

December 7, 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
1-6904	Niobrara	RAE BROYLES, TRUSTEE OF THE BROYLES FAMILY TRUST DATED APRIL 20, 2016	Dan Hanson	04/01/2018 to 03/31/2022	1,939.52	1,133.99	960.000	304	Sublease
1-6931 1-8312	Platte	WYOMING MILITARY DEPARTMENT	Renegade Ranches, LLC	01/01/2017 to 12/31/2021	1,719.85	535.28	1,280.000	265	Sublease
1-6938	Niobrara	SCHULER FAMILY TRUST U/D/T JULY 28, 2005	Barbara York	05/07/2017 to 09/16/2017	129.80	96.70	80.000	20	Pasture
1-6975	Niobrara	NINE O CATTLE COMPANY, INC.	Trevor Barner and Kaylee Reed	01/01/2018 to 12/31/2018	1,958.66	46.05	640.000	307	Sublease
1-6983	Laramie	CITY OF CHEYENNE, WYOMING	Wyoming Cattle Co., LLC	05/25/2016 to 11/15/2016	6,649.62	3,519.75	3,390.840	1,083	Pasture
1-7086	Natrona	JOANN BISHOP, MAREN RUDOLPH KAZMIERCZAK AND ARLYN BISHOP SILVEY TRUST	Flying A Ranch, Inc.	02/01/2017 to 02/01/2019	876.15	396.90	360.000	135	Sublease
1-7126	Platte	MIKE M. GRANT AND REBECCA A. CAPPS GRANT, HUSBAND AND WIFE	Brooks Shepard	05/01/2017 to 09/01/2017	1,090.32	668.64	640.000	168	Pasture
1-7210	Converse	LEBAR RANCH LLC	George Etchemendy	2017 Grazing Season	212.09	246.90	640.000	172	Pasture
1-7238 1-8769	Natrona	BRUCE L. BUMMER REVOCABLE TRUST	Jerry Hampshire	06/01/2016 to 10/12/2016	1,270.98	588.11	760.000	207	Pasture
1-7265	Converse Niobrara	TILLARD 55 LIMITED PARTNERSHIP	Lone Crow Cattle Co.	01/01/2018 to 12/31/2018	1,288.76	0.00	640.000	202	Sublease
1-7278	Albany	JERRY L. ALLEN AND JORJA J. ALLEN, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY	T-K Ranch	01/01/2017 to 01/01/2022	259.60	0.00	40.000	40	Sublease
1-7397	Converse	WILLIAM M. LEMAN, DENNIS E. LEMAN AND MIKE D. LEMAN	Sullivan Ranch, Inc.	07/01/2015 to 11/01/2016	884.16	873.36	440.000	144	Pasture
1-7413	Converse	LEBAR RANCH LLC	J.P. Werner and Sons, Inc.	07/15/2017 to 07/14/2018	1,096.81	1,276.80	640.000	169	Sublease

1-7646	Converse	MARY JULIA CROSS WILSON	Art & Linda Hageman	01/01/2018 to 01/01/2019	535.92	0.00	200.000	84	Sublease
1-7701	Converse	RUBY RIVER CANYON RANCH, LTD., A COLORADO LIMITED PARTNERSHIP	Sullivan Ranch, Inc.	05/20/2016 to 06/18/2016	1,449.04	790.54	789.090	236	Pasture
1-7771	Platte	STATE OF WYOMING MILITARY DEPARTMENT	Renegade Ranches, LLC (a)	01/01/2017 to 12/31/2021	123.31	263.15	80.000	19	Sublease
1-7792	Goshen	GLORIA J. YODER	Tim Sussex	05/01/2016 to 10/31/2016	2,646.34	465.63	1,040.000	431	Pasture
1-7908	Converse	SADDLEBACK RANCH LIMITED PART., A WYOMING LIMITED PART.	J.C. Forgey	01/01/2015 to 12/31/2016	2,269.34	1,533.84	3,206.000	1,120	Pasture
1-7986	Goshen	DENNIS E. AND LINDA ISAKSON	Travis and Katie Krein	12/01/2015 to 12/31/2016	103.71	192.91	360.000	144	Pasture
1-8153 3-7605	Albany Carbon	WHEATLAND IRRIGATION DISTRICT	Reuben Ritthaler	01/01/2017 to 12/31/2019	3,374.80	432.60	1,600.000	520	Sublease
1-8172	Niobrara	IRENE STORY, TRUSTEE OF THE STORY FAMILY TRUST DATED FEBRUARY 18, 2004	Dunn Ranch, Inc.	06/10/2017 to 09/10/2017	447.81	561.66	160.000	69	Pasture
1-8221	Goshen	BREMER FARMS, INC., A WYOMING CORPORATION	L. Edward Greenwald	05/01/2015 to 12/31/2015	106.04	70.24	480.000	174	Pasture
1-8249	Platte	JERRY AND SHERMA CUNDALL	Vince Kasperbauer	05/15/2017 to 10/15/2017	1,044.89	1,651.06	640.000	161	Pasture
1-8351	Goshen	FRANK M. AND F. LOUISE C. COLE	R Lazy V Cattle Co.	03/01/2017 to 11/30/2017	1,531.64	1,742.98	640.000	236	Pasture
1-8374	Goshen	THE WOLFE FAMILY TRUST	Theren Hageman	05/01/2017 to 12/31/2017	1,635.48	1,072.26	640.000	252	Pasture
1-8408	Albany	UNIVERSITY OF PITTSBURGH - OF THE COMMONWEALTH SYSTEM OF HIGHER EDUCATION	Gene Kennedy	05/15/2015 to 09/15/2015	41.88	50.39	640.000	126	Pasture
2-3524 2-5479	Campbell Johnson	FORTIFICATION RANCH, LLC	Ryan Hayden	10/01/2017 to 09/30/2018	3,368.31	376.65	2,240.000	519	Sublease
2-3592 2-4018	Sheridan	LEANDRO RIZZUTO	James Ankney	07/15/2017 to 09/01/2017	674.96	362.52	320.000	104	Pasture
2-3602	Johnson	THOMAS G. KUIPER AND VELDA L. KUIPER	Joseph F. Reculusa	01/01/2018 to 12/31/2020	1,052.70	395.25	640.000	165	Sublease

