

Pershing County Checkerboard Consolidation

Nevada Land and Resource Company
in cooperation with Pershing County

EXHIBIT **B1** Lands

Document consists of **24 slides**.

- ☒ Entire document provided.
- ☐ Due to size limitations, _____ and _____ provided. A copy of the complete document is available through the Research Library (775/684-6827) or e-mail library@lcb.state.nv.us.

Meeting Date: **05-06-04**

Introduction

- NLRC owns approximately 418,000 acres of former railroad checkerboard property in Pershing County, 20 miles on each side of the railroad
- NLRC land is currently committed to agricultural uses, which generate about \$35,000 in ad valorem taxes to Pershing County



Background

- Checkerboard pattern of ownership creates problems for everyone -- NLRC, BLM, recreational users, ranchers, utilities, and Pershing County planners
- Problems include access, fencing, roads, utility construction, and fire-fighting
- Problems impact or constrain economic development in Pershing County



Background

- Consolidation of the checkerboard lands would resolve many of the problems
- Historically, land exchange was a BLM process for consolidating public and private lands, or for disposing of public lands
- NLRC & BLM have made several unproductive attempts at land exchanges

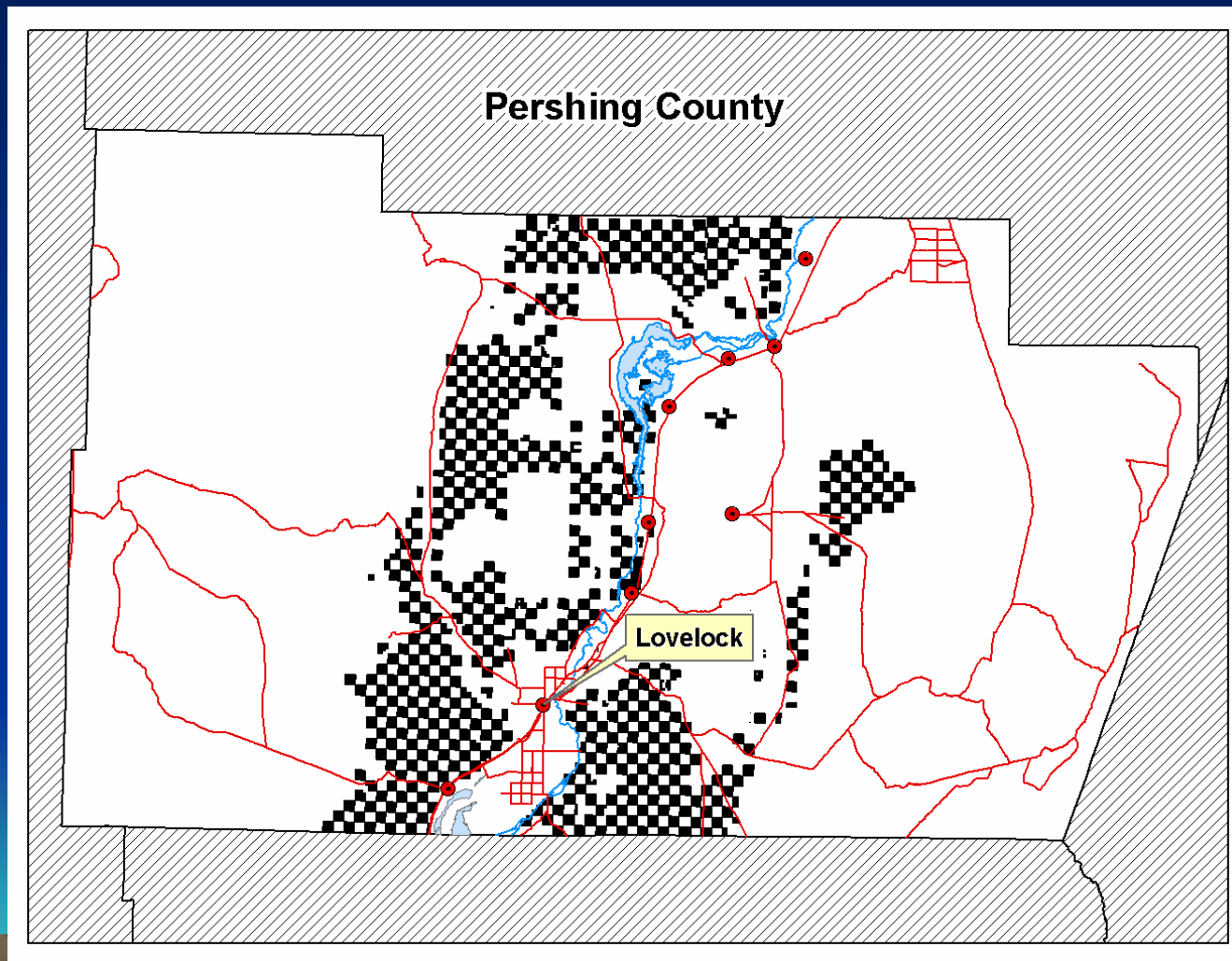


Project History

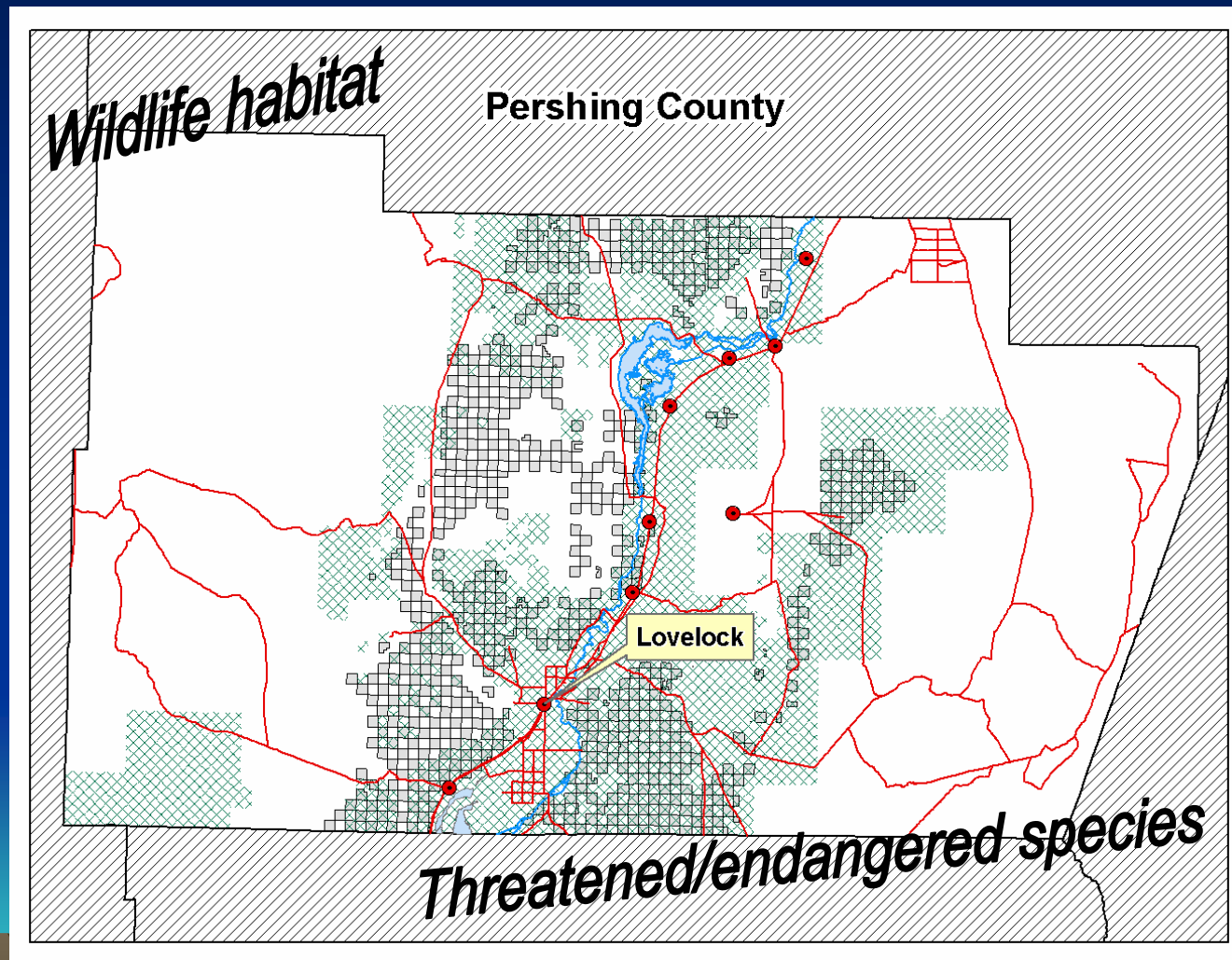
- In 1999, NLRC and Pershing County officials began exploring ways to promote economic development
- In February 2003, Pershing County Commissioners appoint a citizen committee to make recommendations for consolidation of the checkerboard lands
- In March 2003, Pershing County passes a resolution in support of the checkerboard land consolidation
- In July 2003, State Legislature passes Senate Joint Resolution 10 in support of the checkerboard land consolidation, and urges Congress to assist



