



U.S. Department of Justice
Environment and Natural Resources Division

33-13055/CH

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*Land Acquisition Section
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March 17, 2026

Via Federal Express

ATTN: Stephanie Garcia Richard
Commissioner of Public Lands
New Mexico State Land Office
310 Old Santa Fe Trail
Santa Fe, NM 87501

**Re: Offer to purchase APN 4-015-171-256-174 in Doña Ana County, New Mexico;
Santa Teresa Barrier Project**

Dear Commissioner Richard:

I am writing on behalf of Customs and Border Protection (CBP) regarding the above-referenced property, which is owned by the State of New Mexico. CBP has determined it is necessary to acquire 7.259 acres of this property (the "Subject Property") to construct new border infrastructure along the United States/Mexico border, namely, steel bollard border barrier, the installation of detection technology, and roads. The sale of the Subject Property was previously the subject of negotiations between CBP and the State Land Office, memorialized in a Memorandum of Understanding dated June 15, 2018, but an agreement regarding purchase price was never reached.

Enclosed for your consideration please find a copy of CBP's formal offer dated March 12, 2026 (Offer), which specifies a total purchase price for the Subject Property of **Seven Hundred Ninety-Eight Thousand Five Hundred and 0/100 Dollars (\$798,500)**. The fair market value of the Subject Property was determined by an appraisal report prepared for CBP by an independent appraisal firm in accordance with federal regulations. The appraisal report was then reviewed by a qualified review appraiser who confirmed the methodology and the fair market value of the appraisal report. If the Offer is acceptable, please sign in the space provided, keep one copy for your files, and return one fully executed original to my attention.

CBP respectfully requests a response to the Offer no later than April 1, 2026. If you have any questions or concerns about the acquisition or the project, please contact me at 202-305-5160 or charlotte.huffman@usdoj.gov. Representatives from CBP and I are more than happy to meet with your office to answer questions and concerns. It is our hope that the parties can reach a voluntary agreement and avoid condemnation.

Sincerely,

/s/ Charlotte Huffman

Charlotte Huffman
Trial Attorney
United States Department of Justice

Environment & Natural Resources Division
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cc: **Via e-mail**
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