

**NOTICE OF FEDERAL TRANSFER AND NON-SIMULTANEOUS EXCHANGE OF THE LA
JARA STATE TRUST LAND**

NOTICE is hereby provided that pursuant to Article IX, § 9 of the Colorado Constitution and § 36-1-124 CRS, the State Board of Land Commissioners (“**Board**”) has initiated the transfer of approximately 43,525 acres in Conejos County (the “**Federal Exchange Lands**”) directly to the United States of America, to be held in title by the United States Forest Service and Bureau of Land Management in exchange for cash payment of \$1,000 per acre. The legal description of the Federal Exchange Lands can be accessed on the Board’s website at the following address: <https://slb.colorado.gov/public-notices/public-bids>. The legal description for the Federal Exchange Lands may be modified by subsequent survey or title review.

Written comments to the Board regarding the transfer of the Federal Exchange Lands can be delivered by mail to the Board’s main offices at 1127 Sherman Street, Suite 300, Denver, Colorado 80203 (“**Main Offices**”), Attention: Acquisition and Disposition Manager. Written comments must be received by the Board no later than **August 29, 2025 (“Comment Submission Deadline”)** to ensure Board consideration prior to finalization of the transfer.

Be it further noticed that pursuant to Article IX, § 9 of the Colorado Constitution and § 36-1-124.5, CRS, the Board has approved the non-simultaneous exchange of approximately 2,427 acres in aggregate in Conejos County (the “**Reservoir Area**”), contingent on the completion of the transfer of the Federal Exchange Lands. The legal description of the Reservoir Area can be accessed on the Board’s website at the following address: <https://slb.colorado.gov/public-notices/public-bids>

SUBJECT TO any and all covenants, restrictions, easements and rights-of-way, whether or not of record. Only the surface rights of the Reservoir Area are authorized to be conveyed by Patent. All mineral rights, including sand and gravel, all subsurface rights, archaeological resources, all Denver Basin groundwater, and geothermal rights, if any, shall be reserved by the State. All-cash bids and alternative bids of real property or a combination of real property and cash will be considered provided the combined value of the bid achieves the minimum bid set by the Board. The legal description for the Reservoir Area may be modified by subsequent survey or title review.

THE MINIMUM BID for the Reservoir Area is \$2,500 per acre.

Written comments to the Board regarding the exchange of the Reservoir Area can be delivered by mail to the Board’s Main Offices, Attention: Acquisition and Disposition Manager. Written comments must be received by the Board no later than the Comment Submission Deadline to ensure Board consideration prior to finalization of the transfer. Written comments must be in writing and enclosed in an envelope clearly marked “TRXN 21-004 RESERVOIR AREA COMMENTS”.

Sealed bids for the Reservoir Area must be delivered by mail to the Board’s Main Offices, Attention: Acquisition and Disposition Manager and received by the Board no later than **1 P.M. ON AUGUST 18, 2025 (“Bid Deadline”)** in an envelope marked “TRXN 21-004 RESERVOIR AREA BID”. Bids received after the Bid Deadline will not be considered. Bids must be tendered on the Board’s Application for Acquisition of State Trust Land (“**Application**”) and include payment of a \$100 non-refundable fee.

Board staff will open the sealed bids, if any, after the Bid Deadline at the Main Offices. If multiple or alternative bids are received, all bids meeting the minimum requirements specified herein will

be presented to the Board in open session at a future Board meeting. The Board will review all bids presented and determine, in its sole discretion, which bid best meets the needs of the trusts.

The Board reserves the right to reject all bids for the State Property, and the right to withdraw the parcel from availability from this exchange at any time. The Board reserves the right to require a best and final bid. Participation in the bidding process does not create any rights in the successful bidder until a contract has been fully signed by all parties.

Additional information regarding the State Property and the Application can be obtained online at: <https://slb.colorado.gov/public-notice/public-bids>

The State Land Board has not made, does not make, and specifically negates and disclaims any representations, warranties, promises, covenants, agreements, or guaranties of any kind or character whatsoever, whether express or implied, verbal or written, past, present, or future, of, as to, concerning or with respect to the State Property.

Newspaper: "Valley Courier"

Publication Dates: 6/21/2025, 6/28/2025, 7/5/2025, 7/12/2025

Colorado State Board of Land Commissioners
APPLICATION FOR ACQUISITION OF STATE TRUST LAND

FOR THE _____ EXCHANGE

Complete the following information, as it should appear on any future official document(s):

Applicant's Name(s): _____

Address/P.O. Box: _____

City, State, Zip Code: _____

Contact information:

Contact Name: _____

Telephone Number: _____ Fax Number: _____

E-mail Address: _____

STATE TRUST LAND:

The applicant's offer must be equal to or greater than the minimum acceptable bid amount published in the public notice. Applicant may attach an offer letter or clarifying narrative as necessary to fully explain applicant's offer.

Price Offered for the State Land: \$ _____

Pursuant to CRS 36-1-124, bids in all forms of compensation will be considered, including cash, alternative property for trade or other forms of consideration that achieves the minimum bid set by the Board. Any alternative bid may be submitted on a separate page attached to this application.

SEALED BID PROCESS:

A staff member for the State Land Board will open each bid to verify that the bid meets the minimum requirements. The Board may elect to conduct a 'Best and Final' solicitation. If a lessee exercises lessee's right under CRS § 36-1-118(4)(b) rights, a subsequent step-auction shall be arranged.

**Submit Application with \$100.00 non-refundable fee payable to Colorado
State Board of Land Commissioners**

[Signature on next page]

AFFIRMATION:

By signature below, the applicant affirms that all information provided on this application, or attached hereto, is true and accurate to the best of applicant's knowledge. False or inaccurate information is cause for denial of this application by the Board. The applicant acknowledges the obligation to pay expenses associated with this transaction, which may include recording fees and closing costs. Any such expenses are in addition to the exchange payment. The applicant must sign a contract in substantially the same form as the State Land Board's standard contract form. This bid is made in good faith. Any transaction shall be in accordance with all aspects of the public notice. Applicant understands that any maps generated by the Board are for illustrative purposes only.

_____	_____	_____
Signature	Printed Name	Date Signed
_____	_____	_____
Signature	Printed Name	Date Signed
Individually and as:		
_____	_____	_____
Position	of	Entity

FOR OFFICE USE ONLY:

REAL ESTATE TRANSACTION NO. _____

Date Bid Opened: _____

The signature below acknowledges review of application.

PROJECT MANAGER: _____

DATE: _____

Those in attendance at Bid Opening:

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

Name: _____

Comments:

RESERVOIR AREA -- WRITTEN COMMENTS AND PUBLIC BIDS			
Township	Range	Section	Legal Description
35N	6E	7	SW
35N	6E	18	W2W2
35N	6E	19	NE, S2
35N	6E	20	SW
35N	6E	29	W2W2
35N	6E	30	NW, E2
35N	5E	13	E2NE, SE, E2SW
35N	5E	24	E2NW, N2NE, W2SE