

## **NOTICE OF DECISION**

### EXCHANGE OF LANDS IN RIO BLANCO AND MOFFAT COUNTIES, COLORADO Buffalo Horn Land Exchange, Serial No. COC-76595

UNITED STATES DEPARTMENT OF THE INTERIOR, Bureau of Land Management (BLM),  
White River Field Office, 220 East Market Street, Meeker, Colorado 81641.

Notice is hereby given that on January 14, 2021, Catherine L. Cook, Acting Northwest District Manager, issued a decision to approve a land exchange with Buffalo Horn Properties, LLC that will convey 14 parcels of Federal lands in Rio Blanco and Moffat Counties, aggregating 2,652 acres, to acquire one (1) parcel of non-Federal lands totaling 1,327.06 acres located in Rio Blanco County. The BLM will also accept Buffalo Horn's offer to donate four (4) parcels of non-Federal land in Rio Blanco County (totaling 508.2 acres) that are isolated "inholdings" between the non-Federal exchange parcel and other BLM-managed public land. The BLM determined the Federal lands are suitable for disposal by exchange pursuant to Section 206 of the Federal Land Policy and Management Act of 1976 (43 U.S.C. 1716), as amended (FLPMA). Exhibit A (Federal Parcels) and Exhibit B (Non-Federal Lands) attached to this notice provide legal descriptions of the exchange lands. Exhibit C describes the donation parcels.

The BLM will exchange 14 Federal parcels in the Strawberry Creek area. Patents for the described Federal lands will reserve a right-of-way for ditches or canals constructed by the authority of the United States pursuant to the Act of August 30, 1890 (43 U.S.C. 945) and all minerals. The patent for Parcel F-2 will be subject to an existing power line right-of-way and Parcel F-6 will be subject to two existing pipeline rights-of-way.

Disposal of the Federal lands is consistent with the considerations for land tenure adjustments outlined in the White River and Little Snake Resource Management Plans. Management of the Federal parcels is difficult due to lack of access (11 parcels have no public access, and access on the remaining parcels is limited due to rugged terrain).

In exchange, the United States will acquire one (1) non-Federal parcel in the Smith Gulch area (Parcel B-1). The United States will acquire Parcel B-1, subject to existing rights (640 acres of private mineral estate and a pipeline easement). The BLM will also acquire the four donation parcels (Parcels B-2, B-3, B-4., and B-5), subject to existing rights (Parcel B-4 has private mineral estate; Parcel B-5 has 80 acres of private mineral estate and a pipeline easement). The encumbrances will not interfere with future management objectives for the parcels and are acceptable to the United States.

The BLM and Buffalo Horn will grant each other reciprocal access rights on existing two-track routes in order to provide access to and through retained Federal lands in the Price Creek area (modified Parcel C-1).

The Department of the Interior (DOI) Appraisal and Valuation Services Office (AVSO) approved the appraisals for the Federal and non-Federal lands. Appraisal of the exchange lands in January 2019 determined the value of the non-Federal lands to be substantially higher than the value of the Federal lands. A supplemental appraisal of Parcel B in July 2019 separated it into an exchange parcel (Parcel B-1) and four donation parcels (Parcels B-2, B-3, B-4, and B-5). Buffalo

Horn offered to donate Parcels B-2, B-3, B-4, and B-5 to the United States under a separate transaction pursuant to Section 205 of the FLPMA.

The BLM evaluated the impacts associated with the exchange and addressed them in an Environmental Assessment (EA) prepared for the land exchange and donation, DOI-BLM-CO-N050-2017-0009-EA. Consummation of the exchange and acceptance of the donation will accomplish BLM land adjustment objectives, consolidate land ownership, and improve access to public lands. Management of the Federal parcels is difficult due to lack of access (11 parcels have no public access, and access on the remaining parcels is limited due to rugged terrain). The non-Federal lands are adjacent to large blocks of public lands (including the Windy Gulch and Black Mountain Wilderness Study Areas), have public access via a BLM road on the western boundary, and would provide additional recreation opportunities (due to gentler topography).

Interested parties may obtain a copy of the EA and the decision to approve the exchange and donation from the White River Field Office at the above address, online at <https://go.usa.gov/xnW2y>, or by contacting Heather Sauls at (970) 878-3855.

For a period of 45 days from the date of publication of this notice, interested parties may submit a written protest to Kent Walter, Field Manager, White River Field Office, at the above address. Before including your address, phone number, e-mail address, or other personal identifying information in your protest, you should be aware that the BLM may make your entire comment – including your personal identifying information – publicly available at any time. While you may include in your comment a request for the BLM to withhold your personal identifying information from public review, we cannot guarantee that we will be able to do so.

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Catherine L. Cook  
Northwest District Manager (Acting)

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January 14, 2021  
Date

EXHIBIT A

BUFFALO HORN LAND EXCHANGE  
SELECTED FEDERAL LANDS

**Modified Parcel C-1 (Moffat County)**

Sixth Principal Meridian, Colorado

T. 3 N., R. 95 W.,

sec. 4, lot 6.

T. 4 N., R. 95 W.,

sec. 28, SW1/4NE1/4, NW1/4, SW1/4, W1/2SE1/4, and SE1/4SE1/4;

sec. 29, E1/2NE1/4, E1/2SE1/4, and SW1/4SE1/4;

sec. 32, E1/2NE1/4 and E1/2SE1/4;

sec. 33,

sec. 34, S1/2SW1/4 and W1/2SE1/4.

