

FEASIBILITY ANALYSIS OUTLINE

H-2200-1 Land Exchange Handbook – Illustration 2-2 – Updated 6/6/2017

1. Identify the parties involved and when the proposed land exchange was initiated.
2. Description of Land Proposed for Exchange
 - Short narrative description of the Federal and non-Federal land/interest in land being considered, including the major resources involved and which resources or programs would benefit from the exchange.
 - Explanation of why the exchange is a priority and potentially in the public interest. Discuss your consideration of other land tenure management alternatives to the land exchange proposal. As a minimum address use of competitive land sale authority for Federal lands.
 - Accurate and complete legal descriptions of the Federal and non-Federal land (normally shown as attachments), including a discussion of cadastral survey needs. A Land Surveyor Report must be completed and included as an attachment (Ref. 600 DM 5).
 - Identification of all interests in land to be conveyed or reserved.
 - Preliminary title evidence and outstanding third party interests.
 - Documentation on any structures, facilities or improvements and assessment of condition and associated future management cost. See BLM 1530 Manual for business analysis requirements.
 - Maps of lands being exchanged.
3. Consistency with Land Use Plans and Legislative Designations
4. Anticipated Land Use of both the Federal and non-Federal lands
5. Preliminary Review of Resources
6. Valuation Analysis
7. Funding/Staffing Availability
8. Funding Sources
9. Estimated Time Frames for Completing the Exchange
10. Other Information (include mineral potential, encumbrances, reservations, split-estate or other issues for the federal and non-federal lands)
11. Possible Issues and Conflicts
12. Attachments
 - Approval Request Memo
 - Issue Paper that can be updated as needed
 - Feasibility Summary
 - Appraisal/Valuation Information
 - Land Surveyor Report
 - Documentation of Review by Regional Solicitor
 - Draft Agreement to Initiate
 - Draft Notice of Exchange Proposal
 - Title Evidence
 - Maps
 - Additional supporting information as needed

LAND EXCHANGE FEASIBILITY SUMMARY

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State _____ Serial Number _____ Exchange Name _____

Field Offices and Counties involved _____

Acreage proposed for exchange (Federal and non-Federal) _____

Parties to the exchange (including other Federal agencies) _____

Summary of Proposal (Bullets to include brief description of lands and interests in land proposed for exchange, such as severed minerals or split estate, water rights, unusual reservations / encumbrances, objectives to be served by the exchange and a description of any parties acting as facilitators. Explain consideration given to other land disposal and acquisition tools as an alternative to the land exchange.)

- _____
- _____
- _____

Land Use Plan Consistency (Citation of applicable land use plan decisions for both Federal and non-Federal land and how the plan specifically supports acquisition and conveyance. If applicable, description of any supplemental planning, such as activity plans, project plans, etc. that may supplement or provide more specificity to land use plan decisions. Description of any proposed plan amendments necessary to support the exchange proposal. If applicable, description of any state or local planning, or planning by other entities that relates to the exchange proposal.)

Public Interest Factors (Summary of the factors considered in making a preliminary determination of public interest at the feasibility stage, including brief analysis of resource trade-offs considered.)

Valuation Analysis and related Information (Describe valuation analysis process considered to reach a preliminary determination that the exchange would be approximately equal value and the process being undertaken to determine values. Identify any unique, complex or potentially controversial aspects of the valuation process. Include value implications of various alternatives, land or parcel configurations, conveyance groupings, timing or other approaches. Explain strategy for equalizing values by adjusting lands included in the exchange.)

Mineral Issues (Include discussion of mineral potential, conclusions of the mineral report, encumbrances, reservations, split-estate, future management and other minerals related issues for the Federal and Non- Federal Lands.)

Land Exchange Issues (Identify issues which have been raised or are anticipated, support or opposition by public, State/local government, interest groups, etc., summary of efforts to communicate exchange proposal, need for a communication plan, potential controversy, constructed assets, unique aspects or risk.)

Solicitor's Office Feedback (Summarize feedback from Solicitor's review of proposal.)

Summary (Extent to which the proposal conforms to feasibility requirements, deficiencies noted and any conditions placed on approval.)
