

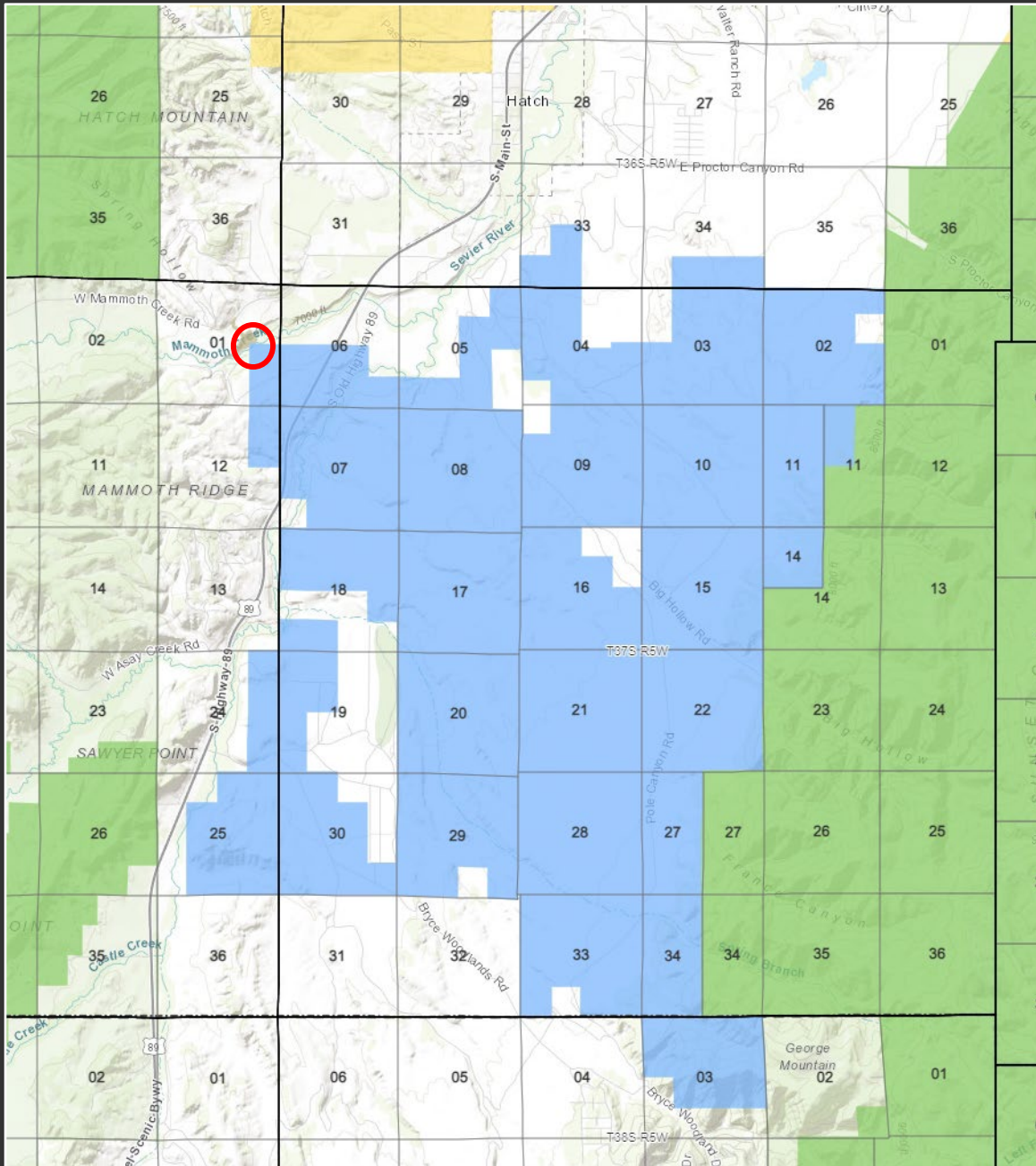


# Notice of Negotiated Sale Mammoth Creek Parcels A & B

Beneficiary: Schools  
Garfield County

Board of Trustees  
February 16, 2023

State of Utah  
School and Institutional Trust Lands Administration  
[trustlands . utah . gov](http://trustlands.utah.gov)



## Hatch Block – Garfield County

Majority of block acquired as part of the Grand Staircase-Escalante National Monument Exchange in 1998 from the BLM



# Mammoth Creek Sale Parcels

Proposed sale of 7.5 acres to settle two trespass issues:

- UDWR built the Mammoth Creek Fish Hatchery in the 1930's and has been trespassing on approximately 0.13 acres since that time (initially BLM land, trust land since 1998).
- Mr. Gordon Nelson acquired two lots adjacent to the Mammoth Creek Fish Hatchery approximately eight years ago. His garage, back deck and back yard of his home were found to be in trespass on about 0.1 acre of trust lands.



# Appraised Property Values:

- Parcel A - UDWR trespass
  - 2.5 acres for \$5,250.00
- Parcel B - Gordon Nelson trespass
  - 5 acres for \$10,000.00



C-27103 Mammoth Creek A  
UDWR



C-27104 Mammoth Creek B  
Gordon Nelson



## Parcel A Sale:

- Sell 2.5 acres to UDWR at the appraised value of \$5,250.00
- Historic trespass, pre-dates SITLA's acquisition of property
- Cash transaction







### Parcel B Sale:

- Sell 5 acres to Gordon Nelson for \$15,000.00
- Sale price is 150% of appraised value
- Cash transaction





## Summary:

- Resolves two small trespass issues
  - Property in question has no other identifiable revenue producing utility
  - Includes abutting uneconomic steep slopes
  - Required notifications sent – no competitive interest expressed
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- Reviewed by Surface Committee on January 31, 2023
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- Notification item – Board action is not required
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