2700 (NVXXX) P

EMS TRANSMISSION

Memorandum

To: State Director

Through: District Manager, XXXXX District Office

From: Field Manager, XXXXXX Field Office

Subject: Request to Conduct a Direct Sale to Sam Smith for lands located in Washoe County, Nevada

Sam Smith has requested to purchase, at fair market value, 40 acres of public land surrounded by his private ranch lands in Washoe County. The lands are located at T. 23 N., R. 19 E., Sec., 4, Lot 2, MDM. The public lands are identified for sale in the Carson City Resource Management Plan, as amended.

Per NV-IM-2021-XXX, “Field Offices planning modified competitive sales or direct sales must request State Director approval prior to taking further action. Requests must document the rationale for not offering the parcel(s) through competitive bidding procedures.” This request is made on behalf of the Sierra Front Field Office after discussions with the Field Manager and approved by the Carson City District Manager.

The public lands lack legal access and Mr. Smith owns all of the surrounding private lands and is unwilling to grant access. A direct sale to Mr. Smith is justified under the authority of 43 CFR 2711.3-3(a) (4).

Additionally, the preliminary appraisal indicates the public land has little utility except to be incorporated into the surrounding private ranch land. I recommend approval of this direct sale.

Attachment: GIS Map of Parcel

Approved\_\_\_\_\_ Disapproved\_\_\_\_\_

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Jon K. Raby, State Director Date