



# United States Department of the Interior



BUREAU OF LAND MANAGEMENT

Wyoming State Office

P.O. Box 1828

Cheyenne, Wyoming 82009-1828

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July 22, 2010

EMS Transmission: July 23, 2010  
Instruction Memorandum No. WY-2010-038  
Expires 09/30/2011

To: District Managers  
From: Associate State Director  
Subject: Update of Mineral Material Prices

This Instruction Memorandum (IM) transmits updated prices to charge for mineral material sales in Wyoming, effective immediately. The prices apply to sales both on Bureau of Land Management (BLM) surface and on split estate. Over the past several months, our contract appraiser, Bauer Mineral Appraisal, has surveyed mineral material producers and landowners in Wyoming and prepared an appraisal of different construction materials and types of decorative stone. This IM supersedes the previous guidance from IM No. WY-2008-038, which was an interim producer price index update of the last statewide appraisal for mineral materials completed in November 2004. Our Wyoming BLM policy has been to conduct a new statewide appraisal every 2 years, although the schedule has slipped in recent years.

Attachment 1 lists the revised appraisal prices to charge, beginning today, for all production from new sales and from existing sales over 2 years old that do not have a site-specific appraisal.

Please note that the appraised prices are based on comparable sales of pit run or processed material leaving the property, not material in-place. Therefore, the prices in Attachment 1 are for loose cubic yards of material, or tons of material weighed over scales, leaving the sale contract area, NOT bank cubic yards measured from the mined area. When a purchaser requests a certain amount of material, ensure that the contracted amount is for material leaving the property.

Also, the appraised prices do not account for waste material left in the pit – only the processed material leaving the site, unless pit run. For verification of production based on in-place surveys of pit dimensions, convert the in-place volume to loose cubic yards or weighed tons and apply a waste factor. The operator should be encouraged to sell as much waste material as possible, to reduce the amount left in the pit.

If you have any questions, please contact Ed Heffern in the Branch of Solid Minerals, Wyoming State Office, at 307-775-6259.

Signed by:  
Ruth Welch  
Associate State Director

Authenticated by:  
Pamela D. Hernandez  
Division of Support Services

1 Attachment

1 – Mineral Material Royalty Rate Schedule – July 2010 (2 pp)

**Mineral Material Royalty Rate Schedule – July 2010**

**Construction Materials**

<b>Commodity</b>	<b>Old Price (2008)</b>	<b>Updated Price (2010)</b>
Sand, gravel, aggregate	\$0.66 / ton	\$0.63 / ton
(all counties except Teton)	\$0.98 / cy	\$0.95 / cy

Sand, gravel, aggregate (Teton County)	case-by-case case-by-case	\$1.50 / ton \$2.25 / cy
Borrow/fill	\$0.46 / cy*	\$0.40 / cy*
Clinker (scoria)	\$0.66 / ton \$0.68 / cy**	\$0.63 / ton \$0.66 / cy**
Rip-rap (up to 2' crushed size)	\$0.66 / ton	\$1.50 / ton
Clay		case-by-case

**Decorative Stone Materials**

Boulders	\$11 / ton	\$12 / ton poor quality \$15 / ton good quality
Moss Rock	\$11-\$22 / ton	\$20 / ton
Dimension Stone (flagstone)	\$11 / ton	\$20 / ton
Decorative Rock	\$11 / ton	\$20 / ton

These appraised prices only apply a royalty to that rock which has been removed from the property. Royalty should not be collected for in-place rock or waste material left on site after rock was mined and removed from the property. For the comparable sales on which the updated appraised prices are based, royalty was only collected from what was mined as a pit run or as a processed rock and only from that rock that left the property.

\*The rate for borrow/fill material is listed in cubic yards. To convert to tons, conversion factors from the 1989 edition of H-3890-1, BLM Handbook for Mineral Examiners, are listed below.

Additional conversion factors for different materials are listed in this handbook as well as in the Caterpillar Performance Handbook.

Material	Pounds per cubic yard		% Swell
	Bank	Loose	
Earth, Dry Loam	2100	1550-1830	15-35
Earth, Moist	2700	2080-2250	20-30
Earth, Wet	3370	2700-2800	20-25

Earth, Sand and Gravel	3100	2640	18
Earth and Rock	2500-3200	1920-2460	30

\*\*Clinker is less dense (1.05 tons per cubic yard) than sand and gravel (1.5 tons per cubic yard).