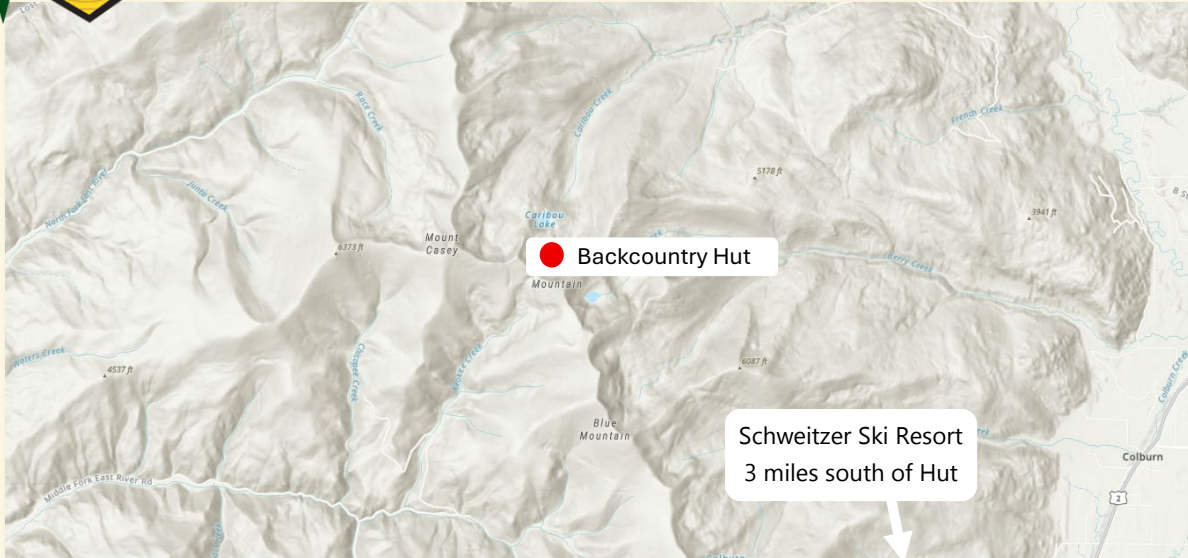




IDAHO DEPARTMENT OF LANDS

Endowment Trust Land Lease Opportunity

REQUEST FOR PROPOSALS



SELKIRK MOUNTAINS

BACKCOUNTRY ACCESS WARMING HUT

Development Opportunity in Bonner County, Idaho

Ground Lease of State Endowment Trust Land | 5 Acres

LOCATION

Caribou Lake
Selkirk Mountains

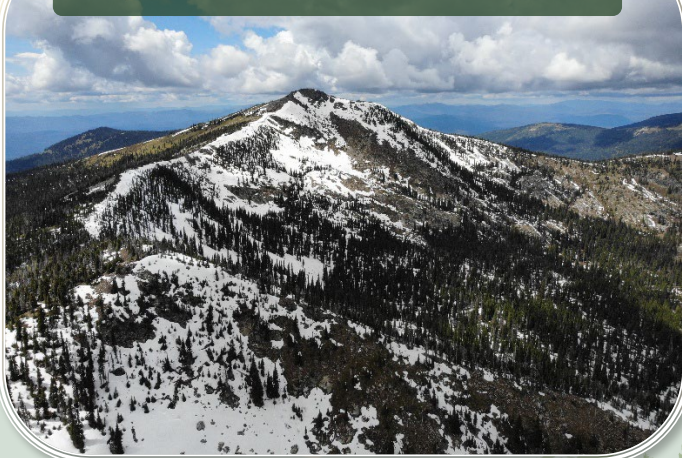
ACCESS

Access to remote
Skiing, Hunting, etc.

