

BURNS DISTRICT, BUREAU OF LAND MANAGEMENT LAND SALE - 2003 OFFERING

This brochure describes parcels of public land to be offered for sale by the Burns District Office, Bureau of Land Management, 28910 Highway 20 West, Hines, Oregon 97738, phone (541) 573-4400.

The parcels are scheduled for sale at the time and under the terms specified in this brochure and in the Notice of Realty Action. Interested parties should continue to check with the Burns District Office to keep advised of any changes.

BIDDING PROCEDURES

Unsold Parcel Procedures

Unsold parcel procedures will be used after a parcel has been unsuccessfully offered for sale by competitive or modified competitive procedures.

Unsold parcels will be offered on a continuous basis until sold. Under these procedures the highest valid sealed bid received during the preceding month will be declared the purchaser. Sealed bids will be accepted and held until the second Wednesday of each month at 2:00 p.m. PDT/PST when they will be opened. Openings will take place every month until the parcels are sold or withdrawn from sale.

BID REQUIREMENTS

The outside of all bid envelopes must be clearly marked with "BLM Land Sale," the parcel number and the bid opening date. Bids must be for not less than the minimum acceptable bid (appraised market value). Separate bids must be submitted for each parcel. Each sealed bid shall be accompanied by a certified check, postal money order, bank draft, or cashier's check made payable to the Department of the Interior-BLM for not less than 20 percent of the amount bid. The bid envelope must also contain a statement showing the total amount bid and the name, mailing address, and phone number of the entity making the bid. A "Bidders Acknowledgment and Qualifications Statement" is attached to assist in submission of a proper bid. Successful bidders will be declared the prospective purchaser and allowed 180 days to submit the balance of the purchase price. Failure to meet this timeframe shall cause the deposit to be forfeited to the BLM. The parcel will then be declared unsold and remain available until sold or withdrawn from sale. A successful bid on a parcel constitutes an application for conveyance of those mineral interests offered under the authority of Section 209(b) of the Federal Land Policy and Management Act of 1976. In addition to the full purchase price, a nonrefundable \$50 filing fee will be required from the prospective purchaser for purchase of the mineral interests to be conveyed simultaneously with the sale of the land.

BIDDER QUALIFICATIONS

Federal law requires that public land may be sold only to either, 1) citizens of the United States 18-years of age or older; 2) corporations subject to the laws of any State or the United States;

3) other entities such as associations and partnerships capable of holding land or interests therein under the laws of the State within which the land is located; or 4) States, State instrumentalities or political subdivisions authorized to hold property. Certifications and evidence to this effect will be required of the purchaser prior to issuance of conveyance documents.

PROPERTY IDENTIFICATION

All of the land described below is within the Willamette Meridian in northern Harney County, Oregon.

Parcel Number	Legal Description	Acres	Market Value / Minimum Bid
OR-57466 SOLD	T.26S., R.24E., sec. 34, NW¼NE¼.	40	\$2,600
OR-57473 SOLD	T.26S., R.30E., (North of Harney Lake); sec. 24, NE¼SE¼.	40	\$3,000
OR-56575	T.27S., R.34E., sec. 6, lots 3, 4, 5, SE¼NW¼.	145.56	\$21,100
OR-56576	T.27S., R.34E., sec. 9, SW¼SW¼	40	\$3,600
OR-56577	T.27S., R.34E., sec. 21, NE¼SE¼.	40	\$3200
OR-56579 SOLD	T.27S., R.34E., sec. 23, S½SW¼; sec. 26, N½NW¼.	160	\$11,200

GENERAL AREA DESCRIPTION AND OTHER CONSIDERATIONS

All of the parcels being offered are located in northern Harney County in eastern Oregon. Being on the northern edge of the Great Basin the area is generally characterized as high desert dominated by large expanses of sagebrush and sagebrush grassland. Climate in Harney County is best classified as semi-arid with long cool (sometimes cold) winters with below zero low temperatures and short, warm (sometimes hot), dry summers with high temperatures above 100. Average precipitation in the Harney Basin is 10 to 12 inches, approximately half of which comes as winter moisture. Annual frost-free periods average about 100 days at lower elevations (4,000 feet) but hard frosts can occur anytime of the year.