2-4017 2-5039	Johnson	STREETER RANCH, A PARTNERSHIP	Mike Lohse	01/01/2016 to 12/31/2016	659.74	608.71	1,280.000	307	Pasture
2-4049 2-5600	Weston	BRUCE RANCH, INC.	Dyesville Angus, LLC	06/01/2016 to 09/30/2016	1,608.68	3,649.66	800.000	262	Pasture
2-4065	Johnson	KUHN RANCH, LLC	Steve Adami, PC	07/01/2017 to 09/30/2017	1,349.92	345.36	680.210	208	Pasture
2-5041	Crook	JON HENRY LIENEMANN	Nate Frederickson	01/01/2017 to 12/31/2017	214.17	188.93	80.000	33	Pasture
2-5051	Crook	STUART RANCH LIMITED PARTNERSHIP	Tom Steele	06/13/2017 to 09/11/2017	415.36	356.80	160.000	64	Pasture
2-5064	Campbell	NORMAN RANCH COMPANY	Pickrel Land & Cattle Co., Inc.	05/01/2017 to 05/01/2018	2,245.54	347.73	1,320.000	346	Sublease
2-5101	Johnson	LEAH A. MILLER	Jim Borgjalli	05/15/2017 to 05/15/2018	5,153.06	0.00	2,600.000	794	Sublease
2-5102	Johnson	LEE H. FITZCHARLES	Tom Rule, et al	06/01/2017 to 09/01/2017	694.43	0.00	440.000	107	Pasture
2-5150	Johnson	SUMMERFIELD K. JOHNSTON, JR., A MARRIED PERSON	C&C Ranches, LLC	05/01/2017 to 11/30/2017	3,000.48	0.00	530.410	165	Pasture
2-5372	Campbell	SANDRA L. HOLYOAK AN UNDIVIDED ONE-HALF (1/2) INTEREST AND CYNTHIA R. STEWART AN UNDIVIDED ONE-HALF (1/2) INTEREST	G. Matthew Avery	05/01/2017 to 11/01/2017	194.70	132.25	80.000	30	Pasture
2-5408	Campbell	RECORD TJ RANCH LIMITED PARTNERSHIP	Marty and Christina Graham	03/01/2016 to 03/01/2018	1,239.59	679.01	640.000	191	Sublease
2-5423	Sheridan	ROBERT J. AND LESLIE S. VIREN	Rod Ross	05/01/2016 to 05/01/2017	485.06	802.47	440.000	79	Sublease
2-5440	Johnson	JAMES URRUTY	Tom and Paula Cash	04/01/2017 to 03/31/2018	824.23	525.15	646.710	127	Sublease
2-5506	Crook	ROBERT PERALA	Richard D. Sleep	05/26/2016 to 09/24/2016	49.12	24.52	40.000	8	Pasture
2-5509	Crook	BLACK HILLS PROPERTIES, LLLP.	Ross Garman	05/01/2017 to 04/30/2018	32.45	140.18	40.000	5	Pasture
2-5595	Johnson	BRUCE D. PHEASANT	Robert Harlan	01/01/2018 to 12/31/2019	944.24	82.88	640.000	148	Sublease
3-6813	Washakie	CARLA MACARTNEY	Hampton Sheep Co., Inc.	06/12/2016 to 01/20/2017	589.44	86.08	640.000	96	Pasture
3-6918	Sweetwater	CAROLYN L. ADAMS	Warren D. Adams	01/01/2014 to 01/01/2019	292.41	0.00	640.000	57	Sublease

3-7895	Sweetwater	CHILTON LAND & LIVESTOCK, INC.	Seth and Nicole Jones	05/01/2017 to 11/01/2017	350.46	140.67	640.000	54	Pasture
3-8056	Uinta	URROZ RANCH, L.L.C.	Ensign Ranches of Utah	06/02/2016 to 10/07/2016	816.62	1,255.69	640.000	133	Pasture
3-8070	Sublette	BUDD & SONS LAND CO., A WYOMING GENERAL CO-PARTNERSHIP	Carnahan Cattle Company	11/01/2017 to 06/01/2018	1,259.06	1,018.47	640.000	194	Pasture
3-8187	Park	ANTLERS RANCH, INC.	Kevin C. Cooley	06/15/2017 to 08/15/2017	12.98	11.51	4.940	2	Pasture
3-8614	Park	WAPITI LIMITED PARTNERSHIP	Kim Wagler	09/29/2017 to 09/29/2018	188.21	0.00	119.070	29	Sublease
3-8654 3-8655	Fremont	FARMLAND RESERVE, INC., A UTAH CORPORAITON	Abernathy Ranches, LLC	05/01/2017 to 04/30/2020	1,005.95	147.25	1,280.000	155	Sublease
<b>TOTALS</b>					<b>63,408.39</b>	<b>29,887.48</b>	<b>39,207.270</b>	<b>11,170</b>	

Annual Rental is based on \$5.13, \$5.54, \$6.14, \$6.49 and \$6.38 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