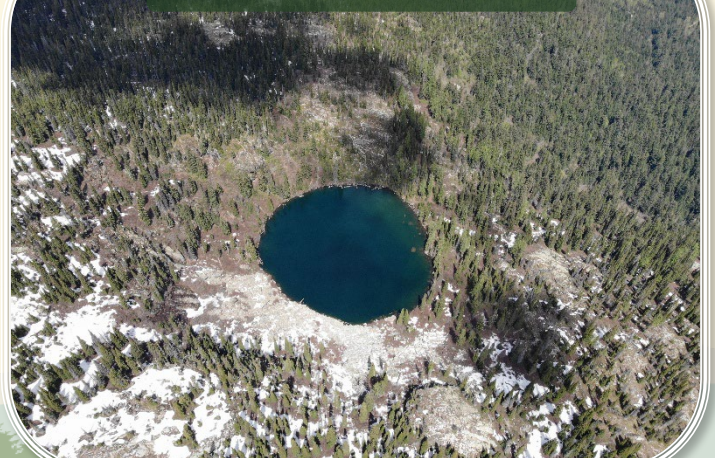
DEADLINE

October 12, 2026
5:00 PM PT

MOUNT CASEY NORTHERN ASPECT



CARIBOU LAKE AREA



The Idaho Department of Lands

The Idaho Department of Lands' ("IDL") mission is to professionally and prudently manage Idaho's endowment assets to maximize long-term financial returns to the public schools and other trust beneficiaries and to provide professional assistance to the citizens of Idaho to use, protect, and sustain their natural resources.

The Land Board and IDL have statutory authority to lease approximately 2.5 million acres of endowment land for commercial use. Revenue generated from commercial leasing provides vital funding to the endowment beneficiaries, including Idaho's public schools. Idaho's Constitution requires IDL to maximize the revenue generated from these lands for the beneficiaries.

The Lease Area

IDL is offering a unique lease opportunity for approximately 5 acres of endowment land located in a remote backcountry setting within the Selkirk Mountains (See attachment A). The northern boundary of the lease area borders National Forest land, providing excellent access to a wide range of outdoor recreation opportunities.

The existing site includes a single backcountry hut and outhouse. The hut is located at approximately 48.42826, -116.664. Nearby features include Caribou Lake, located approximately 0.29 miles northwest of the hut on National Forest land; Keokee Lake, located approximately 0.55 miles southeast; the summit of Mt. Casey, elevation 6,650 feet, approximately 1 mile west; and the summit of Keokee Mountain, elevation 6,453 feet, approximately .37 miles south. Schweitzer Mountain Resort is located approximately 3 miles south of the lease area.

This location is well suited for individuals or organizations seeking remote access for backcountry skiing, snowmobiling, hunting, hiking, and general backcountry recreation. The Department will consider proposals for either personal recreational use or a commercial backcountry recreation operation.

While the property currently contains one hut and an outhouse, the Department will



Orange border approximates lease area of 5 acres

consider proposals that include the construction of additional improvements within the 5-acre lease boundary, subject to review and approval by IDL and any other applicable requirements.

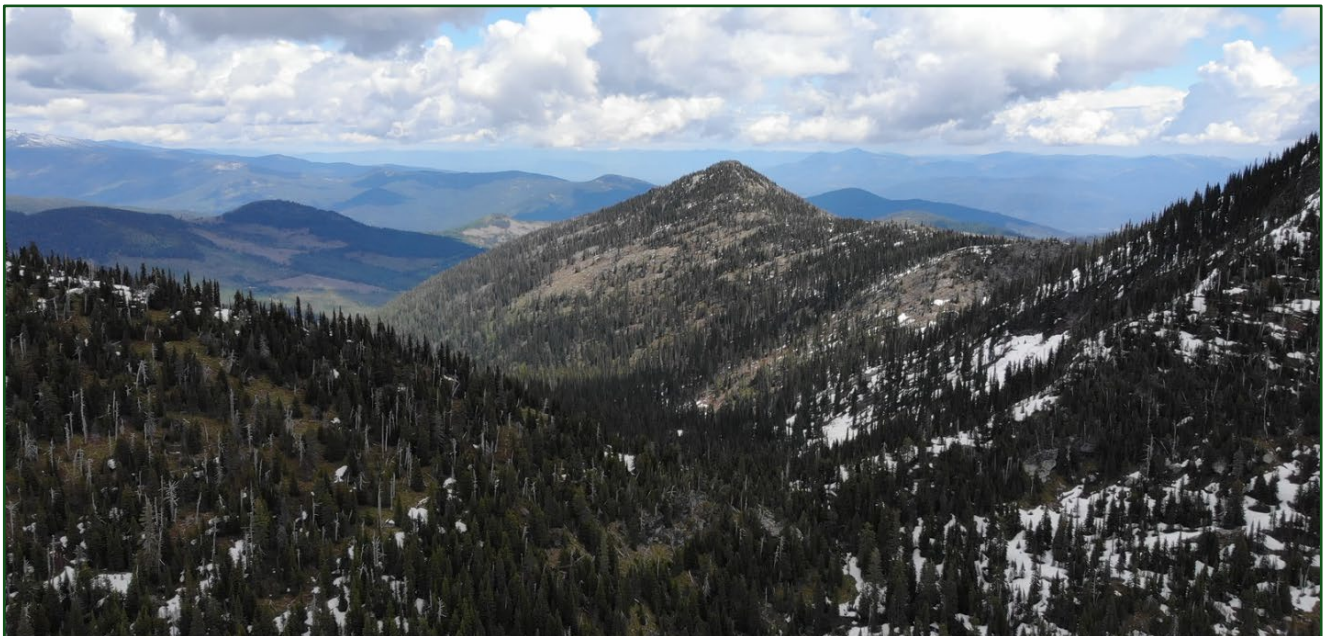
This lease area offers a rare opportunity to operate or enjoy a remote mountain recreation site with direct proximity to lakes, high-elevation terrain, National Forest access, and year-round outdoor recreation opportunities.