Surface water is generally not available on any of the parcels and depth and location of groundwater is unknown. Prospective purchasers should check with the Harney County Water Master and other sources to gain an understanding of water potential and quality in the area of interest.

The area is sparsely populated with about 7,000 people residing in the County, about 5,000 of which live in Burns/Hines, the major community in the area. The community of Burns/Hines is isolated being over 130 miles east of Bend, Oregon, and 110 miles west of Ontario, Oregon, larger communities where additional services and cultural events are available. The nearest large commercial air service is at Boise, Idaho, 180 miles to the east.

BLM land sale parcels are mostly isolated and often have difficult legal and physical access considerations. For the most part, climate, soils, and topography limits farming and other agriculture. Seasonal livestock grazing is the most common potential use of most of the parcels, although with development of necessary infrastructure such as roads, water and power, some parcels could be used for rural residential purposes or farming of cool season crops. **Access will not be guaranteed to any of the parcels being offered for sale, nor any warranty made as to the use of the property in violation of applicable land use laws and regulations.** Before submitting a bid, prospective purchasers should check with the appropriate city or County planning department to verify approved uses and investigate access potential. In addition to considering purchase of public land, we encourage those interested in settling in Harney County to contact local realtors who often list properties with improvements and infrastructure already in place.

SPECIFIC PARCEL DESCRIPTIONS

OR-57466 SOLD

~~The property has no physical access. Legal access could be reasonably sought across State land from U.S. 395 which passes approximately one-quarter mile east of the parcel. It is located approximately 60 highway miles from the Burns/Hines area where the nearest essential goods and services are located. Phone and power service is approximately three-quarter mile west. The parcel has no surface water or other improvements. It is level to gently rolling with fair loamy, gravelly soils supporting native sagebrush and grasses. The existing use of the property is livestock grazing.~~

- ~~• The parcel will contain a reservation for a right-of-way for ditches and canals constructed thereon by the authority of United States under the Act of August 30, 1890 (43 U.S.C. 945).~~
- ~~• The sale will include the mineral estate.~~

OR-57473 SOLD

~~The property has no legal access and difficult physical access via two-track dirt roads and trails off the Double O County Road, about a mile to the south. It is located approximately 30 highway miles from the Burns/Hines area where the nearest essential goods and services are located. The parcel has no surface water. The nearest phone and power service are approximately three-quarter mile to the east. It is fenced on its west boundary but otherwise has no improvements. The land consists mostly of rolling hills and shallow drainages with moderately~~

steep slopes. Soils are sandy/gravelly to rocky loams with mostly sagebrush, greasewood, grasses, and forbs. Due to slope and soils the land is generally not suited for cultivation. The existing use of the property is livestock grazing.

- The parcel will contain a reservation for a right-of-way for ditches and canals constructed thereon by the authority of United States under the Act of August 30, 1890 (43 U.S.C. 945).
 - The sale will include the mineral estate.
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OR-56575

There is excellent legal and physical access directly to the property via paved and gravel County roads. Power and phone service are also available along the County road. Most of the property is relatively level acreage with poor soils. It is fenced on two sides. There is no surface water or other improvements on the property. The existing use of the property is livestock grazing. The sale of this parcel would be subject to a right-of-way for County road purposes granted to Harney County.

