

SE Wyoming Land Exchange

10/13/2021 Public Meeting Q&A's

1. Will livestock grazing be part of the management plan to protect and maintain the Mule Creek Ranch land once it is in Federal ownership?
 - a. Yes, the Mule Creek Ranch (once it's transferred to Federal ownership) will be managed by BLM as other Federal land as outlined in the Rawlins Resource Management Plan and grazing is a best management practice.
2. If the Federal parcels offered in the exchange are land locked (surrounded) by private land and the private landowner opts not to participate in the exchange, will other interested parties be allowed to participate in the exchange and acquire the land locked parcels?
 - a. No, this exchange is only working with the surrounding landowners.
3. Given how litigious government land transactions can be, am I understanding that the Conservation Fund is acting as the middleman?
 - a. The transaction still requires decisions by the US Government via the BLM that are subject to appeal or litigation, and the fact that The Conservation Fund is involved does not change that. The purpose of The Conservation Fund's involvement is to make use of their experience in completing BLM land exchanges to help facilitate the process.
4. Will all the identified BLM parcels be appraised?
 - a. The only parcels that will be appraised will be the final list of parcels that are determined to be in the final list of the exchange, after all studies and NEPA are completed.
5. Will the appraisals be market value or production value? How will the different kinds of parcels be appraised?
 - a. Parcels will be appraised at fair market value; the highest and best use is determined for each area to determine the fair market value. ie: parcels that the best use is ranch/grazing land will be appraised as such, lands that are adjacent to a subdivision will be appraised accordingly.
6. Can you please explain the Grazing Notice letter that requires a signature and to be mailed back to the BLM?
 - a. The grazing Notice that some of you received is a required notice to give you notice of a potential change in your grazing lease. In this case if you purchase the public land, your lease would change based on the public acreage that you purchased and potentially your lease would go away if there is no other public land in your allotment. By the same token if you do not purchase the public land then your allotment would not change. It would be appreciated if you would sign and return the Notice.