

Trust Land Transaction Evaluation

(Please see the next page for more information and a narrative to each question below.)

**INCLUDE this form with your application for a proposed sale, acquisition, or exchange.
For an exchange, fill out a form for both the State Trust Land and deeded land separately.**

This evaluation form is for STATE TRUST LAND DEEDED LAND (Check one)

Legal Description of Land: (Identify Aliquot, Section, Township, Range)

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Applicant Name: _____ Phone: _____
Mailing Address: _____ Email: _____

1.	If known, what is the purchase price or appraised value of the property?	
2.	How is the land currently used?	
3.	What is the highest and best use of the parcel?	
4.	Describe the surrounding land. (Industrial, commercial, residential, recreational, or agricultural?)	
5.	Is the land currently leased and at what rate?	
6.	Describe the viewshed. (Mountains, sagebrush, grassland)	
7.	Does the parcel have high potential for wind power development?	
8.	Does the parcel have merchantable timber?	Est. board feet:
9.	Does the parcel have productive agriculture land? If yes, which commodity is produced?	Commodity: Est. production:
10.	Is there high potential to increase productive capacity? How?	
11.	Does the parcel have low administrative costs relative to other parcels?	List any problems:
12.	Is the parcel legally accessible or isolated? Identify public roads if applicable.	
13.	What is the nature and extent of existing infrastructure? (roads, utilities, power, telephone, water or sewer availability)	
14.	What kind of wildlife habitat exists on the parcel? (i.e. winter range, sage-grouse leks, etc.)	
15.	Are threatened or endangered species on the parcel?	
16.	Are conservation easements or other encumbrances legally attached to the parcel or on surrounding land?	
17.	Does the parcel have known cultural, archaeological or paleontological values?	
18.	Does the parcel have high recreational values with legal public access? (fishing, hunting, ATV use)	If yes, list values:
19.	Does the parcel have known potential for future mineral development?	
20.	Do county growth plans support or restrict future development of this parcel?	
21.	What water resources are present on and/or adjudicated to this parcel? (wells, reservoirs, streams, irrigation systems)	SEO permit numbers:
22.	Other Considerations	

Evaluation Criteria Narrative

1. All state lands shall be disposed of at not less than the appraised value.
2. Is the property agricultural property, vacant land, commercial, etc?
3. All state land shall be appraised for the "Highest and Best Use" defined as "the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."
4. Adjacent properties can indicate Highest and Best Use.
5. Include a copy of any leases, permits or other legal conveyance documents that currently generate value on the parcel. What are the terms, rate, and expiration?
6. Natural scenic beauty supports a number of important community elements, including the natural environment, community quality of life and character and local economies. Viewsheds may provide an intrinsic value used to fully value a property.
7. To research the wind potential, you may visit this site:http://www.nrel.gov/wind/resource_assessment.html
8. Species such as aspen, lodgepole pine, Douglas fir, Engelmann spruce and subalpine fir are considered merchantable.
9. If the parcel is used for grazing, what is the carrying capacity or how many Animal Unit Months are supported? If it is used for production agriculture, what commodity is harvested and what is the production in bushels per acre or tons per acre?
10. Can the land be cultivated or irrigated to improve production?
11. Are there buildings, fences, ditches, noxious weeds, or other considerations to maintain or reclaim?
12. A parcel is considered isolated if it cannot be legally accessed by the public from a public road or easement, or adjoining public land that has legal access. Corner crossing from adjacent public land is not considered legal access and the parcel should be considered isolated.
13. If there are easements of record, please obtain a copy from your County Clerk and submit them with your application. If improvements on the State Trust Land exist, provide a copy of the Board approval for those improvements.
14. Parcels will be inventoried after preliminary approval of the application is received, and discovery of crucial wildlife habitat or restrictions could cause the parcel to be retained in State ownership.
15. You may contact your local Wyoming Game and Fish Office for additional information.
16. Conservation easements that restrict the Highest and Best Use of a property will be less favorable for State acquisition.
17. If yes, list items with potential cultural/paleontological value.
18. If yes, list items with recreational value.
19. What kind of mineral activity has occurred, who owns the mineral estate and what (if any) mineral leases are in place?
20. Is there a need from the community to improve stability and/or provide growth opportunity?
21. Properties with water resources are preferred to dry land. The Wyoming State Engineers Office has more information on permits. <https://sites.google.com/a/wyo.gov/seo/>
22. Please include any other information that is important for consideration.