Mountain access



Caribou Lake neighboring the lease premises



Outstanding access to Keokee Mountain, Atlasta Mountain, and Mount Casey ridges

The Improvements

The lease area contains two improvements: a lofted cabin (11ft x 15ft) and an outhouse. It is the only site of its kind in the immediate area. Its remote setting, established backcountry use, and proximity to high-quality recreation make it a highly desirable offering in the heart of the Selkirk Mountains.

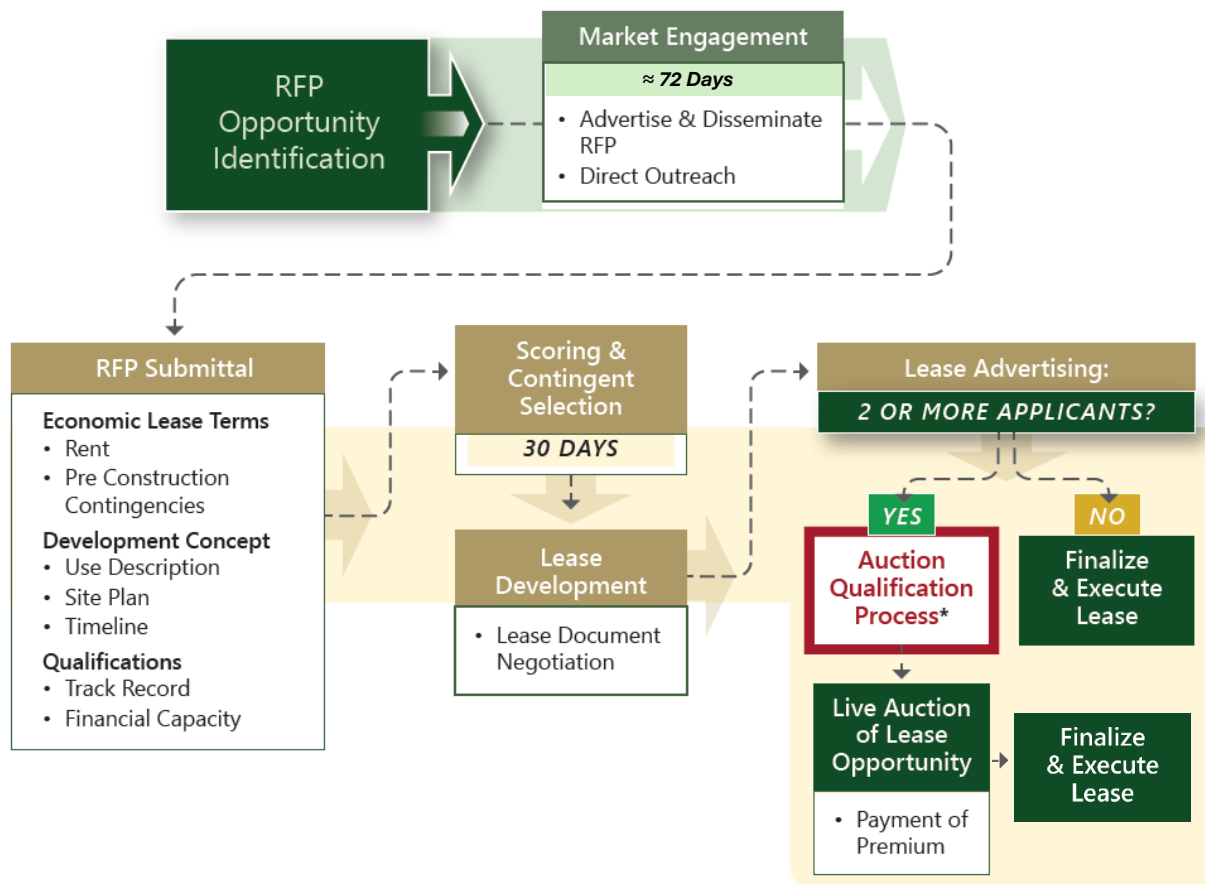


Existing structure as of June 2026



Existing structure as of June 2026

Idaho Department of Lands Leasing Process



* IDL is required by the state Constitution to follow a "conflict auction" process whereby the finalized ground lease is auctioned off to the highest **qualified** bidder. Once a final ground lease document is generated, IDL will post the lease on IDL's website as part of IDL's lease advertisement and auction process in accordance with Idaho Constitution, Art IX, § 8; and I.C. § 58-310. All potential applicants will be pre-qualified for experience, track record, and financial capacity. Any interested applicant that is approved as part of the auction qualification process to participate in the auction following the RFP evaluation will be required to register by the registration deadline and pay a \$250 nonrefundable application fee. Note that all sales following the auction are final, and auction results are subject to Land Board approval.

For your offering submittal please include the following information:

A. DEVELOPMENT CONCEPT

1. Description of proposed use of the land and the current existing structures
2. Conceptual site plan (if you wish to add structures or alter current structures)
3. Development timeline (if you wish to add structures or alter current structures)

B. QUALIFICATIONS

1. **Track Record:** Overview of Proposer's primary business (if any) including history, structure and key personnel
2. **Financial Capacity:** Explanation of the Proposer's financial capacity to execute and maintain the lease terms

C. LEASE TERMS

1. **Term:** Desired duration of lease (maximum length limited by statute to 49 years)
2. **Initial Annual Rent:** What your proposed rental amount will be to maintain lease
3. **Rent Adjustments:** Adjustments to the base rent to maintain fair market value through lease duration

Respondents must email their proposal by **Monday, October 12, 2026, at 5:00 pm PT** to rschulze@idl.idaho.gov

Each proposal will be evaluated on the following scoring matrix:

