

110TH CONGRESS  
1ST SESSION

# H. R. 3575

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 HOUSE OF REPRESENTATIVES

SEPTEMBER 18, 2007

Mr. MATHESON introduced the following bill; which was referred to the Committee on 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 (43 U.S.C. 1713),  
16 if not later than 30 days after completion of the appraisal  
17 required under subsection (b), Turnabout Ranch of  
18 Escalante, Utah submits to the Secretary an offer to ac-  
19 quire the Federal land for the appraised value, the Sec-  
20 retary shall, not later than 30 days after the date of the  
21 offer, convey to Turnabout Ranch all right, title, and in-  
22 terest to the Federal land, subject to valid existing rights.

23 (b) APPRAISAL.—Not later than 90 days after the  
24 date of enactment of this Act, the Secretary shall complete  
25 an appraisal of the Federal land. The appraisal shall be

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

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

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

15 (e) DISPOSITION OF PROCEEDS.—The Secretary  
16 shall deposit the proceeds from the conveyance of the Fed-  
17 eral land under subsection (a) in the Federal Land De-  
18 posit Account established by section 206 of the Federal  
19 Land Transaction Facilitation Act, Public Law 106–248,  
20 to be expended in accordance with that Act.

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

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

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

