

**NOTICE OF PENDING
NON-SIMULTANEOUS EXCHANGE**

NOTICE is hereby provided that the State Board of Land Commissioners (“**Board**”) has authorized a non-simultaneous exchange (“**Exchange**”) pursuant to Article IX, § 9 of the Colorado Constitution and § 36-1-124.5, CRS for the following parcel of state trust land below described:

**TOWNSHIP 4 NORTH, RANGE 57 WEST OF THE SIXTH PRINCIPAL MERIDIAN
SECTION 36: A portion of land in the NE4SE4, containing 7.5 ACRES, more or less
 (“**State Property**”)**

(The legal description for the State Property may be modified by a final survey)

SUBJECT TO any and all covenants, restrictions, leases, easements and rights-of-way, whether or not of record. Only the surface rights of the State Property are proposed to be conveyed by patent for cash that will be deposited with the State Treasurer for the Board to acquire replacement property it identifies at a future date. All mineral rights, including sand and gravel, all subsurface rights, all Denver Basin groundwater, and geothermal rights, if any, and access thereto on the State Property, are reserved to the Board. **The minimum acceptable value to bid for the surface rights of the State Property in this Exchange is set at \$50,000.**

The publication of this notice on August 3, 2021 begins a 4-week public notice period during which written comments and sealed bids may be submitted to the Board.

All comments on the Exchange must be clearly marked “Comments on the TRXN 20-005 SPDP 20.2 Exchange”. Comments must be emailed to matthew.lafontaine@state.co.us or mailed to Matthew LaFontaine, Acquisition and Disposition Manager, 1127 Sherman Street, Suite 300, Denver, Colorado 80203 (“**Submission Address**”).

All bids must be submitted in a sealed envelope on the Board’s Application for Acquisition of State Trust Land with a \$100 non-refundable fee. The sealed envelope must be clearly marked “Bid for the TRXN 20-005 SPDP 20.2 Exchange”. Bids must be mailed or delivered in person to the Submission Address. Bids received without the fee or via facsimile or electronic mail will not be considered.

All sealed bids and comments must be received by 1 p.m. on August 31, 2021 (“Bid Deadline”). Bids and comments received after the Bid Deadline will not be considered.

Board staff will open the sealed bids, if any, following the Bid Deadline at the State Land Board main offices at 1127 Sherman Street, Suite 300, Denver, CO 80203, to verify that the bids received meet the minimum requirements. If only one bid is received and it meets the minimum requirements specified herein, Board staff is authorized to approve such bid as the successful bidder(s). If multiple or alternative bids are received, all bids meeting the minimum requirements specified herein, will be presented to the Board in open session at a future Board meeting. The Board will review all bids presented and determine, at its sole discretion, which bid best meets the needs of the trust(s). The Board reserves the right to reject all bids for the State Property and the right to withdraw the parcel from availability for any exchange or transaction. Following the Board’s or Board staff’s determination of the successful bidder(s), Board staff will notify the successful bidder(s), if any. The State Land Board reserves the right to require a best and final bid on this transaction. Participation in the bidding process does not create any rights until the Board has approved the successful bidder(s) and a contract has been fully signed by both parties.

A more detailed description of the above-described State Property and additional information and bid application forms can be obtained online at:

<https://slb.colorado.gov/public-notices/public-bids>

The State Land Board has not made, does not make, and specifically negates and disclaims any representations, warranties, promises, covenants, agreements, or guaranties of any kind or character whatsoever, whether express or implied, verbal or written, past, present, or future, of, as to, concerning or with respect to the State Property including, but not limited to: (a) the value, nature, quality, or condition of the State Property, including, without limitation, the water, soil, and geology; (b) the income to be derived from the State Property; (c) the suitability of the State Property for any and all activities and uses which successful bidder(s) may conduct thereon; (d) the compliance of or by the State Property or its operation with any laws, rules, ordinances, or regulations of any applicable governmental authority or body; (e) the habitability, merchantability, marketability, profitability, or fitness for a particular purpose of the State Property; or (f) any other matter with respect to the State Property.

The successful bidder(s) will be required to cooperate with the Board in complying with the mandates of CRS § 36-1-118(4)(a) and (b) and § 36-1-119. The successful bidder(s) will be responsible for costs incidental to subdivision, if any.

Newspaper: "Fort Morgan Times"

Publication Dates: 8/3/2021, 8/10/2021, 8/17/2021, 8/24/2021

Transaction: TRXN 20-005 SPDP 20.2 Exchange - Public Notice