subactivity(ies), contributed funds (7122), etc.) proposed or committed by the field office for processing. If not all of the property is covered under the FLTFA, specify the portion of the costs which is applicable to the FLTFA. Also, identify whether the task would be completed in-house or by contract. At a minimum, the following tasks must be addressed: appraisal, cadastral survey, environmental site assessments, mineral report, cultural resource clearance, T&E clearance (plant and animal), NEPA compliance, notice to grazing permittee(s)/waivers, NORA publication and other public information/marketing, and auction costs. Identify tasks that have been completed or are not necessary, as applicable. If the project includes multiple sale parcels, identify if the costs are equally attributable to each parcel
- Known or anticipated processing actions, including costs, above “standard” clearances (e.g., validity examinations because of mining claims, cultural resource treatment plans and treatments, Section 7 consultation, etc.). If the project includes multiple sale parcels, identify whether all parcels are affected.
- Known or anticipated conflicts or issues.
- Reason for nomination of parcel; identify entity(ies) interested in having parcel offered for sale and rationale (e.g., community expansion, trespass resolution, etc.); identify known imminent willing buyer(s) and/or other rationale explaining the expected likelihood of sale at the estimated FMV. If the project includes multiple sale parcels, identify the likelihood of sale for each parcel.
- Proposed method of sale (competitive, modified competitive, or direct); for methods other than competitive, provide justification in accordance with W.O. I.M. 2002-143.
- Known or anticipated support or opposition by State/Local Government, interest groups, general public, adjacent or nearby landowners, permittees, etc. Identify the likelihood of protests/IBLA appeals/litigation.
- Identify any adverse consequences of delay of schedule (e.g., proposed use of past appraisal that would expire as of a certain date and delay would require new or updated appraisal).
- Identify if the project is a planned accomplishment/performance measure in the annual workplan.
- Identify how the project would meet Nevada Legacy Plan goals and objectives.
- Identify if realty actions would be done by field office personnel or if it is proposed to utilize the Statewide FLTFA realty positions for all or a portion of the case processing. If Statewide positions are proposed, identify the anticipated number of workmonths needed to complete the project.

POTENTIAL EVALUATION CRITERIA FOR SALE NOMINATION PACKAGES

- High FMV parcels and high likelihood that estimated FMV is reasonable.
- High likelihood of sale occurring, at least at expected FMV.
- Expected high ratio of revenue to FLTFA processing costs (e.g., processing costs would be less than 20% of FMV and/or there are other committed funding sources that would eliminate/reduce FLTFA funding need); could also include projects in which various processing tasks were completed through other means (i.e., lands considered in an exchange but dropped because of equalization).
- High profile sale (Congressional/State/Local Government/County Citizen Advisory Board support).
- Low chance of protests/appeals/litigation.
- Low chance of resource issues that would stop or add lengthy delays to sale processing or would cause significant processing costs.
- Comparison of Legacy Plan goals with costs (e.g., SMT willing to do “deficit” sale because of P.R. or other factors).
- Comparison of disposal actions and Federal land acquisitions, by county.
- Identified in annual workplan as a planned accomplishment/performance measure.

EXHIBIT B – EXAMPLE NOMINATION SUBMISSION

FLTFA LAND DISPOSAL NOMINATION

Name of Project—Indian Springs-High Desert Prison (Unserialized). Proposed sale of reversionary interest in a portion of lands patented under the Recreation and Public Purposes (R&PP) Act.

Field Office—Las Vegas (LVFO).

Field Office Contact—Judy Fry, 702-515-5081

County—Clark County.

Closest Community—The property is located in unincorporated Clark County, approximately eight miles southeast of Indian Springs, NV.

Land use plan(s)—Las Vegas Resource Management Plan, approved October 5, 1998. The land in which the project area is located was identified as part of the Indian Springs South Disposal Area.

Legal description and acreage—Mount Diablo P.M., T. 16 S., R. 57 E., Sec. 33: SE¹/₄NW¹/₄NW¹/₄, N¹/₂NE¹/₄SW¹/₄NW¹/₄, W¹/₂SW¹/₄NE¹/₄NW¹/₄, and NW¹/₄NW¹/₄ SE¹/₄NW¹/₄, encompassing approximately 22.5 acres. See attached maps.