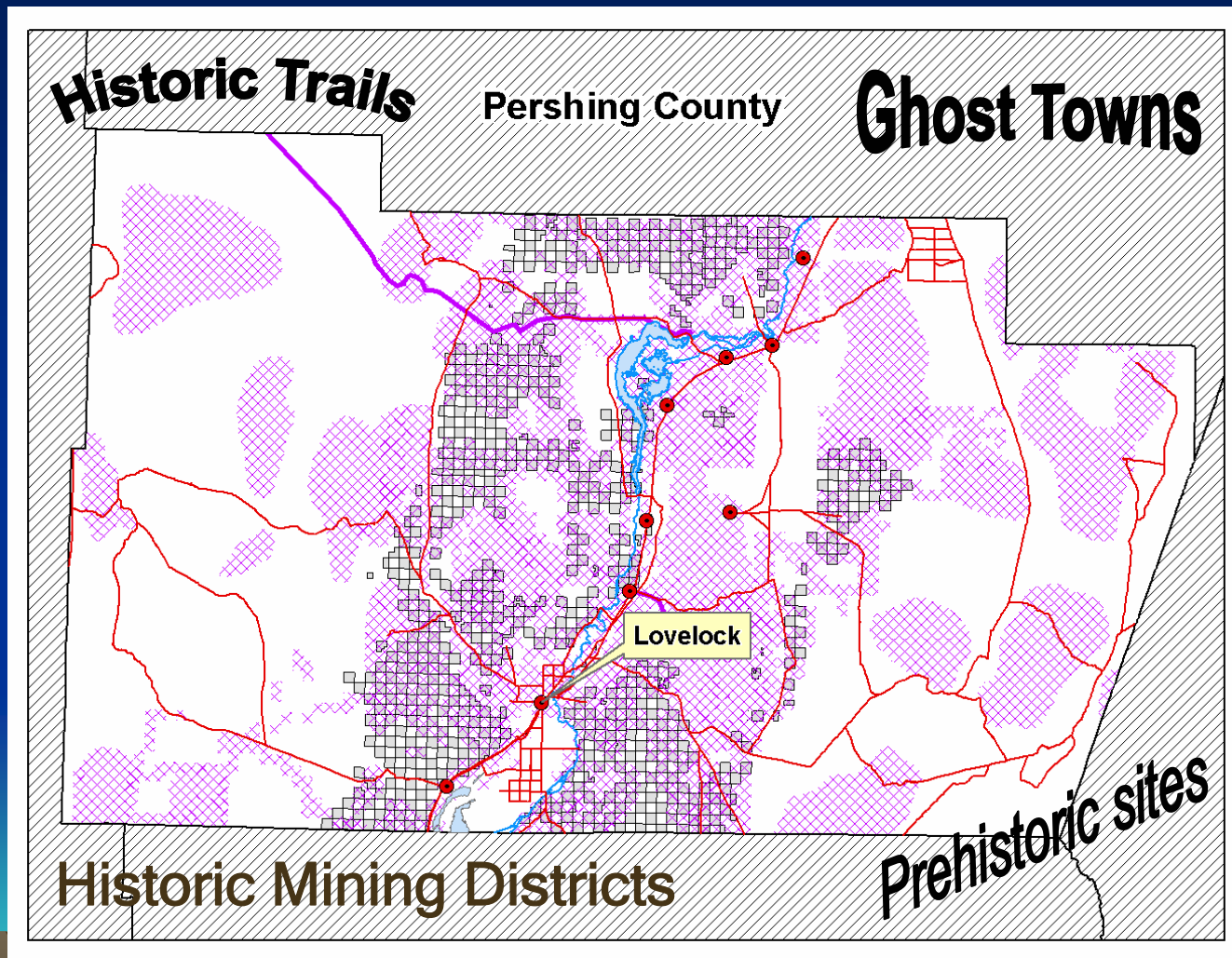
NLRC Offered Lands



Biological Values



Cultural Values



Consolidation Mechanics: Convey NLRC Lands

- Convey 217,000 acres to the US Government at fair market value
- Convey 950 acres to Pershing County for immediate economic development



Consolidation Mechanics: Replace Tax Revenue

- NLRC deposits with Pershing County 20 years of ad valorem taxes for the land conveyed to the US Government
- This tax revenue allows for the transition of auctioned lands into private ownership, which encourages development, expands the employment base and the tax rolls



Consolidation Mechanics: Periodic Auctions

- BLM auctions up to 217,000 acres in accordance with Pershing County Master Plan over the next several decades
 - 34,000 acres scheduled for near term disposal
 - 92,000 acres scheduled for mid term disposal
 - Balance for long term disposal
- Auction proceeds to be allocated between Pershing County and BLM

