

**NOTICE OF DECISION**  
**TO EXCHANGE LANDS IN BLAINE COUNTY, IDAHO**  
**BUREAU OF LAND MANAGEMENT**  
**KETCHUM LAND EXCHANGE IDI-35331**

UNITED STATES DEPARTMENT OF THE INTERIOR, Bureau of Land Management (BLM), Shoshone Field Office, 400 West F Street, Shoshone, Idaho 83352

Notice is hereby given that on 10/4/2012, Holly Hampton Assistant Shoshone Field Manager/ Monument Manager, Bureau of Land Management, issued a decision to approve a land exchange with the Blue Canyon Corporation, an Idaho Corporation in which the adjoining property owner and current BLM right-of-way holder is the sole shareholder and president, as well as recommended that the offered donation of the Square Lake 80-acre retained parcel be approved.

The following-described Federal lands, including both the surface and mineral estates, have been determined to be suitable for disposal by exchange pursuant to Section 206 of the Federal Land Policy and Management Act of 1976 (43 U.S.C. 1716), as amended:

**Blue Canyon Parcel:**

Boise Meridian, Blaine County, Idaho,

Township 4 North, Range 17 East,  
Section 1: Lot 7.

The above-described Federal lands contain 19.92 acres, more or less.

There are no unpatented mining claims, withdrawals, or oil and gas leases on any of the above-described Federal lands. No minerals will be reserved to the United States. The patent for the above-described Federal lands will contain the following terms, conditions and reservations:

1. A reservation to the United States for ditches and canals constructed by the authority of the United States under the Act of August 30, 1890 (43 U.S.C. 945);
2. A right-of-way for access purposes, as identified under Serial Number IDI-37310, pursuant to Title V of the Act of October 21, 1976 (43 U.S.C. 1767).
3. A condition that the conveyance be subject to all valid existing rights of record;
4. A notice and indemnification statement under the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. 9620(W)), indemnifying and holding the United States harmless from any release of hazardous materials that may have occurred;

In exchange, the United States will acquire the following-described lands from the Wood River Land Trust Company, an Idaho Nonprofit Corporation, hereinafter called WRLT, pursuant to that Purchase and Sale Agreement between the WRLT and Blue Canyon dated June 1, 2010, as amended:

## **Square Lake Parcel**

Boise Meridian, Blaine County, Idaho,

Township 2 South, Range 18 East,  
Section 9: SE $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
Section 10: W $\frac{1}{2}$ W $\frac{1}{2}$ .

## **Sheep Bridge Parcel**

Boise Meridian, Blaine County, Idaho,

Township 1 South, Range 17 East,  
Section 13: Portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ ;  
Section 24: NE $\frac{1}{4}$ NE $\frac{1}{4}$ , Portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ ;  
Township 1 South, Range 18 East,  
Section 18: Portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ , Portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ , Portion of Lot 4;  
Section 19: NW $\frac{1}{4}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ NW $\frac{1}{4}$ , Lot 1

Being more particularly described as follows:

A parcel of land located within Sections 13 and 24, Township 1 South, Range 17 East, Boise Meridian, Blaine County, Idaho and also within Sections 18 and 19, Township 1 South, Range 18 East, Boise Meridian, Blaine County, Idaho, and more particularly described as follows:

Commencing at a brass cap marking the One Quarter Corner common to said Section 18 and 19, from which point the northwest corner of said Section 19 bears South 89°35'52" West 2,478.84 feet;

Thence, North 89°38'46" East 1,331.67 feet along the north boundary of said Section 19 to an aluminum cap marking the northeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 19, which point is the Real Point Of Beginning;

Thence, South 0°11'50" East 1,311.76 feet along the east boundary of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 19 to an aluminum cap marking the southeast corner of said of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 19;

Thence, South 89°29'31" West, 1,325.15 feet along the south boundary of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 19, to an aluminum cap marking the southwest corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 19;

Thence, South 89°28'02" West, 2,473.88 feet along the south boundary of the N $\frac{1}{2}$ NW $\frac{1}{4}$  to an aluminum cap marking the southwest corner of said N $\frac{1}{2}$ NW $\frac{1}{4}$ , Section 19;

Thence, South 88°33'38" West 2,227.48 feet along the south boundary of the N $\frac{1}{2}$ NE $\frac{1}{4}$ , said Section 24;