All of Section 33 was patented to the State of Nevada (State) (Patent No. 27-83-0052, Serial No. N-25221) on July 20, 1983. Ditches and canals and all minerals were reserved to the United States, and the patent was issued subject to the following: CC-018191, right-of-way to the Nevada Highway Department for highway purposes; CC-021488, right-of-way to Bell Telephone Company of Nevada for communication line purposes; Nev-043546, right-of-way to Southern Nevada Power Company for powerline purposes; N-22069, oil and gas lease; an easement (unserialized) 50 feet in width along north, south, east, and west boundaries for road and utility purposes to insure continued ingress and egress to adjacent lands; and an easement (unserialized) 60 feet in width for the existing Cold Creek Road as it traverses the subject lands. N-22069 expired on February 28, 1990.

If the R&PP reversionary interest would be conveyed, no additional Federal reservations or encumbrances would be necessary. The lands would continue to be subject to the Federal reservations in the original patent, and the encumbrances to which the original patent was subject would not be affected.

Estimated Fair Market Value—The estimated fair market value (FMV) for the R&PP reversionary interest is \$124,000. This value comes from an appraisal contracted by the State with Lubawy & Associates and completed on March 17, 2003. The BLM is a co-client to the appraisal, but to date, the BLM has not reviewed this appraisal to verify the appraised value. The highest and best use of the property is for single family residential use, based on the current Clark County zoning .

The purchase price for the transfer of the reversionary interest would be the FMV minus the amount paid by the State for the lands under the original patent. The special pricing rate in effect at the time of the original patent was \$2.50 per acre. Therefore, a credit of \$56.25 would be applied for the 22.5 acres involved in this proposal.

Costs and proposed schedule—

Task	Cost Estimates			FO or contract	Proposed Schedule	
	Total Cost	5870 Request	Other (Subactivity/ Amount)		Start (Mo/Yr)	Finish (Mo/Yr)
Appraisal	\$ 0*	\$ 0	\$ 0	Contract (State)	1/03	4/03
Environmental Site Assessments (preliminary and final)	\$ 500	\$ 0	1430-\$ 500	FO	5/03	10/03
NEPA compliance	\$2,500	\$ 0	1430-\$2,500	FO	5/03	6/03
NORA publication	\$1,500**	\$ 0	1430=\$1,500	FO	8/03	N/A
Patent Preparation and Issuance	\$ 1,000	\$ 0	1430-\$1,000	FO/ NSO	8/03	10/03

* Contracted by proponent, actual cost not known

** Includes an estimated \$1,000 in actual publication costs that would be originally charged to 1430, but would be reimbursed by proponent with payment of bid deposit

Following is a description of the tasks that would not be necessary and the rationale:

- Cadastral Survey—The description of the property to be conveyed is in aliquot parts.
- Mineral Report—The mineral potential was evaluated for the original patent in which all minerals were reserved to the United States. This mineral reservation would continue to be in effect.
- Cultural Resources—Clearances were completed for the original patent.
- T&E Clearance—Section 7 consultation was completed for the original patent. As non-Federal land (surface ownership), surface disturbance is subject to the Clark County Multi-Species Habitat Conservation Plan. Wildlife mitigation fees would be assessed at the time a building permit would be issued by Clark County.
- Notice to grazing permittee(s)/waivers—As non-Federal land (surface ownership), the property is not within a livestock grazing allotment.
- Other public information/ marketing—Conveyance would be through a direct sale.
Auction costs—Conveyance would be through a direct sale.

Known or anticipated processing actions, including costs, above “standard” clearances—None anticipated.

Known or anticipated conflicts or issues—The schedule identified above is based on “standard” processing timeframes, including the anticipated 6 to 8 weeks for W.O. review of the NORA prior to publication. The State’s fiscal year ends June 30, 2003. In past meetings, the State has indicated it may wish to utilize current year funds that will have to be obligated before the end of its fiscal year. Because of the timeframes for NORA publication, including W.O. approval, and the subsequent regulatory 60-day time period before sale could occur, it is not possible to make an offer prior to June 30. If the State wishes to use current year funds, other arrangements would have to be considered that would allow the State to obligate the funds, even though patent would not be issued until sometime after June 30. Regardless of the timeframe, the State has indicated this is a high priority for the Department of Corrections.