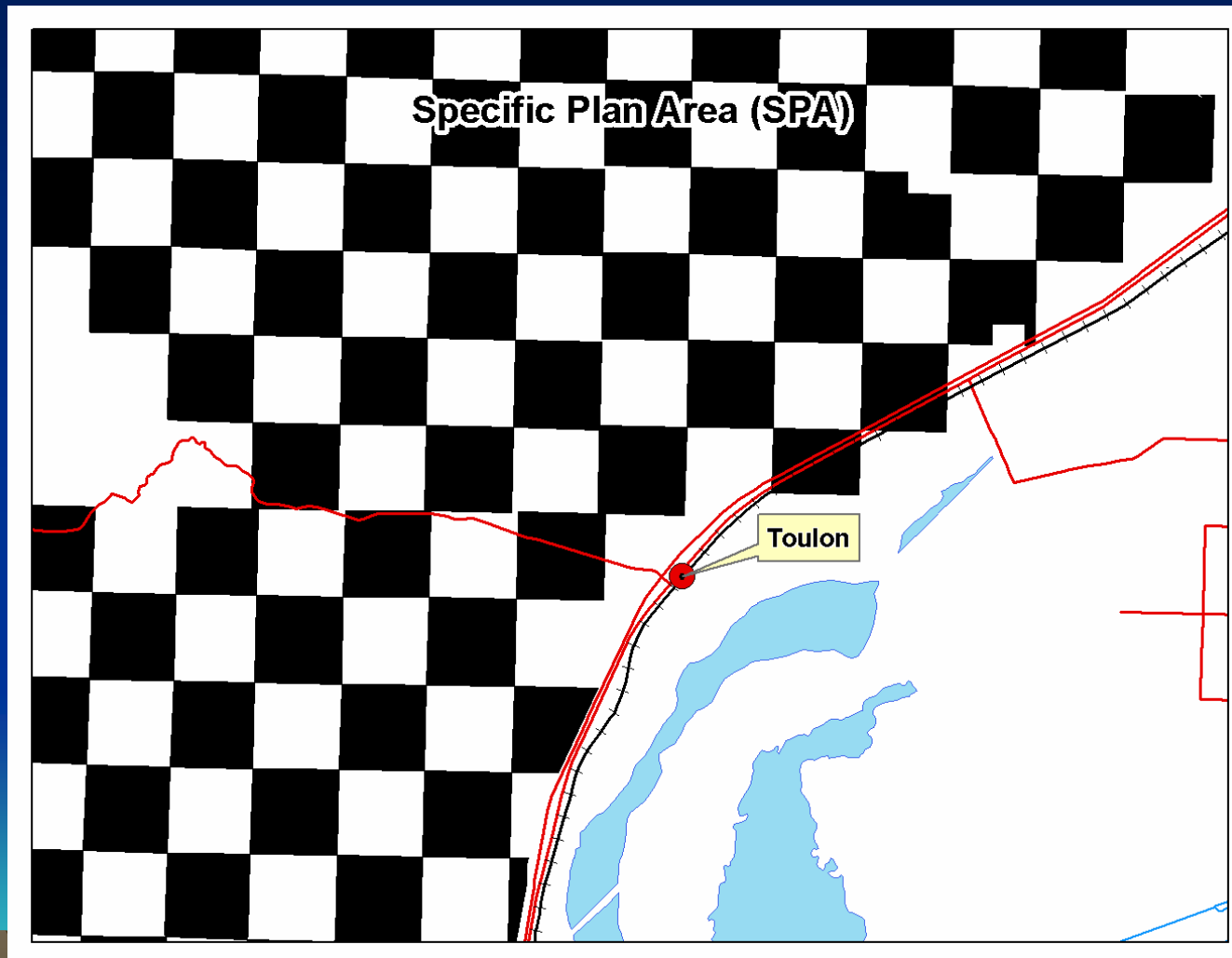


Consolidation Mechanics: Safeguards

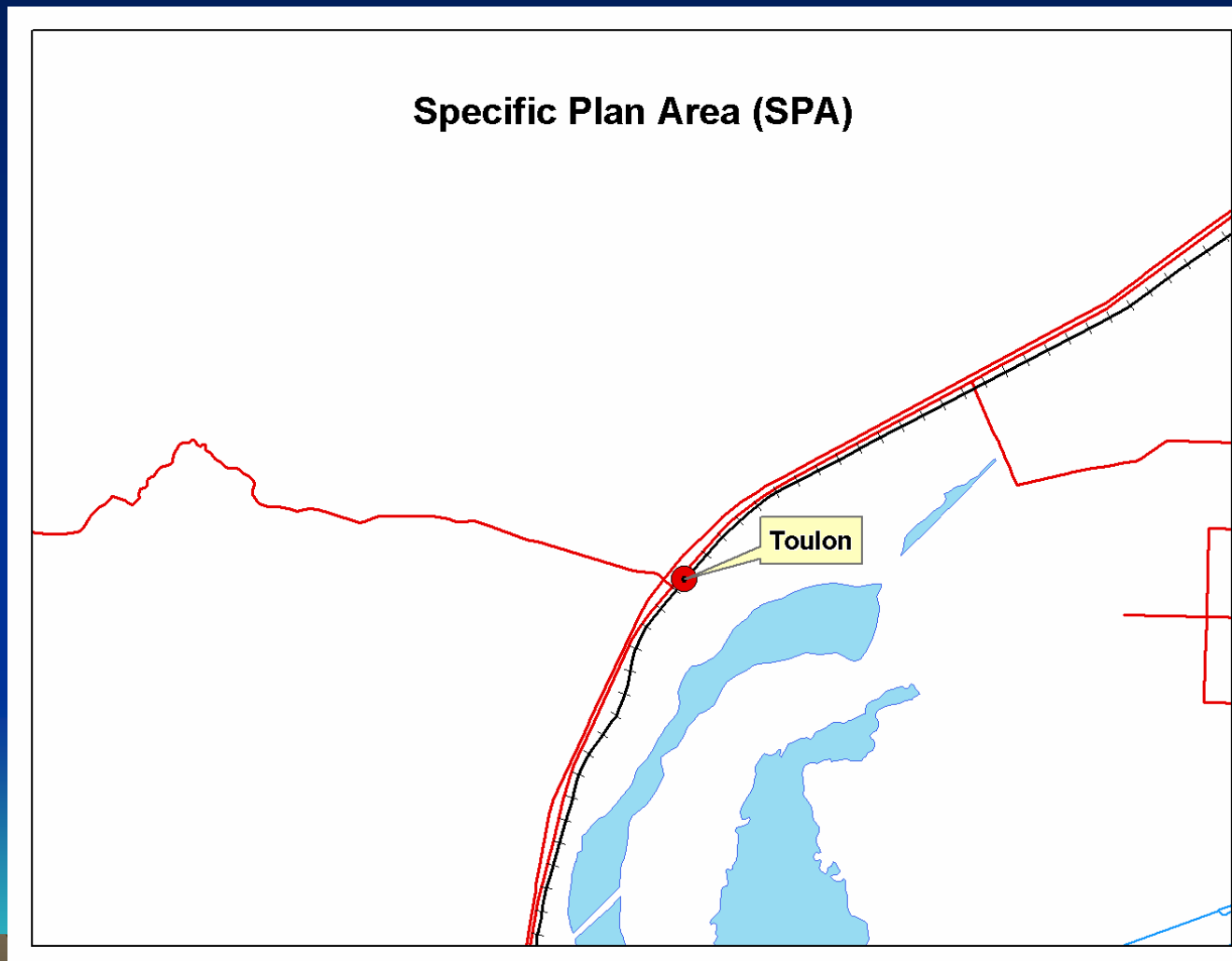
- Legislation to provide for existing land owners to have preferential purchase rights for adjacent lands
- Successful bidders required to enter into development agreements with Pershing County governing the timely development of the auctioned property