- The parcel will contain a reservation for a right-of-way for ditches and canals constructed thereon by the authority of United States under the Act of August 30, 1890 (43 U.S.C. 945).
 - The parcel will contain a wetland/riparian covenant pursuant to the authority contained in Section (4) of Executive Order 11990 of May 24, 1977, and Sections 203 and 209 of the Federal Land Policy and Management Act of 1976.
 - The sale will include the mineral estate.
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OR-56576

There is no legal access to the property. Physical access is via private ranch roads or could be reasonably developed from nearby County roads. A power line and a phone line cross the property. Most of the property is moderately steep with rocky soils. It is fenced on two sides. There is no surface water or other improvements on the property. The existing use of the property is livestock grazing.

- The sale of this parcel would be subject to a right-of-way for electric power transmission and distribution purposes granted to Harney Electric Cooperative, Inc., and a right-of-way for telephone purposes granted to CenturyTel of Oregon, Inc.
- The parcel will contain a reservation for a right-of-way for ditches and canals constructed thereon by the authority of United States under the Act of August 30, 1890 (43 U.S.C. 945).

- The sale will include the mineral estate.
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OR-56577

The parcel has no direct physical or legal access. The nearest legal access is a County road 1-mile from the parcel. There is no power or other utilities in the area. The parcel is not fenced. There are no improvements or surface water on the property. The land consists of the top and slopes of a low ridge with low rock outcrops. Soils are generally gravelly and rocky with sagebrush. The existing use of the property is livestock grazing.

- The parcel will contain a reservation for a right-of-way for ditches and canals constructed thereon by the authority of United States under the Act of August 30, 1890 (43 U.S.C. 945).
 - The sale will include the mineral estate.
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OR-56579 SOLD

- ~~The parcel has no direct physical or legal access. There is no power or other utilities in the direct area. The parcel is not fenced. There are no improvements or surface water on the property. The land consists of the top and slopes of a low ridge with low rock outcrops. Soils are generally gravelly and rocky with sagebrush. The existing use of the property is livestock grazing. The parcel will contain a reservation for a right-of-way for ditches and canals constructed thereon by the authority of United States under the Act of August 30, 1890 (43 U.S.C. 945).~~
 - The sale will include the mineral estate.
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Enclosures

- Vicinity Map
- Detail Location Maps
- Bidders Acknowledgment and Qualifications Statement
- Notice of Realty Action

~~extension of the Restoration Plan, the Gulf Ecosystem Monitoring and Research Program, also requires implementation through annual work plans. Each year proposals for restoration, monitoring, and research projects are solicited from a variety of organizations, including the public.~~

~~Willie R. Taylor,
Director, Office of Environmental Policy and Compliance.~~

~~[FR Doc. 03-12850 Filed 5-21-03; 8:45 am]
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DEPARTMENT OF THE INTERIOR

Bureau of Land Management

[OR-025-03-1430-EU: G-3-0142]

Realty Action: Sale of Public Land in Harney County, OR

AGENCY: Bureau of Land Management (BLM), Interior.

ACTION: Notice of realty action.

SUMMARY: The following described parcels of public land in Harney

County, Oregon, have been found suitable for sale under Sections 203 and 209 of the Federal Land Policy and Management Act of 1976, as amended, (90 Stat. 2750, 43 U.S.C. 1713 and 1719) at not less than their respective appraised market value. All parcels proposed for sale are identified for disposal in the Three Rivers Resource Management Plan. All of the land described is within the Willamette Meridian.