Reason for nomination of parcel—Because the lands were patented under the R&PP Act, the types of activities that can occur on the patented land are restricted. The State Department of Corrections wishes to develop an industrial park near the prison to allow opportunities for job training for inmates as part of

its rehabilitation efforts, and has indicated this project is a high priority for the State. Space in the industrial park would be sold or leased to for-profit entities which would operate the facilities as part of their business operations. Commercial uses of this nature would not be in compliance with the R&PP Act. Therefore, the State wishes to purchase, at FMV, the reversionary interest in the proposed industrial park area to eliminate the R&PP restrictions.

Proposed method of sale—Direct sale. This proposal meets the criteria in 43 CFR 2710.0-6(c)(3)(iii) and 2711.3-3 in which direct sale can be considered for transfer of land to a State government and to protect existing equities in the land. Because the subject lands are currently owned by the State, it would not be appropriate to sell an interest in the land to another entity.

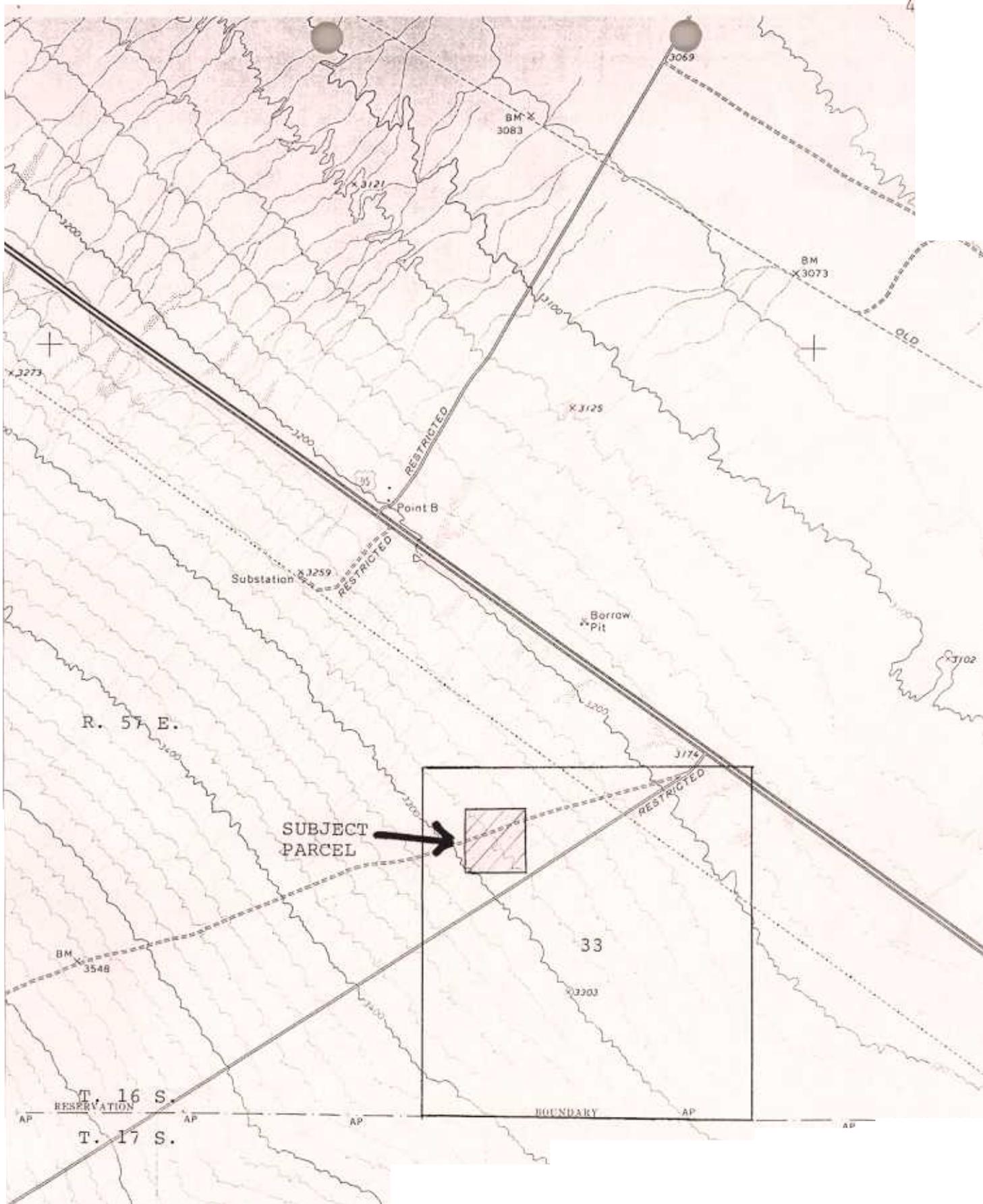
Known or anticipated support or opposition—As the proponent, the State supports the sale, and it is not expected the County would oppose the sale. Other than the State, the nearest non-Federal land is eight miles from the project area. It is also not anticipated there would be opposition by interest groups, the general public, or rights-of-way holders. It is believed there is a very low likelihood of protests, IBLA appeals, or litigation.