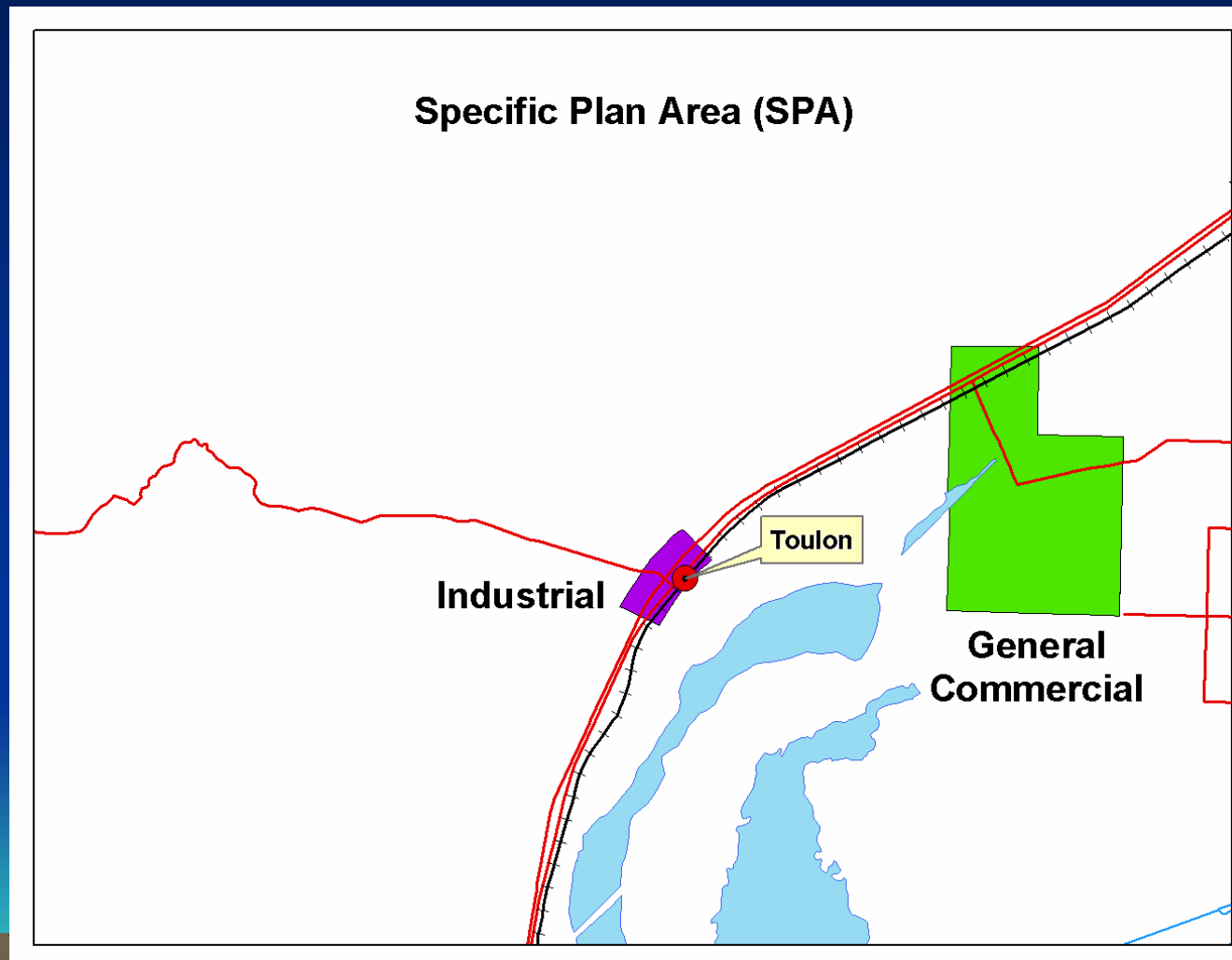
Example: Checkerboard Lands



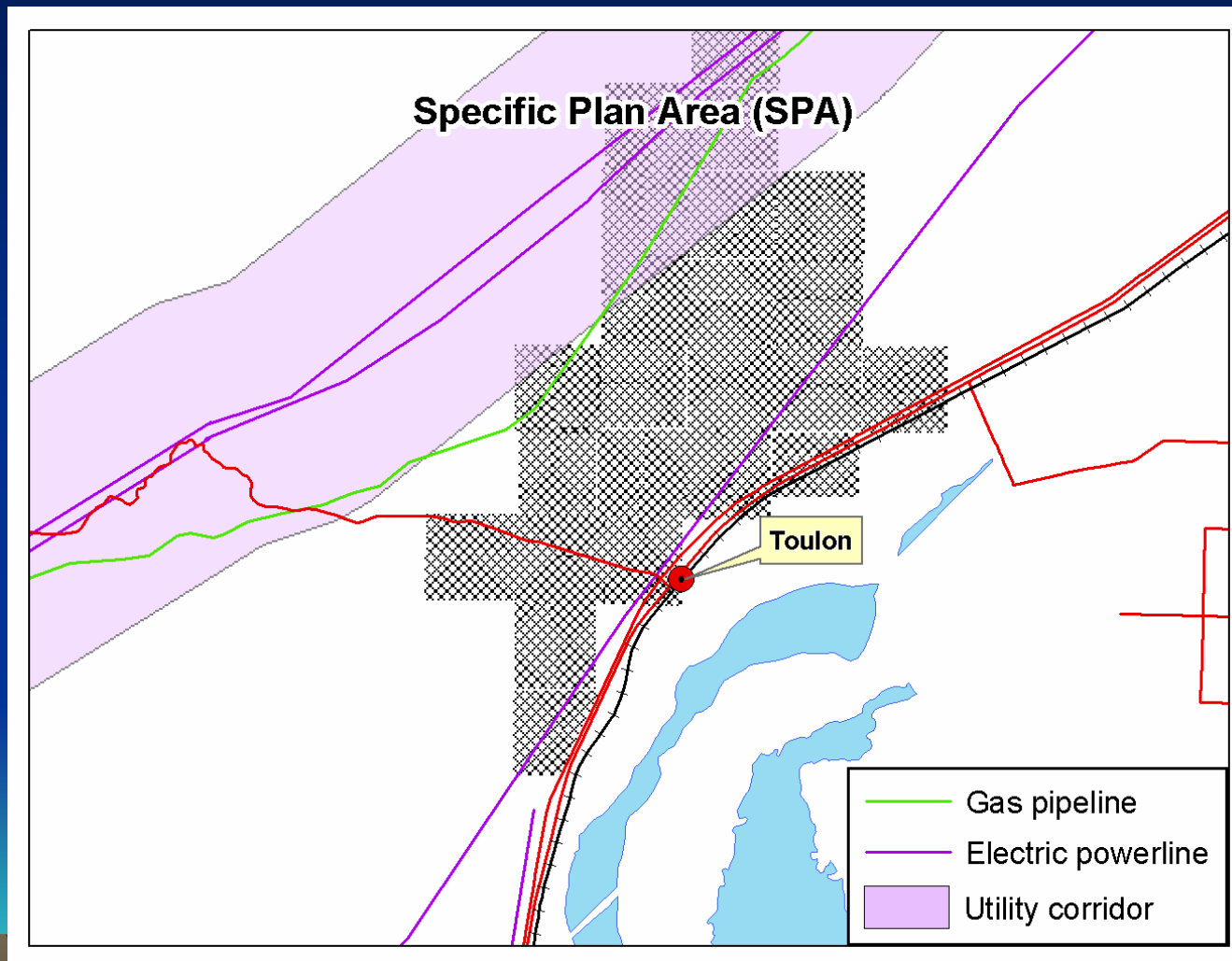
Example: Consolidated Lands



Example: Master Plan



Example: Auction Lands



Benefits to County

- Availability of “blocked-up” auctioned lands to stimulate economic activity in accordance with the Pershing County Master Plan
- Local government direction of where future growth and land use elements occur within Pershing County
- Local government decision on when to request release of public lands for auction



Benefits to Public

- Improved access to public lands
- Protection of Rye Patch Reservoir
- Protection of Humboldt River riparian areas



Benefits to BLM

- Eliminate large portion of checkerboard land pattern to improve management of public lands
- Additional public lands acquired with cultural sensitivity values, such as land along the California trail and its view shed
- Additional public lands acquired with biological sensitivity values