Parcel No.	Legal description	Acres	Market value/minimum bid	Bidding procedures	Designated bidders
SOLD OR-57461 ...	T. 20S., R. 35E., sec. 7, E½SE¼; sec. 8, W½SW¼.	160	\$24,800	Competitive	None.
SOLD OR-57462 ...	T. 21S., R. 31E., sec. 5, lots 5, 6, 7 and 8	109.42	15,900	Competitive	None.
SOLD OR-57463 ...	T. 22S., R. 29E., sec. 28, W½SW¼	80	12,800	Competitive	None.
SOLD OR-57464 ...	T. 22S., R. 33E., sec. 22, NW¼NW¼	40	3,000	Modified Competitive	Temple and Temple, Lost Springs Ranch, LLC.
SOLD OR-57465 ...	T. 22S., R. 33E., sec. 22, SW¼SW¼	40	3,000	Modified Competitive	Temple and Temple, Lost Springs Ranch, LLC, Bailey and Barton.
SOLD OR-57466 ...	T. 26S., R. 24E., sec. 34, NW¼NE¼	40	2,600	Competitive	None.
SOLD OR-57467 ...	T. 25S., R. 32E., sec. 29, NE¼	160	16,600	Competitive	None.
SOLD OR-57468 ...	T. 26S., R. 31E. (North of Malheur Lake), sec. 1, NE¼.	160	11,600	Modified Competitive	Tyler Brothers, Ralph Tice c/o Wallace M. Tice.
SOLD OR-57469 ...	T. 26S., R. 32E. (North of Malheur Lake), sec. 6, lot 3.	40.62	3,050	Modified Competitive	Tyler Brothers, Ralph Tice c/o Wallace M. Tice, Bethany Evangelical Free Church c/o Jamie Porter.
SOLD OR-57470 ...	T. 26S., R. 32E. (North of Malheur Lake), sec. 6, N½SE¼.	80	5,800	Modified Competitive	Tyler Brothers, Ralph Tice c/o Wallace M. Tice, William D. Cramer c/o Daniel L. Cronin.
SOLD OR-57471 ...	T. 26S., R. 30E., (North of Harney Lake), sec. 12, SW¼SW¼; sec. 13, NW¼NW¼.	80	6,000	Competitive	None.
SOLD OR-57472 ...	T. 26S., R. 30E., (North of Harney Lake), sec. 15, S½SE¼; sec. 22, NW¼NE¼.	120	8,400	Competitive	None.
SOLD OR-57473 ...	T. 26S., R. 30E., (North of Harney Lake), sec. 24, NE¼SE¼.	40	3,000	Competitive	None.
SOLD OR-57474 ...	T. 26S., R. 31E. (North of Malheur Lake), sec. 18, lot 4.	39.18	3,150	Competitive	None.
SOLD OR-57475 ...	T. 26S., R. 34E. sec. 27, N½SW¼; sec. 28, NE¼SE¼.	120	8,400	Modified Competitive	Zachary O. Sword, Nevin and Shirley Thompson, Trustees.
SOLD OR-57476 ...	T. 26S., R. 34E., sec. 29, NE¼NE¼	40	3,200	Modified Competitive	Zachary O. Sword, Nevin and Shirley Thompson, Trustees.

Parcel No.	Legal description	Acres	Market value/minimum bid	Bidding procedures	Designated bidders
SOLD OR-57477 ...	T. 26S., R. 34E., sec. 29, SW¼NE¼	40	3,200	Modified Competitive	Zachary O. Sword, Nevin and Shirley Thompson, Trustees.

The 17 parcels described above contain 1,389.22 acres in Harney County, Oregon.

The following parcels were originally offered in 2001 and 2002 under Notices

of Realty Action published in the Federal Register on November 16, 2000 and May 1, 2002. No bids were received and these parcels were subsequently

declared unsold under the provisions of those notices. They have been reappraised and are being reoffered competitively.

Parcel No.	Legal description	Acres	Market value/Minimum bid	Bidding procedures	Designated bidders
SOLD OR-55323 ...	T. 25S., R. 31E., sec. 1, lots 1 and 2	79.79	\$5,600	Competitive	None.
SOLD OR-56574 ...	T. 22S., R. 33E., sec. 28, E½	320	40,000	Competitive	None.
OR-56575 ...	T. 27S., R. 34E., sec. 6, lots 3, 4, 5, SE¼NW¼	145.56	21,100	Competitive	None.
OR-56576 ...	T. 27S., R. 34E., sec. 9, SW¼SW¼	40	3,600	Competitive	None.
OR-56577 ...	T. 27S., R. 34E., sec. 21, NE¼SE¼	40	3,200	Competitive	None.
SOLD OR-56579 ...	T. 27S., R. 34E., sec. 23, S½SW¼; sec. 26, N½NW¼	160	11,200	Competitive	None.