Adverse consequences of delay of schedule—See the known or anticipated issues identified above. It is expected that the sale could be processed prior to the expiration of the current appraisal.

Annual workplan—This proposed sale is not a planned accomplishment/performance measure in the FY 2003 annual plan.

Nevada Legacy Plan goals and objectives—Because this proposal would only convey an interest in land that is already patented, it would not significantly further Nevada Legacy Plan goals and objectives for land disposal acreage.

Utilization of Statewide FLTFA realty positions—Because of other annual work plan commitments, the LVFO requests one of the Statewide realty positions assume the lead for this project and complete the realty case processing. The LVFO would be responsible for completing the preliminary and final environmental site assessments and resource (cultural, wildlife, etc.) input into the NEPA document. It is anticipated one workmonth or less would be needed by the Statewide position to process the case.

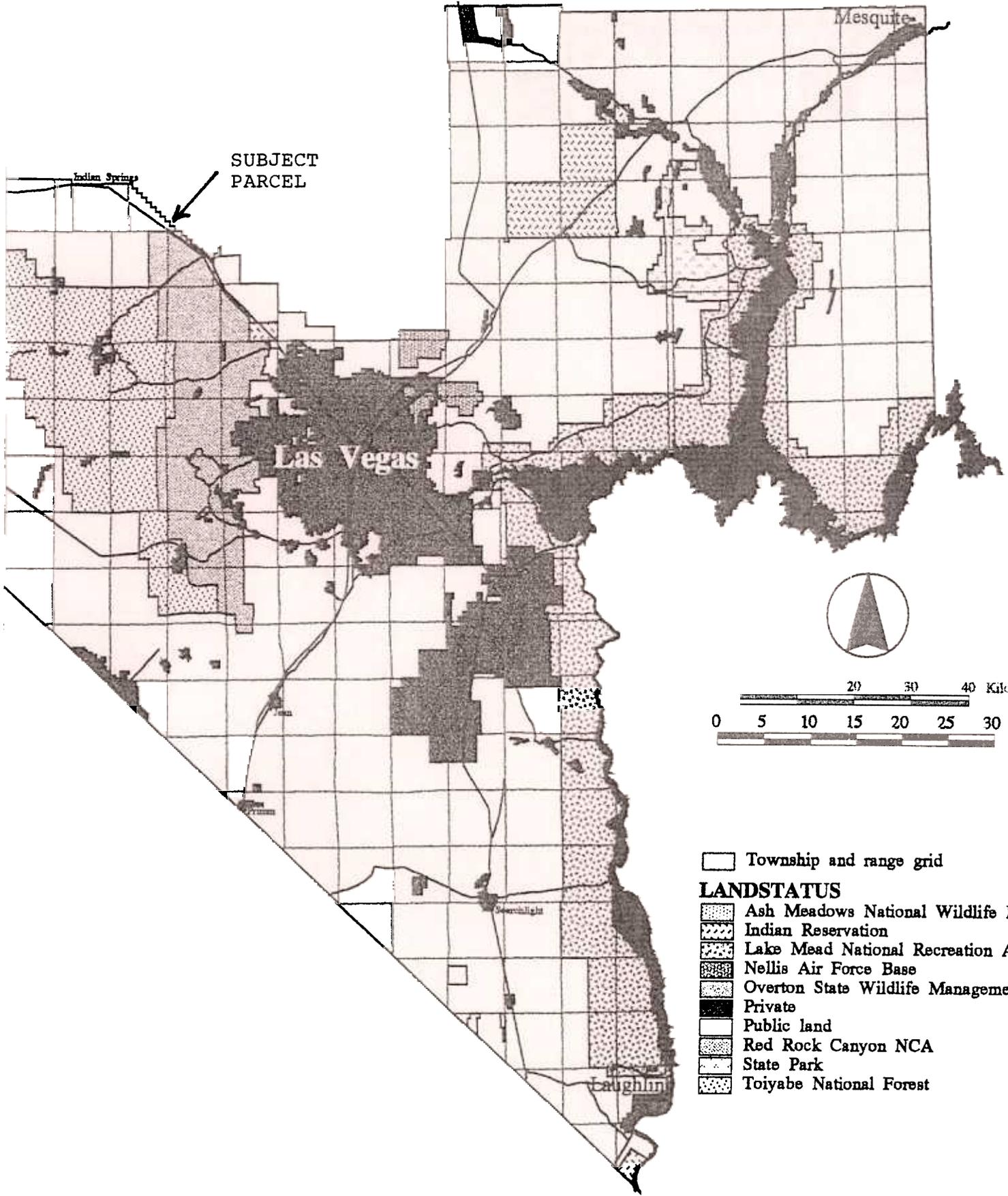


Indian Springs, SE
7.5' Quadrangle

35' 27 28 (CHARLESTON PEAK 1:62 500) 630 32'30" 631

SCALE 1:24 000

Attachment 2



-  Township and range grid
- LANDSTATUS**
-  Ash Meadows National Wildlife Refuge
-  Indian Reservation
-  Lake Mead National Recreation Area
-  Nellis Air Force Base
-  Overton State Wildlife Management Area
-  Private
-  Public land
-  Red Rock Canyon NCA
-  State Park
-  Toiyabe National Forest

EXHIBIT C - FLTFA Sales Summary Sheet

Revised: 5/23/03

Office	FO Prior	Site Location	Total Acres	FLTFA Acres	Likely Use	5870	Est. Value	Studies Cost	Studies Required						NORA Pub	Sale	Sale Date	Close Date	Comments
									App'r	ESA 1/2	Cult'l	T&E	Min'l	Other					
Battle Mountain	1	Homestake Mining (Eureka) (N-66188)	1644.9	351	Ind	57,600	300,000	0	C	C	C	C	C		10/9/02	D		Proponent paid or done in-house	