The area described contains 1,679.57 acres.

**Parcel C-2 (Moffat County)**

Sixth Principal Meridian, Colorado

T. 4 N., R. 95 W.,

sec. 30, lot 6, NW1/4NE1/4, and SE1/4NW1/4.

The area described aggregate 117.31 acres.

**Parcel D-4 (Rio Blanco County)**

Sixth Principal Meridian, Colorado

T. 3 N., R. 95 W.,

sec. 26, lots 7 and 8.

The area described contains 40.01 acres.

**Parcel E-1 (Moffat County)**

Sixth Principal Meridian, Colorado

T. 3 N., R. 95 W.,

sec. 17, lot 6.

The area described contains 20.17 acres.

**Parcel E-3 (Moffat County)**

Sixth Principal Meridian, Colorado

T. 3 N., R. 95 W.,

sec. 9, SW1/4NW1/4.

The area described contains 40 acres.

**Parcel F-1 (Rio Blanco County)**

Sixth Principal Meridian, Colorado  
T. 2 N., R. 94 W.,  
sec. 7, lots 8, 18, and 19.

The area described contains 35.32 acres.

**Parcel F-2 (Rio Blanco County)**

Sixth Principal Meridian, Colorado  
T. 3 N., R. 95 W.,  
sec. 35, SW1/4SE1/4.

The area described contains 40 acres.

**Parcel F-3 (Rio Blanco County)**

Sixth Principal Meridian, Colorado  
T. 3 N., R. 95 W.,  
sec. 36, S1/2SE1/4.

The area described contains 80 acres.

**Parcel F-4 (Rio Blanco County)**

Sixth Principal Meridian, Colorado  
T. 2 N., R. 95 W.,  
sec. 1, NE1/4SW1/4.

The area described contains 40 acres.

**Parcel F-5 (Rio Blanco County)**

Sixth Principal Meridian, Colorado  
T. 2 N., R. 95 W.,  
sec. 2, E1/2SW1/4, SW1/4SW1/4, and S1/2SE1/4;  
sec. 3, SE1/4SE1/4.

The area described contains 240 acres.

**Parcel F-6 (Rio Blanco County)**

Sixth Principal Meridian, Colorado  
T. 2 N., R. 95 W.,  
sec. 12, N1/2NW1/4.

The area described contains 80 acres.

**Parcel F-7 (Rio Blanco County)**

Sixth Principal Meridian, Colorado

T. 2 N., R. 94 W.,

sec. 5, NW1/4SW1/4;

sec. 6, N1/2SE1/4.

The area described contains 120 acres.

**Parcel F-8 (Rio Blanco County)**

Sixth Principal Meridian, Colorado

T. 3 N., R. 95 W.,

sec. 36, SW1/4NE1/4 and SE1/4NW1/4.

The area described contains 80 acres.

**Parcel G (Moffat County)**

Sixth Principal Meridian, Colorado

T. 3 N., R. 96 W.,

sec. 2, lot 7.

The area described contains 39.62 acres.

EXHIBIT B

BUFFALO HORN LAND EXCHANGE  
NON-FEDERAL LANDS OFFERED FOR EXCHANGE

**Parcel B-1 (Rio Blanco County)**

Sixth Principal Meridian, Colorado

T. 2 N., R. 95 W.,

sec. 18, SW1/4SE1/4;

sec. 19, W1/2NE1/4, SE1/4NE1/4, SE1/4SW1/4, E1/2SE1/4, and SW1/4SE1/4.

sec. 20, SW1/4NW1/4;

sec. 30, lots 2, 3, and 4, W1/2NE1/4, SE1/4NW1/4, E1/2SW1/4, and W1/2SE1/4;

sec. 31, N1/2NE1/4 and NE1/4NW1/4;

sec. 32, N1/2NW1/4.

T. 2 N., R. 96 W.,

sec. 25, E1/2SW1/4, SW1/4SW1/4, NE1/4NW1/4SW1/4, and SE1/4;

sec. 36, NW1/4NE1/4 and NE1/4NW1/4.

The area described contains 1,327.06 acres.

EXHIBIT C  
BUFFALO HORN LAND EXCHANGE  
NON-FEDERAL LAND OFFERED FOR DONATION

**Parcel B-2 (Rio Blanco County)**

Sixth Principal Meridian, Colorado  
T. 2 N., R. 96 W.,  
sec. 25, W1/2NW1/4SW1/4 and SE1/4NW1/4SW1/4.

The area described contains 30 acres.

**Parcel B-3 (Rio Blanco County)**

Sixth Principal Meridian, Colorado  
T. 2 N., R. 96 W.,  
sec. 36, NW1/4NW1/4.

The area described contains 40 acres.

**Parcel B-4 (Rio Blanco County)**

Sixth Principal Meridian, Colorado  
T. 2 N., R. 95 W.,  
sec. 19, lots 3 and 4, NE1/4SW1/4, and NW1/4SE1/4.

The area described contains 158.20 acres.

**Parcel B-5 (Rio Blanco County)**

Sixth Principal Meridian, Colorado  
T. 2 N., R. 95 W.,  
sec. 31, SE1/4NE1/4  
sec. 32, S1/2NW1/4, E1/2SW1/4, and W1/2SE1/4.

The area described contains 280 acres.