

# Calendar No. 786

110TH CONGRESS  
2D SESSION

# S. 832

[Report No. 110-354]

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

MARCH 9, 2007

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

JUNE 16, 2008

Reported by Mr. BINGAMAN, with amendments

[Omit the part struck through and insert the part printed in *italie*]

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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:

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

5           (2) MAP.—The term “map” means the map en-  
 6 titled “Turnabout Ranch Conveyance” dated May  
 7 12, 2006, and on file in the office of the Director  
 8 of the Bureau of Land Management.

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

11           (4) MONUMENT.—The term “Monument”  
 12 means the Grand Staircase-Escalante National  
 13 Monument located in southern Utah.

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

17 **SEC. 2. CONVEYANCE OF FEDERAL LAND TO TURNABOUT**  
 18 **RANCH.**

19           (a) IN GENERAL.—Notwithstanding the land use  
 20 planning requirements of sections 202 and 203 of the Fed-  
 21 eral Land Policy and Management Act of 1976 (43 U.S.C.  
 22 1712, 1713), if not later than 30 days after completion  
 23 of the appraisal required under subsection (b), Turnabout  
 24 Ranch of Escalante, Utah, submits to the Secretary an  
 25 offer to acquire the Federal land for the appraised value,

1 the Secretary shall, not later than 30 days after the date  
2 of the offer, convey to Turnabout Ranch all right, title,  
3 and interest to the Federal land, subject to valid existing  
4 rights.

5 (b) APPRAISAL.—Not later than 90 days after the  
6 date of enactment of this Act, the Secretary shall complete  
7 an appraisal of the Federal land. The appraisal shall be  
8 completed in accordance with the “Uniform Appraisal  
9 Standards for Federal Land Acquisitions” and the “Uni-  
10 form Standards of Professional Appraisal Practice”. All  
11 costs associated with the appraisal shall be born by Turn-  
12 about Ranch.

13 (c) PAYMENT OF CONSIDERATION.—Not later than  
14 30 days after the date on which the Federal land is con-  
15 veyed under subsection (a), as a condition of the convey-  
16 ance, Turnabout Ranch shall pay to the Secretary an  
17 amount equal to the appraised value of the Federal land,  
18 as determined under subsection (b).

19 (d) COSTS OF CONVEYANCE.—As a condition of the  
20 conveyance, any costs of the conveyance under ~~subsection~~  
21 ~~(a)~~ *this Act* shall be paid by Turnabout Ranch.

22 (e) DISPOSITION OF PROCEEDS.—The Secretary  
23 shall deposit the proceeds from the conveyance of the Fed-  
24 eral land under subsection (a) in the Federal Land De-  
25 posit Account established by section 206 of the Federal

1 Land Transaction Facilitation Act, ~~Public Law 106-248~~  
2 (*43 U.S.C. 2305*), to be expended in accordance with that  
3 Act.

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

5       When the conveyance authorized by section 2 is com-  
6 pleted, the boundaries of the Grand Staircase-Escalante  
7 National Monument in the State of Utah are hereby modi-  
8 fied to exclude the Federal land conveyed to Turnabout  
9 Ranch.



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