Carson City	1	North Douglas County (N-75369)	146	All	Com	1.284MM	6.5MM	Exp	C	C	C	C	C		10/11/02	A		Studies already expensed to land Appraisal update due 4/17/03	
	2	Mustang - North (N-76798)	181	All	Ind	220,640	1.22MM	13,600	X	X	X	X	X		N	SB			
	3	Mustang - South (N-76799)	53	All	Ind	781,200	4.1MM	6,000	X	C	X	X	X		N	SB		Est. Value net of est. clean up costs Trespass issue; sale not until CY05	
	4	Capital City Loan (Carson City) Nev 057811	3.5	All	Com	53,760	280,000	0	X	X	X	X	X		N	D		Proponent pay studies Trespass Issue	
	5	Highway 341 - Eastside Lyon County N-76483	25	All	Ind	205,500	1.125MM	10,500	X	X	X	X	X		N	A		Plus other potential land in Lyon County.	
	6	Fish Springs (Honey Lake Valley) N-76803	1440	All	Ag	31,072	416,000	48,800	X	X	X	X	X		N	MSB		Proponent will not pay for studies. 320 acres tillable	
		North Sunridge Drive Area 2 / N-75370	100	All	Res														
		North Sunridge Drive Area 3 / N-75371	100	All	Res														
Elko		ELKO COUNTY																	
		DEETH																	
	5	Parcel 03-01	40	All	Ag	Neg	4,000	5,000	X	X	X		X	X		SB			
	8	Parcel 03-02	40	All	Ag	Neg	4,000	5,000	X	X	X		X	X		SB			
	7	Parcel 03-03	40	All	Ag	Neg	4,000	5,000	X	X	X		X	X		SB			
	6	Parcel 03-04	40	All	Ag	Neg	4,000	5,000	X	X	X		X	X		SB			
		OSINO																	
	3	Parcel 03-06	~ 240	All	Res	Neg	24,000	7,000	X	X	X		X	X		SB			
	4	Parcel 03-07	40	All	Res	Neg	4,000	5,000	X	X	X		X	X		SB			
		ELKO																	
	1	Parcel 03-13	80	All	Com	Neg	10,000	6,000	X	X	X		X	X		SB			
	2	Parcel 03-14	10	All	Res	Neg	5,000	5,000	X	X	X		X	X		SB			
		JIGGS																	
		Parcel 03-15	240	All	Ag		25,000	8,000	X	X	X		X	X		SB			
		Parcel 03-16	160	All	Ag		15,000	6,000	X	X	X		X	X		SB			
		Parcel 03-17	80	All	Ag		8,000	5,000	X	X	X		X	X		SB			
		EUREKA COUNTY																	
		Parcel 03-18	80	All	Ag		8,000		X		X		X	X		SB			
		Parcel 03-19											X	X		SB			