The six parcels described above contain 785.35 acres in Harney County, Oregon. The total area of these six parcels plus the preceding 17 parcels amount to 2,174.57 acres. The following rights, reservations, and conditions will be included in the conveyances of the land:

All parcels—A reservation for a right-of-way for ditches and canals constructed thereon by the authority of United States.

OR-56574—The sale of this parcel would be subject to a right-of-way for electric distribution line purposes granted to Harney Electric Cooperative (ORE-05183); a right-of-way for electric transmission line purposes granted to Idaho Power Company (ORE-012080); a right-of-way for buried communication cable purposes (OR-54600) and buried fiber optics facilities (OR-54915) granted to CenturyTel; a right-of-way for highway purposes granted to Oregon Department of Transportation (TD-030389); and a right-of-way for buried fiber optics facilities granted to Williams Communications, LLC (OR-54252).

OR-56575—The conveyance document for this parcel would contain a wetland/riparian covenant pursuant to the authority contained in Section (4) of Executive Order 11990 of May 24, 1977. The sale of this parcel would be subject to a right-of-way for public road purposes granted to Harney County (OR-56834).

OR-56576—The sale of this parcel would be subject to a right-of-way for power transmission and distribution

line purposes granted to Harney Electric Cooperative (ORE-05183) and a right-of-way for telephone line purposes held by CenturyTel (ORE-018562).

OR-57461—The sale of this parcel would be subject to a right-of-way for electric power transmission and distribution purposes granted to Idaho Power (ORE-0874); a right-of-way for county road purposes granted to Oregon Department of Transportation, on behalf of Harney County (ORE-03347); a right-of-way for buried communication cable purposes granted to CenturyTel of Oregon, Inc. (OR-55250); a right-of-way for road purposes granted to Richard D. Boatwright, Jr. (OR-57058), and a right-of-way for road purposes granted to Charles Duntun (OR-58413).

OR-57462—The sale of this parcel would be subject to a right-of-way for electric power transmission purposes granted to Oregon Trail Electric Cooperative (ORE-016812).

OR-57463—The sale of this parcel would be subject to a right-of-way for road purposes held by Harney County (OR-20557).

OR-57467—The conveyance document for this parcel would contain a wetland/riparian covenant pursuant to the authority contained in Section (4) of Executive Order 11990 of May 24, 1977 and a floodplain covenant pursuant to the authority contained in Section 3(d) of Executive Order 11988 of May 24, 1977.

OR-57468—The conveyance document for this parcel would contain a floodplain covenant pursuant to the

authority contained in Section 3(d) of Executive Order 11988 of May 24, 1977.

OR-57469—The conveyance document for this parcel would contain a floodplain covenant pursuant to the authority contained in Section 3(d) of Executive Order 11988 of May 24, 1977.

OR-57470—The conveyance document for this parcel would contain a floodplain covenant pursuant to the authority contained in Section 3(d) of Executive Order 11988 of May 24, 1977.

Access will not be guaranteed to any of the parcels that may be sold, nor will any warranty be made as to the title or use of the property in violation of applicable land use laws and regulations. Each parcel will be sold in "as is" condition. Before submitting a bid, prospective purchasers should check with the appropriate city or county planning department to verify approved uses. All persons, other than the successful bidders, claiming to own unauthorized improvements on the land are allowed 60 days from the date of sale to remove the improvements.

Each of the above described parcels is hereby segregated from appropriation under the public land laws, including the mining laws, until conveyance of the land pending disposition of this action, or until February 17, 2004, whichever occurs first.

Bidding Procedures

Competitive Procedures

The Federal Land Policy and Management Act and its implementing sale regulations (43 CFR part 2710) provide that competitive bidding will be