Thence, North 11°07'50" East 324.91 feet;

Thence, North 78°52'10" West 100.00 feet;

Thence, North 11°07'50" East 250.00 feet;

Thence, South 78°52'10" East 100.00 feet;

Thence, North 11°07'50" East 2,225.80 feet to a point on the southerly boundary of Idaho State Highway No. 20,

Thence, the following five courses and distances along the southerly boundary of said Idaho State Highway No. 20 to an aluminum cap, South 79°18'56" East 345.39 feet;

North 61°30'28" East 221.48 feet;

South 79°19'06" East 2,565.58 feet;

South 79°19'09" East 2,330.08 feet;

South 45°58'28" East 185.05 feet;

Thence, South 0°24'42" East 351.20 feet along the east boundary of the SW1/4SE1/4 of said Section 18 to the Point Of Beginning.

The above-described non-Federal lands consist of two parcels containing 546.89 acres, more or less.

The United States owns the mineral estate for the above-described non-Federal Sheep Bridge parcel by virtue of prior patent reservations. The mineral estate associated with the above-described non-Federal Square Lake parcel is privately owned and would be reconveyed to the United States along with the surface estate in the exchange.

The deed for the above-described non-Federal lands will be subject to valid and existing rights and encumbrances of record.

The following-described non-Federal lands, including both the surface and mineral estates, have been determined to be suitable for acquisition by donation pursuant to Section 205 of the Federal Land Policy and Management Act of 1976 (43 U.S.C. 1715), as amended. The offered donation by the Blue Canyon will direct WRLT to convey the following-described land to the United States:

**Square Lake 80-acre Retained Parcel**

Boise Meridian, Blaine County, Idaho,

Township 2 South, Range 18 East, Boise Meridian, Idaho;

Section: 4 SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>;

Section: 9 NE<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>.

The above-described non-Federal lands contain 80 acres, more or less.

The mineral estate associated with the above-described non-Federal Square Lake 80-acre retained parcel is privately owned and would be reconveyed to the United States along with the surface estate in the donation.

The deed for the above-described non-Federal lands will be subject to valid and existing rights and encumbrances of record.

All of the lands involved in the exchange and donation are located in Blaine County, Idaho. All other non-Federal lands initially considered for exchange and identified in the Notice of Exchange Proposal, published in December 2010 and January 2011, have been deleted from the proposal and will not be conveyed in this exchange or donation.

The disposal of the Federal lands would resolve a long-standing inadvertent trespass, including the allowance of existing unauthorized improvements to remain on the parcel that are associated with a residence located directly adjacent. The acquisition of the non-Federal lands will consolidate land ownership for more effective and efficient management. The non-Federal lands contain important wildlife habitat; including preliminary priority habitat for sage-grouse, habitat for pygmy rabbits, crucial mule deer winter range, and deer, pronghorn, and elk migration routes. They also include wetland and riparian habitat. The acquired non-Federal lands would be managed by the BLM according to applicable Federal laws and regulations, and in conformance with the land use prescriptions established for the adjacent BLM-administered Federal lands in the Magic Management Framework Plan, as amended.

The Federal and non-Federal lands involved in the exchange have been appraised in accordance with the regulations in 43 CFR 2201.3. The approved appraised value of the non-Federal land included in the exchange is \$700,000. The approved appraised value of the Federal lands is \$700,000. This is an equal value exchange as defined in 43 CFR 2201.6.

The land exchange will be completed without compensation for any assumption of costs.

Impacts associated with the exchange and donation are addressed in the environmental assessment (DOI-BLM-ID-T030-2012-0008-EA) prepared for the proposed land exchange. A copy of the decision to approve the exchange and donation as well as other information concerning the exchange may be obtained from the Shoshone Field Office, 400 West F Street, Shoshone, Idaho 83352, or by contacting Tara Hagen, Realty Specialist, at (208) 732-7205.

For a period of 45 days from the date of publication of this Notice, interested parties may submit written protests to Holly Hampton, Assistant Shoshone Field Manager/Monument Manager, at the above address. Please be specific to a parcel or specific to which aspect of the decision causes concern. Facsimiles, telephone calls, and electronic mail are unacceptable means of submission. 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: October 4, 2012

/s/ Holly Hampton

Holly Hampton,  
Assistant Shoshone Field Manager/Monument Manager