

August 10, 2017

BOARD MATTER D - 2

ACTION: CONSIDER GRAZING AND AGRICULTURE SUBLEASE AGREEMENTS

AUTHORITY: W.S. § 36-5-105(b); Board of Land Commissioners' Rules and Regulations, Chapter 4, Section 9

Lease No.	County	Lessee	Sublessee	Term	Annual Rental	Excess Rental	Acres	Aums	Type of Agreement
1-7082	Goshen	DENNIS L. EISENBARTH AND REBECCA L. EISENBARTH, HUSBAND AND WIFE, AS AN ESTATE BY ENTIRETIES	Travis Eisenbarth	01/01/2016 to 12/31/2016	2,445.11	0.00	80.000	1	Crop
1-7143 1-7552	Platte	ESTATE OF GLEN A. IRVINE AND CLAYTON E. REITZ, AS TENANTS IN COMMON	Tyler Boyd	06/08/2016 to 11/04/2016	638.56	179.32	360.000	104	Pasture
1-7157	Albany	KYLE COPE	Roger & Tammy Newkirk	01/01/2017 to 12/31/2017	500.00	0.00	118.950	21	Pasture
1-7268 1-7576	Converse	BRAD REESE AND HEATHER REESE, HUSBAND AND WIFE	Christina Porter	05/01/2017 to 04/30/2018	824.23	1,016.64	400.000	127	Sublease
1-7293	Natrona	ROBERT C. SHOOK	Carolyn A. Burnett	06/15/2016 to 10/31/2016	848.86	508.76	2,440.650	553	Pasture
1-7295	Albany	GUIDE ROCK, LTD.	Roland Rust	01/01/2017 to 12/31/2019	1,031.91	1,023.25	640.000	159	Sublease
1-7317	Goshen	THE YATES RANCH COMPANY, A WYOMING CORPORATION	John T. Sussex	01/01/2017 to 12/31/2017	116.82	320.39	80.000	18	Sublease
1-7348 1-7951	Goshen	RICHARD C. AND ELLEN L. PRESTON FAMILY TRUST	Boyd Yeik	07/01/2017 to 12/01/2017	1,544.62	224.27	638.830	238	Pasture
1-7381 1-8167	Niobrara	JOHN CURLS, SR.	Darrell Petersen	06/01/2017 to 10/01/2017	1,648.46	318.77	775.000	254	Pasture
1-7530	Converse	MARGARET MARILYN WERNER LIFE ESTATE	Andy Moore	06/15/2016 to 09/15/2016	988.54	724.93	640.000	161	Pasture
1-7646	Converse	MARY JULIA CROSS WILSON	Art & Linda Hageman	01/01/2017 to 01/01/2018	545.16	0.00	200.000	84	Sublease
1-7765	Platte	MIKE M. GRANT AND REBECCA A. CAPPS GRANT, HUSBAND AND WIFE	Irvine Ranch	06/01/2016 to 09/01/2016	1,197.30	210.95	640.000	195	Pasture
1-7915	Platte	DOUGLAS FREDERICK	W.A. Roesch	01/01/2017 to 01/01/2018	1,940.51	3,235.18	1,006.290	299	Sublease