A	Development Concept	20%
B	Qualifications	30%
C	Lease Terms	50%
TOTAL POINTS		100

Transaction Timeline

- **RFP Issue Date** ≈ August 1, 2026
- **Proposals Due** ≈ October 12, 2026
- **Selection Date** ≈ Mid-November 2026
- **Negotiation** ≈ December 2026
- **Live Auction Date (if necessary)** ≈ May 2027
- **Lease Execution** ≈ November 2027

RFP Terms and Conditions

1.1 Commercial projects to be located on endowment land leased from IDL are subject to Idaho Code § 58-307 generally, including but not limited to I.C. 58-307(5) and (6). For any lease exceeding twenty (20) years in length, IDL will be required to (i) consult with the relevant county commissioners and (ii) hold a public hearing in the county in which the parcel is located.

1.2 This RFP is issued pursuant to Title 58, chapters 1 and 3, Idaho Code.

1.3 Insurance and bonding requirements

The successful lessee shall be responsible for maintaining all insurance and bonding required by the Idaho Department of Lands during the full term of the lease.

1.4 Confidential Information Exempt from Disclosure

All proposals and submitted materials become public records and the property of IDL. Public records are subject to the Idaho Public Records Law (Idaho Code §§ 74-101 et seq.); and, subject to public disclosure pursuant to a public records request in accordance with the Idaho Public Records Law. In order for information in the proposal or submitted materials to be exempt from disclosure, the information must qualify as an express exemption set forth in the Idaho Public Records Law, specifically I.C. §§ 74-105 through 74-112. The most common information which may be exempt from public disclosure under a public records request are “trade secrets” as defined in I.C. § 74-107(1). Proposers must specifically list all confidential information that they contend is exempt from disclosure on the Dedicated Confidential Exhibit Form and must specifically identify the type of exemption claimed and the specific Idaho Public Records Law citation supporting such exemption. Proposers must also provide a specific page or section reference to the location of any allegedly exempt information in the proposal. It shall be Proposer’s responsibility to see that all exempt confidential information is properly listed and identified on the Dedicated Confidential Exhibit. All information in the proposal, other than the exempt confidential information listed on the Dedicated Confidential Exhibit Form which shall be redacted, shall be subject to a public records request.