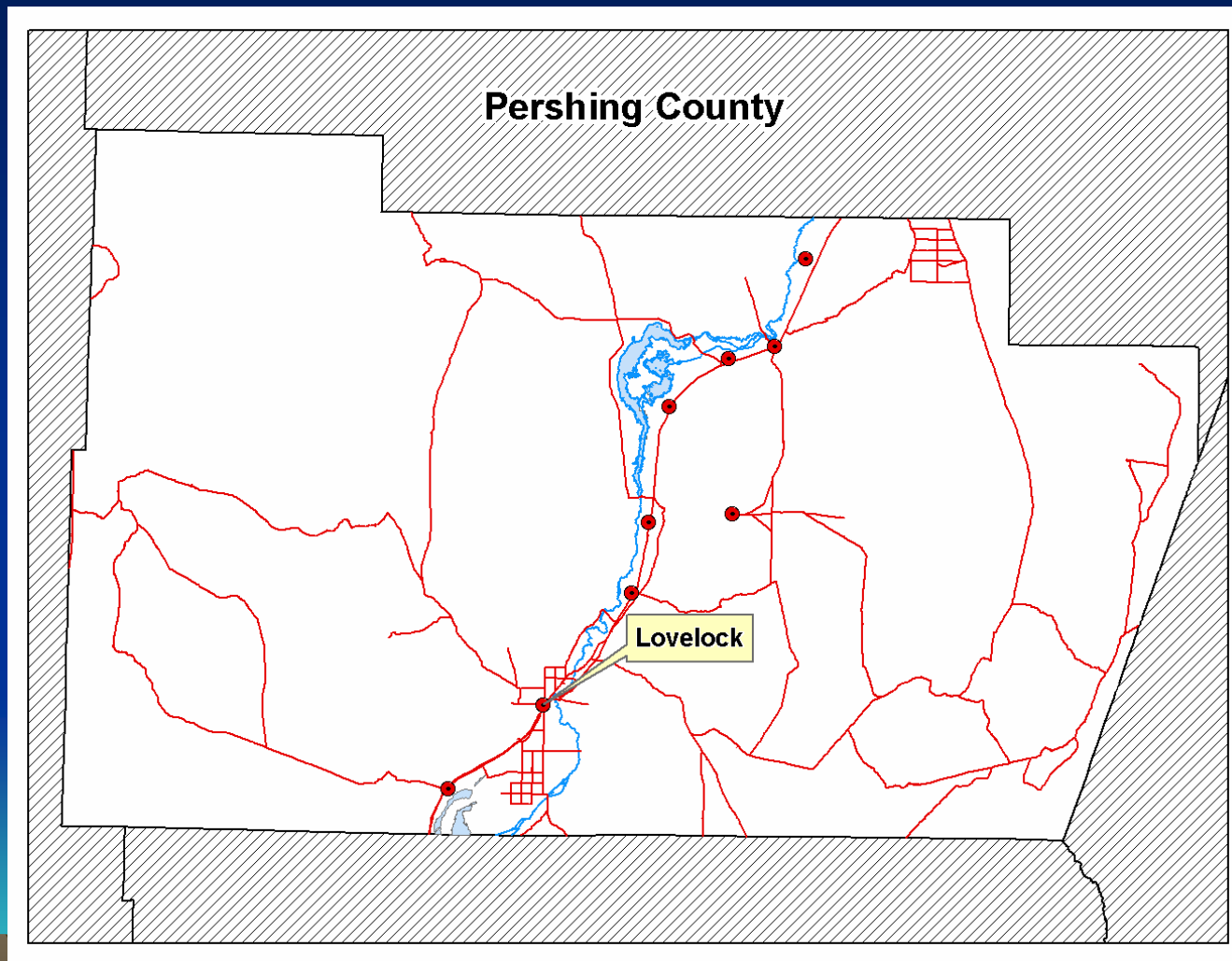


Benefits to NLRC

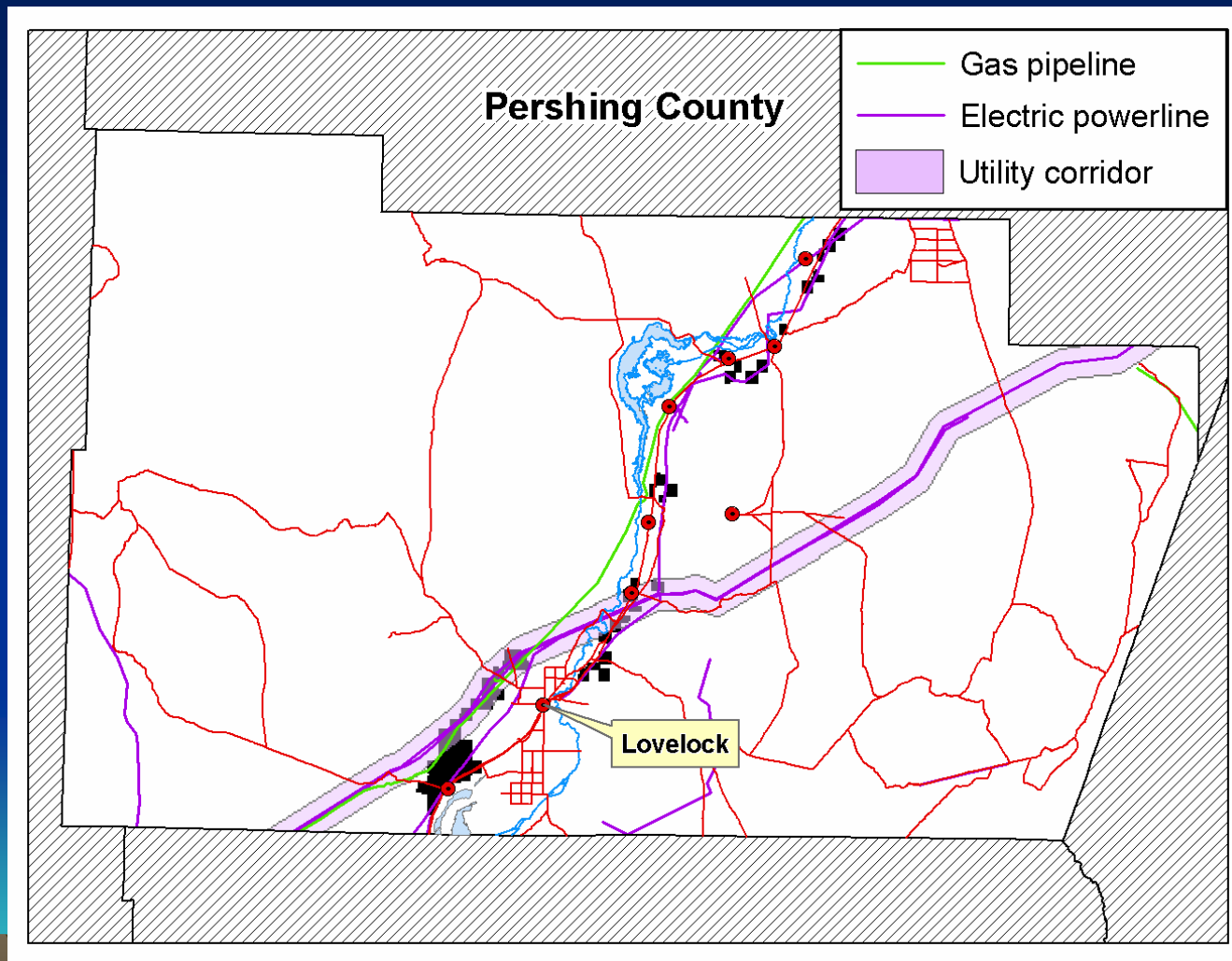
- Obtain fair market value for a large portion of its land in Pershing County
- Stimulated economic growth in Pershing County will benefit remaining NLRC lands in Pershing County



The Goal: No Checkerboard



The Result: Economic Growth



Next Steps

- Draft legislation
- Continued community involvement
- Continued dialog with Congressional Delegation



Questions?