1-7979	Niobrara	RUDY JAMES FISHER	Donald L. Simmons	03/14/2017 to 03/14/2018	207.68	0.00	120.000	32	Sublease
1-7988	Platte	WYOMING MILITARY DEPARTMENT	Renegade Ranches, LLC	01/01/2017 to 12/31/2021	895.62	1,094.59	640.000	138	Sublease
1-8163 1-8419	Albany Laramie	QUARTER CIRCLE F QUARTER CIRCLE LONE TREE RANCH, INC.	Christopher Lindt	07/01/2017 to 07/01/2022	999.46	0.00	898.330	154	Sublease
1-8217	Goshen	KAREN BRUCH AND CHARLES L. BRUCH, TRUSTEES OF THE CHARLES L. BRUCH TRUST DATED JANUARY 22, 1996, AND ANY AMENDMENTS THERETO	Bryan Bruch	01/01/2017 to 12/31/2021	480.26	549.47	240.000	74	Sublease
1-8267 1-8651	Goshen	4A RANCH, LLC	Scheer Circle Triangle Ranch	01/01/2017 to 12/31/2017	584.10	676.80	320.000	90	Pasture
1-8412 1-8489 1-8718 1-8720	Natrona	SIMON FARM AND LAND COMPANY - WYOMING DIVISION, LLC	Crimm Bros. Cattle Co. and C&D Livestock	2015 Grazing Season	3,617.62	98.28	3,318.280	653	Pasture
1-8419	Albany Laramie	QUARTER CIRCLE F QUARTER CIRCLE LONETREE RANCH, INC.	Willadsen Brothers	07/01/2015 to 07/01/2016	132.96	273.52	200.000	24	Sublease
1-8482	Albany	KITE RANCH, LLC	Kelly Artery	06/04/2016 to 10/13/2016	945.56	1,124.97	640.000	154	Pasture
1-8697	Natrona	HOWARD E. COX AND DOROTHY M. COX, HUSBAND AND WIFE	Toby Campbell	05/10/2017 to 11/01/2017	589.29	522.56	1,080.000	227	Pasture
1-8883	Natrona	LAURIE LEIS BONER	Mary Strand	01/01/2016 to 01/01/2021	730.66	0.00	640.000	119	Sublease
1-8894	Converse	MARY ALICE HAND FAMILY REVOCABLE TRUST	Sullivan Ranch, Inc.	06/01/2016 to 11/30/2016	1,737.62	2,302.21	800.050	283	Pasture
2-3525	Johnson	LUCY ANNE SULLIVAN	Crimm Bros. Cattle Co.	05/01/2017 to 05/01/2019	240.13	310.25	236.680	37	Sublease
2-3653	Campbell	GARY KUMMERFELD	Elizabeth Kanode	05/07/2016 to 12/01/2016	1,221.86	614.67	640.000	199	Pasture
2-3691 2-4003	Campbell	JACKSON HOLE TRUST COMPANY, TRUSTEE OF THE JOY LUCILLE HALL AND DEAN W. HALL TRUST, DATED JULY 10, 1973	David and Rhoda Tate	01/01/2017 to 12/31/2018	3,387.78	758.47	1,657.000	522	Sublease
2-3758	Campbell	T7 RANCH LLP	Dave Edwards	01/15/2017 to 01/15/2018	979.99	77.77	640.000	151	Sublease

2-3856	Weston	ANGLE N RANCH LLC	Chris and Jennifer Womack/72 Ranch	01/01/2017 to 12/31/2017	441.32	1,178.14	520.000	68	Sublease
2-4013	Johnson	JOHN A. ELSOM AND VALERIE LONG	Bob Granstrom	04/01/2017 to 10/31/2017	421.85	0.00	257.000	65	Pasture
2-4015	Johnson	DANIELS FAMILY TRUST, AN UNDIVIDED 1/3 INTEREST, SECOND AMENDMENT TO AND COMPLETE RESTATEMENT OF THE DECLARATION OF TRUST OF THE DANIELS FAMILY TRUST, MARILYN LEE DANIELS, TRUSTEE, AN UNDIVIDED 1/6 INTEREST, CARRIE LANGLEY, AN UNDIVIDED 1/6 INTEREST, JOYCE L. O'DONNELL, AN UNDIVIDED 1/6 INTEREST AND JACKIE L. KENNEDY, AN UNDIVIDED 1/6 INTEREST	Stuart Gosney	04/01/2017 to 03/31/2018	77.88	28.66	40.000	12	Sublease
2-5122	Johnson	HESSE RANCH, LLC	James C. Eklund	03/01/2017 to 02/28/2018	979.99	306.81	640.000	151	Sublease
2-5268	Johnson	DONALD K. GEARHEART AND SHARON L. GEARHEART REVOCABLE TRUST	Red Fork Ranch, LLC	07/01/2016 to 10/01/2016	326.03	75.94	640.000	177	Pasture
2-5421	Johnson	ROBINSON CANYON RANCH, LLC, A WYOMING LIMITED LIABILITY COMPANY	Greg Turner	05/01/2017 to 04/30/2018	856.68	0.00	480.000	132	Sublease
2-5514	Sheridan	RAPID CANYON RANCH, LLC	Bendabout Land & Cattle Co., LLC	05/01/2017 to 10/31/2017	220.66	240.87	80.000	34	Pasture
2-5595	Johnson	BRUCE D. PHEASANT	Robert Harlan	01/01/2017 to 12/31/2017	960.52	74.74	640.000	148	Sublease
2-5607	Campbell	PARKS BROTHERS, LLC	Sunny Side Livestock Co., LLC	01/01/2017 to 01/01/2022	1,285.02	0.00	640.000	198	Sublease
3-6727 3-7098 3-7429 3-7597	Carbon	THE OVERLAND TRAIL CATTLE COMPANY, LLC	Cervi Enterprises, Incorporated	05/10/2016 to 09/19/2016	13,391.34	8,102.42	9,635.100	2,181	Pasture
3-6874	Sublette	WILL BOONE SNIDECOR AND JENNIFER LYNN SNIDECOR	Morgan Blasingame Family LP	01/01/2017 to 12/31/2017	3,407.25	0.00	640.000	525	Sublease
3-6976	Park	ROCKING BAR RANCH, LLC	Turnell Cattle Company	01/01/2017 to 12/31/2021	4,010.82	1,052.07	1,540.290	618	Sublease
3-7061 3-8098	Washakie	SAMUEL B. RAY AND SUSAN D. (HERNDON) RAY	Dustin Taylor	03/01/2017 to 12/31/2017	1,414.82	297.57	1,920.000	218	Pasture

