

111<sup>TH</sup> CONGRESS  
1<sup>ST</sup> SESSION

# S. 219

To provide for the sale of approximately 25 acres of public land to the Turnabout Ranch, Escalante, Utah, at fair market value.

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IN THE SENATE OF THE UNITED STATES

JANUARY 13, 2009

Mr. HATCH introduced the following bill; which was read twice and referred to the Committee on Energy and Natural Resources

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## A BILL

To provide for the sale of approximately 25 acres of public land to the Turnabout Ranch, Escalante, Utah, at fair market value.

1       *Be it enacted by the Senate and House of Representa-*  
2       *tives of the United States of America in Congress assembled,*

3       **SECTION 1. DEFINITIONS.**

4       In this Act:

5               (1) FEDERAL LAND.—The term “Federal land”  
6       means the approximately 25 acres of Bureau of  
7       Land Management land identified on the map as  
8       “Lands to be conveyed to Turnabout Ranch”.

9               (2) MAP.—The term “map” means the map en-  
10      titled “Turnabout Ranch Conveyance” dated May

1 12, 2006, and on file in the office of the Director  
2 of the Bureau of Land Management.

3 (3) SECRETARY.—The term “Secretary” means  
4 the Secretary of the Interior.

5 (4) MONUMENT.—The term “Monument”  
6 means the Grand Staircase-Escalante National  
7 Monument located in southern Utah.

8 (5) TURNABOUT RANCH.—The term “Turn-  
9 about Ranch” means the Turnabout Ranch in  
10 Escalante, Utah, owned by Aspen Education Group.

11 **SEC. 2. CONVEYANCE OF FEDERAL LAND TO TURNABOUT**  
12 **RANCH.**

13 (a) IN GENERAL.—Notwithstanding the land use  
14 planning requirements of sections 202 and 203 of the Fed-  
15 eral Land Policy and Management Act of 1976 (43 U.S.C.  
16 1712, 1713), if not later than 30 days after completion  
17 of the appraisal required under subsection (b), Turnabout  
18 Ranch of Escalante, Utah, submits to the Secretary an  
19 offer to acquire the Federal land for the appraised value,  
20 the Secretary shall, not later than 30 days after the date  
21 of the offer, convey to Turnabout Ranch all right, title,  
22 and interest to the Federal land, subject to valid existing  
23 rights.

24 (b) APPRAISAL.—Not later than 90 days after the  
25 date of enactment of this Act, the Secretary shall complete

1 an appraisal of the Federal land. The appraisal shall be  
2 completed in accordance with the “Uniform Appraisal  
3 Standards for Federal Land Acquisitions” and the “Uni-  
4 form Standards of Professional Appraisal Practice”. All  
5 costs associated with the appraisal shall be born by Turn-  
6 about Ranch.

7 (c) PAYMENT OF CONSIDERATION.—Not later than  
8 30 days after the date on which the Federal land is con-  
9 veyed under subsection (a), as a condition of the convey-  
10 ance, Turnabout Ranch shall pay to the Secretary an  
11 amount equal to the appraised value of the Federal land,  
12 as determined under subsection (b).

13 (d) COSTS OF CONVEYANCE.—As a condition of the  
14 conveyance, any costs of the conveyance under this Act  
15 shall be paid by Turnabout Ranch.

16 (e) DISPOSITION OF PROCEEDS.—The Secretary  
17 shall deposit the proceeds from the conveyance of the Fed-  
18 eral land under subsection (a) in the Federal Land De-  
19 posit Account established by section 206 of the Federal  
20 Land Transaction Facilitation Act (43 U.S.C. 2305), to  
21 be expended in accordance with that Act.

22 **SEC. 3. MODIFICATION OF MONUMENT BOUNDARY.**

23 When the conveyance authorized by section 2 is com-  
24 pleted, the boundaries of the Grand Staircase-Escalante  
25 National Monument in the State of Utah are hereby modi-

1 fied to exclude the Federal land conveyed to Turnabout  
2 Ranch.

