

NOTICE OF AUCTION BY SEALED BID
FOR BUSINESS / STEWARDSHIP / AGRICULTURAL LEASE
NO. BL-1969 OF STATE TRUST LAND

Union County, New Mexico
State Land Office

The Commissioner of Public Lands is offering to lease, a business / stewardship / agricultural lease for the conservation of big game, 1,079.36 acres, more or less, in Union County, New Mexico. Sealed bids, marked "BID BUSINESS / STEWARDSHIP / AGRICULTURAL LEASE", should be submitted on or before the time and date and to the place stated below in paragraph A. The sealed bid is for a Fifty (50) year lease of the lands described below in paragraph B. The most important terms of the lease are summarized in paragraph C. The requirements and qualifications of any and all bidders in this sealed bid are stated in paragraph D. If you would like a draft of the lease being offered for bid, or if you require any further information, please address your request as described in paragraph E. The Commissioner has set a minimum bid of \$500.00 for the lease, over and above the first year's base rent, and the other required deposits set out in paragraph E below. Bidders are, of course, encouraged to offer additional bonus amounts over the minimum bid. The Lease will be awarded to the qualified bidder successfully bidding the highest bonus. The Commissioner reserves the right to reject any and all bids, or to cancel this auction. In the event that the auction is cancelled, interested parties will be notified.

- A) Sealed Bid:
Date: August 11, 2010
Time: 4:00 p.m.
Place: New Mexico State Land Office
310 Old Santa Fe Trail, Santa Fe, New Mexico 87501
- B) Description of the property to be leased:
Lots 2, 3, and 4 of Section 3, and the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 4, Township 31 North, Range 35 East; W $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ of Section 32, N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 33, W $\frac{1}{2}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ NW $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 34 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 32 North, Range 35 East, N.M.P.M., Union County, New Mexico, containing 1,079.36 acres, more or less.
- C) Summary of the Lease: The term of this lease shall be for Fifty (50) years. The State Land Office has received an application for a long-term lease of the lands proposing to use 1,079.36 acres for the purpose of enhancing the biological and ecological condition of the land through conservation efforts and low-intensity, non-consumptive recreational and guest ranching business.
- D) Rental Rate: Minimum base rent has been established at two thousand one hundred fifty dollars (\$2,150.00).
- E) Bidder Qualifications. In order to qualify as a bidder, interested parties must; (a) comply

with the applicable lease auction requirements; (b) demonstrate a willingness to continue conservation of big game in a manner consistent with best management practices and similar to prior conservation efforts; (c) are creditworthy; (d) are authorized to do business in New Mexico, and, (e) can and will comply with all Lease terms.

Further, prospective bidders must include in their bid a deposit of \$86,118.90 in the form of a certified or cashier's check or bank money order, made payable to the Commissioner of Public Lands. This amount represents:

1. Application Fee	\$ 50.00
2. First year's base rent	\$ 2,150.00
2. Advertising Cost	\$ 3,263.90
<u>3. Improvement Cost</u>	<u>\$ 80,655.00</u>
Total Costs	\$ 86,118.90

The deposits of unsuccessful bidders will be refunded.

F) How to Obtain a Copy of the Lease, or Other Information: Please contact: Hilda Baca, Management Analyst, NM State Land Office, 310 Old Santa Fe Trail, Santa Fe, New Mexico, 505-827-5763.

Disabled individuals who require aids to participate in the long-term business lease sealed bid may call 505-827-5763; or Fax 505-827-6157, and/or TTY (800) 659-8331. Upon request, any relevant documents may be available in alternative formats.

The right to reject any and all bids is expressly reserved and no lease shall become effective unless and until approved in writing by the Commissioner of Public Lands.

Dated in Santa Fe, New Mexico, this 18th day of May, 2010.

Patrick H. Lyons
Commissioner of Public Lands
Santa Fe, New Mexico