3-7077 3-7519	Park	CHRISTOPHER A. AND LYNN D. KOEHN	Craig A. Griffith	01/01/2017 to 12/31/2017	1,012.44	273.78	629.230	156	Pasture
3-7126	Park	STEVE C. HANSEN AND JENNY HANSEN	Howard and Diane Ando	01/01/2016 to 12/31/2016	509.62	162.74	45.300	83	Crop
3-7189	Carbon	THE OVERLAND TRAIL LAND & CATTLE COMPANY, LLC	Tetrad Corporation d/b/a ZN Ranch	10/04/2016 to 11/28/2016	1,160.46	103.01	1,280.000	189	Pasture
3-7189 3-7953 3-8307	Carbon	THE OVERLAND TRAIL LAND & CATTLE COMPANY, LLC	Cervi Enterprises, Inc.	04/30/2016 to 10/06/2016	1,277.12	1,765.92	1,920.000	208	Pasture
3-7291	Carbon	DON & CECILIA CUIN, HUSBAND AND WIFE	Jhett Johnson (3J Livestock)	04/01/2016 to 10/31/2016	1,706.92	894.94	1,880.000	278	Pasture
3-7313	Sublette	CONWELL-GILDEA RANCH, LLC	Louis or Dru Roberts	01/01/2017 to 12/31/2017	1,635.48	0.00	640.000	252	Sublease
3-7534	Fremont	BRIAN KAHIN	Sharon Kahin	04/01/2017 to 03/31/2018	2,000.00	0.00	320.000	103	Sublease
3-7573	Carbon	ROSENLIEB V-2 RANCH LLC AND FAY E. KENNEDY (ROSENLIEB) FAMILY TRUST 1991, UAD 10-19-91, EACH AS TO A ONE-HALF INTEREST	Three Circle Livestock, LLC	01/01/2017 to 12/31/2019	512.71	126.01	320.000	79	Sublease
3-7895	Sweetwater	CHILTON LAND & LIVESTOCK, INC.	GZ Livestock	05/01/2017 to 12/31/2022	486.75	147.38	1,280.000	75	Pasture
3-7930	Hot Springs	WALSH LAND & LIVESTOCK, LLC.	Axtell Ranches, LLC	06/01/2017 to 10/07/2017	869.66	347.73	395.710	134	Pasture
3-7953	Carbon	THE OVERLAND TRAIL LAND & CATTLE COMPANY, LLC	Tetrad Corporation d/b/a ZN Ranch	05/03/2016 to 08/31/2016	749.08	1,062.62	800.000	122	Pasture
3-7968	Lincoln	DIANNE MARTHA MILLER	Forest Dell Ranch	06/01/2017 to 12/31/2017	1,025.42	178.54	320.000	158	Pasture
3-8202	Lincoln	OTTO & REAY KENNEDY, INC., A WYOMING CORPORATION	Robert B. Fox	01/01/2017 to 12/31/2019	2,135.21	75.62	640.460	329	Sublease
3-8311	Park	SWITCHBACK RANCH, LLC.	Tom George	04/25/2017 to 04/24/2018	441.32	17.34	640.000	68	Pasture
3-8639	Fremont	WYOMING CATHOLIC COLLEGE	Frankie Mortenson	06/01/2017 to 10/01/2017	441.32	0.00	280.000	68	Pasture
3-8720	Park	SANDHILLS OPHTHALMIC PARTNERS, LLC	Wood River Ranch, LLC	01/01/2017 to 12/31/2017	1,083.83	0.00	640.000	167	Sublease

TOTALS

75,862.19

32,678.87

49,793.150

12,067

Annual Rental is based on \$5.54, \$6.14 and \$6.49 per AUM

DIRECTOR'S RECOMMENDATION:

The Director recommends approval of the above described grazing and agricultural sublease agreements for the term specified, with the excess rental assessed as required by law. The Board is not responsible for the arrangement of the parties as to the period of the sublease which extends beyond the expiration date of any lease.

BOARD ACTION: Board Approved