Any claim by Proposer that confidential information is exempt from disclosure, including a claim that such information constitutes a trade secret, will be reviewed by IDL’s legal counsel. All information deemed not to be subject to a valid exemption under the Idaho Public Records Law shall be subject to a public records request. Upon receipt of a valid public records

request, IDL will attempt to notify Proposer prior to responding to the public records request. If IDL believes any claimed exempt confidential information does not appear to qualify as exempt from disclosure contrary to Proposer's belief, or if any legal action is brought seeking to require the disclosure of any such claimed exempt information, then prior to IDL's disclosure of any such information to the public records request, IDL will notify Proposer of such potential conflict; and if Proposer still believes that any such information is exempt from disclosure, it shall be incumbent on Proposer to obtain, within ten (10) days of the public records request, a protective order or other appropriate order from a court of competent jurisdiction enjoining IDL's duty to disclose any such claimed confidential information in response to a public records request until such issue may otherwise be litigated or otherwise determined by said court.

1.5 Form of Ground Lease

After a proposal, or multiple proposals, are selected by IDL, IDL shall draft a final ground lease document acceptable to IDL, with input from any such Proposer(s); provided however, that the terms and conditions of any lease (including a term of up to 49 years, which term may be divided into development, construction, production and decommission phases) offered by IDL shall ultimately be determined by IDL in its sole discretion. In addition to any proposed edits by Proposer(s) to the sample ground lease document submitted with their proposal, the highest scoring Proposer (or in the event multiple proposals are selected, the highest scoring Proposers) will be provided 30 days to provide input into the drafting of the final ground lease and to accept the terms of the lease. If the highest scoring Proposer(s) does not agree to the final ground lease document within 30 days, then IDL may, in its discretion, move to the next highest scoring Proposer, extend the period for negotiating the lease, cancel the RFP, or reoffer the RFP.

Once a final ground lease document is generated, IDL will post the lease on IDL's website as part of IDL's lease advertisement and auction process in accordance with Idaho Constitution, Art IX, § 8; and I.C. § 58-310.

1.6 Compatibility with Lease Terms

Prior to offering a lease, IDL reserves the right to request additional information and data from Proposer to ascertain the proposal's compatibility with the terms of the lease and to modify or impose specific lease terms and conditions based on Proposer, the proposed use, and/or the proposal.

1.7 Interviews

Proposers selected for final evaluation may be required to present their proposal to IDL and answer questions to clarify their proposal, ensuring mutual understanding.

1.8 Auction Process, Participants, and Fees

Any interested applicant that is qualified to participate in the auction following the RFP evaluation (that has not already paid the application fee for the RFP submission), will be required to register for the auction by the established registration deadline and pay the \$250.00 nonrefundable application fee to participate in the auction.

1.9 Land Board

IDL reserves the right to present any selected proposal and lease, as well as the results from any auction to the Land Board for approval at a regular monthly meeting. This requirement may delay or halt the awarding of a proposal or lease execution. If a proposal or lease is not approved by the Land Board, the auction premium bid will be refunded to the Proposer.

1.10 Compliance with Applicable Laws

Proposer guarantees that all items provided by Proposer in the response and performance of this RFP meet or exceed all applicable federal, state and local laws, rules, regulations and ordinances, including, but not limited to, all applicable requirements and guidelines established by the Occupational Safety and Health Act, Consumer Product Safety Council, Environmental Protection Agency, or other applicable regulatory agencies; and, Proposer agrees to defend and hold harmless the state of Idaho and IDL for any such reliance thereon.

2.1 RFP Limitations and Reservations

The RFP is subject to the following limitations and reservations:

- a) Any proposal not meeting the requirements set forth in this offering may be rejected as non-responsive at the sole discretion of IDL or the Land Board. Proposals not provided in the correct format or incomplete proposals will complicate the evaluation and comparison process and may, therefore, be declared non-responsive.
- b) IDL reserves the right to waive technical defects in this RFP, in its sole discretion.
- c) IDL reserves the right to request additional information and data from Proposer to ascertain Proposer's capabilities and desire to develop and/or utilize the Leased Premises. Any request for information by IDL to Proposer is to assist IDL to better

understand the proposal. Such a request for additional information shall not be considered to constitute a binding agreement or commitment by IDL in any manner.

- d) With the permission of IDL, a Proposer may be given the opportunity to perform site assessments or other forms of testing and sampling to assess potential siting concerns prior to submitting a proposal.
- e) IDL reserves the right to reject any and all proposals for this RFP if the proposals are not in the best interest of the endowment beneficiaries as determined in its sole discretion, and the right to reoffer the RFP if the proposals received are not acceptable to the IDL and the Land Board.
- f) The Land Board retains ultimate discretion to reject certain types of proposed uses that do not align with land management and revenue goals.

