

Notice of Exchange Proposal  
Proposed Exchange of Lands in Mesa County, Colorado  
Serial No. COC-66649

UNITED STATES DEPARTMENT OF THE INTERIOR, Bureau of Land Management, Grand Junction Field Office, 2815 H Road, Grand Junction, CO 81506.

Notice is hereby given that the Bureau of Land Management (BLM) is considering a proposal to exchange land pursuant to Section 206 of the Federal Land Policy and Management Act of 1976, as amended (43 U.S.C. 1716). The parties to this exchange are the Mountain Island Ranch, LLC and the BLM. The proposed exchange involves trading 10 parcels of Federal lands totaling 787.73 acres located in the Glade Park area of Mesa County to acquire 4 parcels of non-Federal lands totaling 575.82 acres also located in Glade Park.

The surface and mineral estates of the following-described Federal lands are being considered for disposal by the United States:

Sixth Principal Meridian, Colorado

<u>Parcel</u>	<u>Tsp.</u>	<u>Rng.</u>	<u>Sec.</u>	<u>Subdivision</u>	<u>Acreage</u>
A	12 S.	103 W.	24	SE $\frac{1}{4}$ NE $\frac{1}{4}$ .	40
B	13 S.	103 W.	19	NW $\frac{1}{4}$ SE $\frac{1}{4}$ .	40
C	13 S.	103 W.	19	Lots 3, 4;	306.89
			30	Lots 1-4, SE $\frac{1}{4}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ .	
D	13 S.	103 W.	31	SE $\frac{1}{4}$ SW $\frac{1}{4}$ ;	80.19
	14 S.	103 W.	6	Lot 3.	
E	13 S.	104 W.	24	E $\frac{1}{2}$ NE $\frac{1}{4}$ .	80
F	13 S.	104 W.	24	SW $\frac{1}{4}$ SE $\frac{1}{4}$ .	40
G	13 S.	104 W.	35	NW $\frac{1}{4}$ SE $\frac{1}{4}$ .	40
H	14 S.	104 W.	2	Lots 1, 2.	80.65
I	14 S.	104 W.	13	SE $\frac{1}{4}$ SE $\frac{1}{4}$ .	40
J	14 S.	104 W.	24	SW $\frac{1}{4}$ NE $\frac{1}{4}$ .	40

In exchange for the above Federal lands, the United States would acquire the surface and mineral estates of the following-described non-Federal lands, together with a water right, from the Mountain Island Ranch, LLC:

Sixth Principal Meridian, Colorado

<u>Parcel</u>	<u>Tsp.</u>	<u>Rng.</u>	<u>Sec.</u>	<u>Subdivision</u>	<u>Acreage</u>
1	12 S.	102 W.	31	Lots 6, 7; NE $\frac{1}{4}$ SE $\frac{1}{4}$ .	118.76
2	12 S.	103 W.	5	SE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ , S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ , S $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ , S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ .	28.75
3	13 S.	103 W.	1	Lots 2, 3, S $\frac{1}{2}$ NE $\frac{1}{4}$ , S $\frac{1}{2}$ NW $\frac{1}{4}$ , All that part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ lying East of the centerline of County Road 9.8, NE $\frac{1}{4}$ SW $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ ;	347.92
			2	All that part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ lying East of the centerline of County Road 9.8.	
4	13 S.	103 W.	3	Lots 1, 2.	80.39

The lands included in the exchange proposal will be appraised in accordance with Federal regulations and Federal appraisal standards. The values of the Federal and non-Federal lands must be equal, or capable of being equalized, in order for the exchange to be approved. Lands may be deleted from the exchange in order to equalize values. In the event that the land values cannot be equalized through adjusting the acreage of the Federal or non-Federal lands, a cash equalization payment by the Mountain Island Ranch, LLC, not to exceed twenty five percent of the value of the Federal lands, may be used.

Subject to valid existing rights, the Federal lands described above have been segregated from appropriation under the public land laws and mineral laws for a period of five years beginning May 22, 2005.

The public benefits of completing this land exchange include the acquisition by the BLM of three parcels of land in the Timber Ridge area and one inholding within the McInnis Canyons National Conservation Area (NCA). The exchange would provide key public access to a 9,000 acre block of public land and consolidate public land ownership for more efficient and cost effective management opportunities. The proposed exchange is consistent with the disposal and acquisition criteria in the Grand Junction Resource Management Plan (RMP) and with the McInnis Canyons NCA RMP for acquisition of inholdings within the NCA.

If the exchange is completed and a cash payment is made to the United States to equalize values, the payment will be deposited in the Federal Land Disposal Account authorized under Section 206 of the Federal Land Transaction Facilitation Act of 2000 (Public Law 106-248).

More detailed information concerning the proposed exchange may be obtained from Robin Lacy, Realty Specialist, Grand Junction Field Office, 2815 H Road, Grand Junction, CO 81506, (970) 244-3028.

Interested parties may submit written comments concerning the proposed exchange, including notification of any liens, encumbrances, or other claims relating to the lands being considered for exchange, to Catherine Robertson, Field Manager, Grand Junction Field Office, at the above address. In order to ensure consideration in the environmental analysis of the proposed exchange, written comments to the Field Manager should be postmarked or delivered within 45 days of the date of the first publication of this Notice. Before including your address, phone number, e-mail address, or other personal identifying information in your comment, you should be aware that your entire comment including your personal identifying information may be made publicly available at any time. While you can ask us in your comment to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

Dated: 8/18/09

  
Catherine Robertson  
Grand Junction Field Manager