Office	FO Prior	Site Location	Total Acres	FLTFA Acres	Likely Use	5870	Est. Value	Studies Cost	Studies Required				NORA Pub	Sale Date	Close Date	Comments
									App'r	ESA 1/2	Cult'	T&E				
		Parcel 03-20	400	All	Ag		40,000	8,000	X	X	X	X				
		LANDER COUNTY														
		Parcel 03-21	160	All	Ag		15,000	6,000	X	X	X	X				
		Parcel 03-22	160	All	Ag		15,000	6,000	X	X	X	X				
		Parcel 03-23	120	All	Ag		12,000	6,000	X	X	X	X				
		Parcel 03-24	305	All	Ag		30,000	8,000	X	X	X	X				
Ely / Caliente	1	South Steptoe Valley	200	All	AG	Neg	40,000	10,000	R	R	C	R		8/11/03	2/1/04	
	2	WPCCLS- Newark (N-75925)	10	All	Com	Neg	2,000	2,000	R	C	C	R	X	8/11/03	02/2004	Other studies included possible cadastral Re-publication likely
	3	WPCCLS- Sheep Pass (N-75923)	80	All	Ag	Neg	16,000	4,000	R	C	C	R		8/11/03	02/2004	Re-publication likely
	4	WPCCLS- Fields (N-76166)	120	All	Ag	Neg	24,000	6,000	R	C	R	R		8/11/03	02/2004	
	5	WPCCLS- Twitchell (N-75924)	279.2	All	Ag	Neg	55,000	13,960	R	C	R	R		8/11/03	02/2004	Re-publication likely
	6	WPC Noncompetitive- Miller Basin (N-76319)	40	All	Ag	1,150	6,000	0	R	C	R	R		8/11/03	02/2004	Request to proponent to fund appraisal
	7	WPCCLS- Ward (N-75926)	240	All	Ind	360	80,000	15,000	X	C	R	X		4/15/04	10/15/04	Re-publication likely
	8	WPCCLS- Scotty's (N-75922)	180	All	Ind	Neg	35,000	48,000	X	C	R	X	X	8/22/02	5/1/04	Potential cultural & cadastral problems hazmat issues, re-publication likely
	9	Lund (N-75921)	200	All	Ind	Neg	62,000	20,000	X	X	X	X		4/15/04	6/15/04	Re-publication likely
	10	Ely (N-76321)	38.02	All	Ind	Neg	9,000	3,000	X	X	X	X		4/15/04	10/1/04	Dependent on mining claim
	11	Sheep Pass	80	All	Ag	Neg	16,000	4,000	X	X	X	X		4/15/04	6/15/04	
	12	North of Ely (N-75920)	36	All	Com	Neg	7,200	50,000	X	C	C	R	R	8/22/02	5/1/04	Problems w/minerals Re-publication likely
		Ely has five small parcels in Baker totaling 34+/- acres (FMV \$84,000), which were unsuccessfully marketed in 2002 and may be offered again in 2003 or 2004														
Las Vegas	1	Ponderosa Dairy (Amargosa)(N-76578)	320	320	Ag	18,432	96,000	0	X	X	C	R	C			Proponent Pay Being processed by Tonopah FS NORA request sent to WO
	2	Ponderosa Dairy 2 (Amargosa) (N-76579)	120	120	Ag	6,912	36,000	0	X	X	C	R	C			Trespass Resolution / Proponent Pay Being processed by Tonopah FS
	3	State of Nevada (Indian Srrinne)	20		Ind		Unk	0	R							Reversionary interests / Proponent pay Other studies to be determined after AV