2.2 Lease Award

This RFP is intended to evaluate interest in a lease opportunity on state endowment trust land. Submission of a proposal does not guarantee award of a lease. If more than one qualified applicant applies for the lease opportunity, IDL may be required to conduct a live auction consistent with Idaho Code and Land Board policy. The current lessee may participate in the process, but no renewal or award is guaranteed.

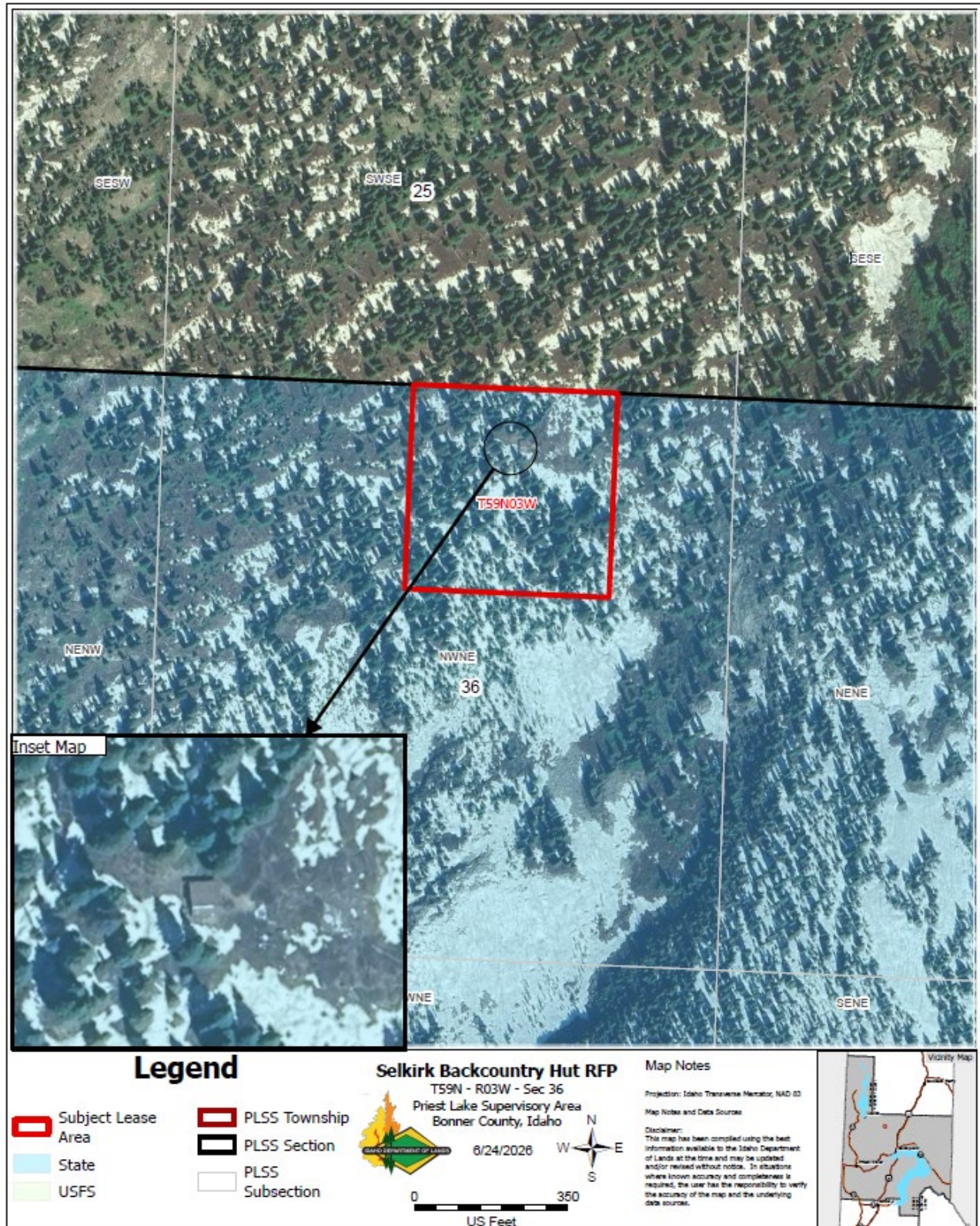
Interested in acquiring this lease? Submit your proposals or questions to the contact below:



Ryan Schulze
Lands Resource Specialist
rschulze@idl.idaho.gov

Idaho Department of Lands | 2550 US-2, Sandpoint, ID 83864 | www.idl.idaho.gov

ATTACHMENT A DETAILED MAP



VICINITY MAP

