

Decision Record
Wilderness In-Holding Acquisitions – Wilderness Land Trust
IDI-36723; IDI-36808; and IDI-36859

DECISION:

It is my decision to purchase the surface and any existing mineral estate and water rights, in the following-described private land currently owned or proposed to be owned by the Wilderness Land Trust, a Colorado corporation:

- Parcel 1: T. 8 S., R. 2 E., Boise Meridian, Owyhee County, Idaho
Sec. 8: N¹/₂NE¹/₄, NE¹/₄NW¹/₄, SW¹/₄NW¹/₄.
Sec. 9: NW¹/₄NW¹/₄.
Containing 200 acres, more or less.
- Parcel 2: T. 8 S., R. 1 E., Boise Meridian, Owyhee County, Idaho
Sec. 11: SW¹/₄SW¹/₄.
Sec. 13: S¹/₂NW¹/₄.
Sec. 14: S¹/₂NE¹/₄, N¹/₂NW¹/₄, SW¹/₄NW¹/₄, NE¹/₄SE¹/₄.
Containing 360 acres, more or less.
- Parcel 3: T. 9 S., R. 5 W., Boise Meridian, Owyhee County, Idaho
Sec. 31: Lots 1 - 3, NE¹/₄, E¹/₂W¹/₂, N¹/₂SE¹/₄, SW¹/₄SE¹/₄
Sec. 32: W¹/₂NW¹/₄
Containing 611.50 acres, more or less.

The properties being acquired are located within and/or immediately adjacent to the Little Jacks Creek and North Fork Owyhee Wilderness Areas. The acquisitions fulfill the letter and intent of the Omnibus Public Land Management Act (OPLMA) of 2009. Section 1503(b)(4)(A) of the OPLMA provides that "...the Secretary [of the Interior] may acquire land or interests in land within the boundaries of the wilderness areas designated by this subtitle..." The lands being acquired are shown as "Proposed for Acquisition" on the May 5, 2008 map entitled "Little Jacks Creek and Big Jacks Creek Wilderness" and "North Fork Owyhee Wilderness," which are referenced in Section 1503(a)(1)(A) and (D) of the OPLMA

RATIONALE:

1. Public Interest Determination:

The public interest will be well served by these acquisitions, as the consummation thereof will:

- 1) help to block up Federal ownership in the Little Jacks Creek and North Fork Owyhee Wilderness Areas,
- 2) allow for more efficient and effective management of surrounding public land,
- 3) involve no significant adverse impacts to adjacent public land, and
- 4) preclude the opportunity for potential off-site impacts from future private land development.

2. Conformance with Land Use Plans:

The 1983 Bruneau Management Framework Plan (MFP) does not specifically address land acquisitions other than land exchanges, and contains no decisions or objectives that would preclude the acquisition of Parcels 1 and 2.

Acquisition of Parcel 3 conforms to the 1999 Owyhee RMP, since it carries out an RMP Land objective. Management Action #1 under Land Objective #1 states: "Acquire through purchase, exchange, easement or donation lands that will benefit the management of resource programs including but not limited to wild horses, wildlife, WSA's, ACEC's, riparian, cultural, recreation, etc."

Implementation Period:

The acquisitions will be completed following fair market appraisals that conform to the "*Uniform Appraisal Standards for Federal Land Acquisitions*."

At closing, the Wilderness Land Trust will provide the United States with a properly executed and recorded Warranty Deed for the above-described properties, free from unacceptable encumbrances to be determined by the Solicitor for the Department of Interior. The Warranty Deed(s) will be accompanied by a Policy(s) of Title Insurance on the form approved by the U.S. Attorney General, "American Land Title Association, U.S. Policy Form 9/28/91." The Policy(s) of Title Insurance will be issued in the amount of the appraised fair market value, and must show that title to the property(s) is vested in "the United States of America, and its assigns."

MITIGATION MEASURES: The properties will be purchased for the appraised fair market value and subject to valid existing rights. Prior to title closing, the landowner will be required to remove existing improvements deemed unacceptable by either BLM or the Solicitor.

COMPLIANCE PLAN: A follow-up property inspection will be completed prior to title closing to ensure that all non-conforming improvements, trash, debris, etc. have been removed from the properties.

SIGNATURE OF PREPARER: /s/ John Sullivan

DATE SIGNED: September 10, 2010

SIGNATURE OF AUTHORIZED OFFICIAL: /s/ Aden L. Seidlitz

DATE SIGNED: September 10, 2010