Office	FO Prior	Site Location	Total Acres	FLTFA Acres	Likely Use	5870	Est. Value	Studies Cost	Studies Required						NORA Pub	Sale	Sale Date	Close Date	Comments
									App'r	ESA 1/2	Cult'l	T&E	Min'l	Other					
Tonopah	1	Mauer (Fish Lake Valley / Dyer) (N-74957)	80	All	Ag	3,456	16,000	0	X	C	C	C	C		8/22/02	D	2/5/03	4/1/03	Proponent pay or done in-house Patent issued 3/31/2003
	2	Beatty (N-76533)	20	All	Res	Neg	30,000	7,000	X	X		X	X		N	C			
	3	Fish Lake Valley (N-76528)	120	All	Ag	Neg	24,000	7,000	X	X		X	X		N	C			
	4	Roland (Beatty)	7.5	All	Res	3,456	18,000	0	X	C	C	C	C		N	D			Proponent pay or done in-house
	5	Stagecoach (Beatty)	1	All	Com	768	4,000	0	X	X	X	X	X		N	D			
	6	Howerton (Tonopah)	10	All	Res	1,920	10,000	0	X	X	X	X	X		N	D			Proponent pay or done in-house
	7	Patterson	16	All	Res	960	5,000	0	X	C			C		N	D			Proponent pay or done in-house
Winnemucca	1	Codr (N-65600)	80	All	Res/ Ag	4,704	26,000	Exp	C	C	C	C	C		12/17/02	SB	3/21/02		One sealed bid rec'd 3/12/03
	2	DeLong	9040	1950	Ag	Neg	904,000	230,000	X	X	X	X	X		N	D			The proponent has paid \$23,000 for cadastral survey in support of the sale.
	3	Orovada Phase I (N-76161)	880	All	Ag	3,800	125,000	20,200	X	C	C	C	C		N	SB			
	4	Orovada Phase II	1214	All	Ag	Neg	182,100	42,490	X	X	X	X	X		N	MSB			Proponent funds appras & cultural
	5	OrovadaPhase III	480	All	Ag	Neg	72,480	24,480	X	X	X	X	X		N	MSB			Proponent funds appras & cultural
	6	Humboldt Hunt Club	304	All	Ag	Neg	45,600	15,504	X	X	X	X	X		N	MSB			Proponent funds Appras
	7	Mestre	947	All	Ag	Neg	142,050	47,350	X	X	X	X	X		N	MSB			Proponent funds Appras

Total NV Acreage 21,011

Legend:

FO Prior - Field Office's Priority irrespective of the preparatory costs & estimated value of land

Site / Location - Proponent name or other useful identifier, and nearby location or benchmark

Total Acres - Total acreage of property to be sold

BACA Acres - Enter All if the entire acreage is BACA eligible, otherwise enter the actual number of BACA eligible acres.

Likely Use - Enter zoning or most probable highest and best use.

BACA 5870 - Estimated dollars which will have gone into BACA Administrative Expense Account after the patent is issued. Figure is determined by subtracting the Studies Cost and from the Est. Value.

If the product produces a negative number, it is simply noted Neg. **Publication of NORA, legal notices, and other marketing costs have not been factored into the equation.**

Est. Value - Realty Specialist's best conservative estimated sales value. Use FMV, if available. M (000)

Studies Cost - Estimated total cost of all contracted studies including cultural review if necessary to outsource

Studies Required - Place X or checkmark in box for those studies yet to be requested, R if requested but not received, C if completed (including reviews), or N/A if non-applicable

Studies Defined: App'r (Appraisal), ESA 1/2 (Environmental Site Assessment Phase I /Phase II), Cult'l (Cultural), T&E (Threatened and Endangered Species), Min'l (Minerals).

NORA Pub - Enter: N, if NORA has not been sent to Federal Register; Yes, if the NORA has been sent to the Fed Reg; or publication date if NORA has already been published.

Sale - D (Direct), A (Competitive Auction), SB (Sealed Bid), MA (Modified-Competitive Auction), or MSB (Modified-Competitive Sealed Bid).

Sale Date - Anticipated sale date (MM, YY)

Close Date - Anticipated closing date of property (MM, YY)

Comments - Any abbreviated comments significant to the property that you wish to add